

E. NEW BUSINESS

ITEM E4 – ORDINANCE 2022-06

An ordinance authorizing the negotiated sale of 183.234 acres in Cooper Landing as part of the Sterling Highway MP 45-60 Realignment Project to the State of Alaska Department of Transportation and Public Facilities for a negotiated amount over appraised value.

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Brent Johnson, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Borough Mayor *CP*
Melanie Aeschliman, Planning Director *MA*
Marcus A Mueller, Land Management Officer *MA*

FROM: Aaron Hughes, Land Management Agent *AH*

DATE: March 23, 2022

RE: Ordinance 2022-____, Authorizing the Negotiated Sale of 183.234 Acres in Cooper Landing as Part of the Sterling Highway Mile Post 45-60 Realignment Project to the State of Alaska Department of Transportation and Public Facilities for a Negotiated Amount Over Appraised Value (Mayor)

The State of Alaska Department of Transportation and Public Facilities (DOT&PF) has requested the negotiated sale of 183.234 acres of KPB owned lands located in Cooper Landing as right-of-way for the proposed Sterling Highway Mile Post 45-60 Realignment. The proposed right-of-way acquired lands are described as 22 Project Parcels as referenced on the attached maps.

The attached Ordinance would authorize the Mayor to execute all necessary documentation required to convey the above referenced project parcels to DOT&PF in consideration of the negotiated sale price of \$2,122,900.

The proposed sale price is the result of negotiations between KPB and DOT&PF after detailed review of DOT&PF contracted independent third-party appraisal on all project parcels. The appraisal valuations for all project parcels totaled \$1,722,200 and the negotiated sale price includes an additional \$400,000 in consideration.

The sale of the Project Parcels to DOT&PF authorized under this ordinance will benefit borough residents and visitors by providing necessary upgrades to the Sterling Highway and is consistent with the 1996 Cooper Landing Land Use Plan.

Your consideration of the attached Ordinance is appreciated.

Introduced by: Mayor
Date: 04/05/22
Hearing: 04/19/22
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 2022-XX**

**AN ORDINANCE AUTHORIZING THE NEGOTIATED SALE OF 183.234 ACRES IN
COOPER LANDING AS PART OF THE STERLING HIGHWAY MILE POST 45-60
REALIGNMENT PROJECT TO THE STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION AND PUBLIC FACILITIES FOR A NEGOTIATED AMOUNT
OVER APPRAISED VALUE**

- WHEREAS,** the State of Alaska Department of Transportation and Public Facilities (DOT&PF) has a planned project for the realignment of that portion of the Sterling Highway located between Mileposts 45-60 and as a result has initiated right-of-way acquisition negotiations with property owners located within the proposed right-of-way realignment; and
- WHEREAS,** the Kenai Peninsula Borough (KPB) is the fee simple owner of those lands comprising Project Parcels 1, 2, 3, 16, 11, 13, 17, 18, 19A, 19B, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and retains Municipal Entitlement Management Authority over Project Parcel 32 as further described in Section 1 of this Ordinance; and
- WHEREAS,** DOT&PF has contracted with Black-Smith, Bethard & Carlson, LLC (Anchorage) for independent third-party appraisals of the identified 183.234 acres of KPB land (Project Parcels) proposed as right-of-way under this project; and
- WHEREAS,** DOT&PF has presented to KPB a formal offer to purchase said right-of-way parcels for a negotiated amount of \$2,122,900.00, contingent upon assembly approval and a borough signed agreement by April 27, 2022; and
- WHEREAS,** entering into a negotiated sale with DOT&PF for the referenced right-of-way parcels aids in the mitigation of traffic safety concerns for the community of Cooper Landing, in addition to providing necessary efficiency and safety upgrades and utility to the Sterling Highway, benefitting borough residents and visitors; and
- WHEREAS,** the Cooper Landing Advisory Planning Commission, at its regular meeting of April 6, 2022, recommended _____.

WHEREAS, the Kenai Peninsula Borough Planning Commission, at its regular meeting of April 11, 2022, recommended _____.

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the real property described below is owned by or under Management Authority of KPB and is identified by DOT&PF as necessary right-of-way acquisitions for completion of the Sterling Highway MP45-60 project.

Project Parcel	KPB Parent Parcel ID	Classification	Appraisal Effective Date	Right of Way Acreage	Appraised Value
1, 2, 3, 16	11912509 11912614 11912612 11912610	Preservation	2/01/2022	12.626	\$44,200.00
11	11915007	Unclassified	10/25/2021	.28	\$13,700.00
13, 17	11912704	Preservation	2/01/2022	74.167	\$736,400.00
18	11907126	Preservation	12/03/2021	9.177	\$113,300.00
19A, 19B, 20	11907128 11907101	Recreational Preservation	2/01/2022	51.363	\$359,900.00
22	11907133	Recreational	12/03/2021	1.378	\$12,100.00
23	11907136	Residential	12/03/2021	.525	\$9,000.00
24	11907137	Residential	12/03/2021	1.103	\$32,100.00
25	11907138	Residential	12/03/2021	1.631	\$63,900.00
26	11907139	Residential	12/03/2021	1.667	\$55,700.00
27	11907140	Residential	12/03/2021	2.259	\$58,500.00
28	11907141	Residential	12/03/2021	2.325	\$54,900.00
29	11907142	Residential	12/03/2021	.406	\$26,100.00
30, 31	11907144 11907143	Recreational Preservation	12/03/2021	16.457	\$127,400.00
32	11907501(MA)	Recreational Preservation	2/01/2022	4.264	\$15,000.00
			Total:	183.234	\$1,722,200.00

(MA = Municipal Entitlement Management Authority)

SECTION 2. That the assembly finds that conveying the right-of-way areas defined as the project parcels in Section 1, according to the terms in Section 4, is in the best interest of the borough based on the following:

- a. The KPB Assembly adopted Resolution 2016-049 supporting the subject Juneau Creek Alternative for the Sterling Highway Milepost 45-60 Realignment Project.
- b. KPB will receive adequate and just compensation for the conveyance of the right-of-way parcels and associated impacts.
- c. Disposal of subject project parcels to DOT&PF is consistent with the 1996 Cooper Landing Land Use Plan.
- d. The proposed sale would result in necessary efficiency and safety upgrades to the Sterling Highway benefitting residents and visitors of the borough.

SECTION 3. That the assembly makes an exception to KPB 17.10.110 (notice of disposition). This exception is based on the following findings of fact pursuant to KPB 17.10.230:

1. “Special circumstances or conditions exist”.
 - a. The purpose of KPB 17.10.110 advertising requirement is to notify the public of an opportunity to purchase or lease KPB land. Advertising this negotiated sale to DOT&PF will not serve a useful purpose, as DOT&PF is a state governmental agency and the only entity able to accomplish the safety upgrades to the Sterling Highway. Compliance with the advertising requirement would cause delays that negatively impact the project and may impose unnecessary expense on KPB.
2. “That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this chapter”.
 - a. For this negotiated sale to DOT&PF, a state governmental agency, an exception to the notice requirement is necessary to keep the Sterling Highway Milepost 45-60 Realignment Project on track without unnecessary delay. As such, it furthers the preservation and enjoyment of KPB’s property right and governmental interest to ensure the efficiency and safety of the Sterling Highway which will benefit KPB’s residents and visitors.
3. “That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area”.
 - a. The proposed disposition is advertised by publication of the ordinance in newspapers of general circulation and on the borough’s web page. Notice of the proposed disposition is also published by the Planning Commission agenda in newspapers of general circulation, and a public hearing is held at the Planning Commission level. Additional notice is not necessary to comply with the intent of KPB 17.10 or to protect the public welfare. An exception to the notice requirement will support the welfare of the general public by

reducing the delay of the overall Sterling Highway Milepost 45-60 Realignment Project which, in turn, will support the welfare of the general public through necessary safety and efficiency upgrades to the Sterling Highway.

SECTION 4. That based on the foregoing, the mayor is hereby authorized, pursuant to KPB 17.10.100(I) to sell and convey, through quitclaim deed, the land described in Section 1 above to the State of Alaska Department of Transportation and Public Facilities for the negotiated sales price of \$2,122,900.00. DOT&PF shall be responsible for any and all related closing costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this sale unless inconsistent with this ordinance.

SECTION 5. That all sale proceeds shall be deposited into the Land Trust Investment Fund.

SECTION 6. That the mayor is authorized to sign any document necessary to effectuate this ordinance.

SECTION 7. This ordinance shall become effective immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY OF * 2022.

Brent Johnson, Assembly President

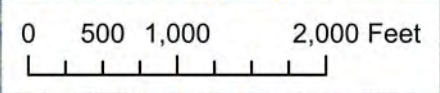
ATTEST:

Johni Blankenship, MMC, Borough Clerk

KPB Sterling Highway MP 45-60 (West)



KPB Impacted Lands
ROW
Remainder



KPB Sterling Highway MP 45-60 (East)



KPB Impacted Lands
ROW
Remainder



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

DESIGN & ENGINEERING SERVICES
CENTRAL REGION RIGHT OF WAY

PO Box 196900
Anchorage, Alaska 99519-6900
Phone: 907.269.0700
Toll Free: 800.770.5263
TDD: 907.269.0473
TTY: 800.770.8973
Fax: 907.269.0828

March 23, 2022

ATTN: Aaron Hughes and/or Marcus Mueller
Land Management Division
Kenai Peninsula Borough
144 North Binkley Street
Soldotna, Alaska 99669

RE: Sterling Highway MP 45-60 Reconstruction ("Cooper Landing Bypass")
Project No. CFHWY00694, Parcels # 1-3, 11, 13, 16 (6 total) (Stage 1b)
Project No. Z530140000, Parcels # 17-18, 19A & B, 20, 22-32 (15 total) (Stages 2-6)

Dear Mr. Hughes and Mr. Mueller,

As you know, the State of Alaska, Department of Transportation and Public Facilities (DOT&PF) plans to reconstruct a portion of the Sterling Highway around the community of Cooper Landing. This is a federally funded project that will construct a new highway alignment between Milepost 44.5 and 58. Additional information can be found on DOT&PF's project website at <http://sterlinghighway.net>.

DOT&PF needs to purchase multiple portions of borough-owned parcels within the project area in order to construct this project; specifically DOT&PF parcels # 1-3, 11, 13, 16-18, 19A & B, 20 and 22-32. Fair market value for all 21 parcels for has been determined by independent appraisal to be \$1,722,900.00 (appraisals forwarded electronically). DOT&PF also offers \$400,000.00 in additional compensation, for a total offer of **\$2,122,900.00**. Please consider this letter to be an offer to purchase this borough-owned property.

Offer:

As a State agency, DOT&PF is subject to specific laws and regulations. As a result, the way in which DOT&PF acquires property differs in several important respects from ordinary real estate transactions. I'd like to highlight the most important of these differences in order to assist KPB in consideration of DOT&PF's offer. DOT&PF is required by Federal law to offer no less than appraised fair market value for property and any improvements located thereon. The policy is intended to protect and provide fairness to owners who may not voluntarily be in the market as sellers. The enclosed brochure, "Acquiring Real Property for Federal-Aid Programs and Projects" provides additional information about right of way acquisition procedures. The nature of the type of sale makes the process somewhat different than ordinary

private transactions. Voluntary sellers in the private market often ask for a price that is more than what they expect to receive, and buyers routinely offer less than they are eventually willing to pay. While bargaining in this fashion is common in most real estate sales, DOT&PF makes a full, fair price offer rather than a low offer with the expectation that a counteroffer will then be made by the seller.

Additionally, please note that AS 29.65.070(b) provides that “*after approval of a selection by the [DMLW] director, but before patent to a municipality, the municipality may execute conditional leases and make conditional sales only with the consent of the [DMLW] director.*” Parcel 32 is located within lands that have been approved for conveyance to KPB by DMLW but that lack patent. DOT&PF therefore requests that KPB initiate a request for DMLW concurrence to sale of Parcel 32 if the borough agrees to the broader sale proposed herein.

All documents necessary to complete the purchase of the property described herein are enclosed and include:

Memorandum of Agreement (2x). The Memorandum of Agreement expresses the terms of this offer in writing. Please sign and date the document where indicated.

Purchase Voucher (2x). The Purchase Voucher is needed to order payment. Please sign and date the document where indicated.

Quitclaim Deed (2x). The Deed is the written document that will convey the parcels described herein to DOT&PF. Please have an appropriate KP representative sign the document in the presence of a Notary Public. Please also provide evidence of signature authority.

IRS Form W-9 & Sub W-9 Form. The Internal Revenue Service requires that we report sale proceeds. To help us with that obligation, please include KP's Tax Identification Number on the forms and sign and date where indicated. A check cannot be issued without a Tax Identification Number.

All liens, mortgages and encumbrances on the property must be released before we can complete the transaction, i.e. title must be cleared. Once an agreement is reached for the purchase, KP can expect to close the transaction and receive payment in 45 to 60 days. However, if title clearing is complicated, closing may take longer. Owners whose properties are free and clear of encumbrances can expect to close the transaction and receive payment sooner.

If KP wishes to accept this offer and prefers to complete the process without an in-person meeting, please sign the documents described above and return in the enclosed self-addressed, postage paid, return envelope.

I am available to meet and discuss any questions and concerns you may have. I can be reached via phone at 907-269-0647 or by email at james.sowerwine@alaska.gov.

Sincerely,




James Sowerwine
Right of Way Agent DOT&PF

Enclosures:

- Memorandum of Agreement (2x)
- Quitclaim Deed (2x)
- Purchase Voucher (2x)
- IRS W-9 form
- State of Alaska – Substitute W-9 form
- Appraisals (15x)
- ROW Acquisition Brochure

Cc: Sean Baski, P.E. (Project Manager)
Jonathan Tymick, P.E. (Project Manager)

	<p>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES P.O. BOX 1467 - JUNEAU, ALASKA 99802</p> <p>PURCHASE VOUCHER</p>	DOCUMENT NO. _____ WARRANT NO. _____ DATE PAID _____ PAYEE MUST SIGN THE CERTIFICATION BELOW AND RETURN THIS VOUCHER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BEFORE PAYMENT CAN BE MADE.
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NAME OF PAYEE: KENAI PENINSULA BOROUGH

ADDRESS OF PAYEE: c/o DOT&PF RIGHT OF WAY

P.O. Box 196900
 Anchorage, AK 99519-6900

Date of Agreement	Project Number	Parcel Number	Type of Document	Amount
	CFHWY00694	1-3, 11, 13, 16 (6 total)	QCD	
	<p>Sterling Highway: MP 45-60 ("Cooper Landing Bypass") (Phase 1B)</p> <p>For the benefit of Kenai Peninsula Borough Payment for right of way acquisition as shown on the Memorandum of Agreement and Approved Review Appraisers Determination of Just Compensation.</p> <p style="text-align: center;">RETURN WARRANT REQUESTED</p>			\$297,100.00
GRAND TOTAL (LESS DEDUCTIONS)				\$297,100.00

PAYEE'S CERTIFICATION: I certify that the above bill is correct and just and that payment therefor has not been received:

KENAI PENINSULA BOROUGH:

By: _____
Its:

APPROVED BY: _____
RIGHT -OF -WAY (NEGOTIATOR)

ACCOUNTS TO BE CHARGED

ACCOUNT CODE	DEBIT	CREDIT	AMOUNT
	\$297,100.00		\$297,100.00
I certify that the above services were performed or expenses incurred as stated; that they were necessary and proper; that the amounts claimed are just and reasonable; that no part thereof has been paid.	GRAND TOTAL (NET)		\$297,100.00
	PREPARED BY: JES	APPROVED FOR PAYMENT	
	CHECKED BY:	REGIONALCHIEF RIGHT-OF-WAY AGENT	

 <p>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</p> <p>MEMORANDUM OF AGREEMENT</p>	<p>PROJECT NAME: <u>STERLING HWY MP 45-60</u> <u>SUNRISE TO SKILAK ROAD RECONSTRUCTION</u></p> <p>STATE PROJECT #: Z530140000</p> <p>FEDERAL-AID PROJECT #: 0212015</p> <p>PARCEL #: 17-18, 19A & B, 20, 22-32 (15 total)</p>
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AGREEMENT has been reached this _____ day of _____, 2____, between the owner(s) of the above designated parcel(s) and the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (DOT&PF), for the purchase of said parcel(s). The amount to be paid, and other considerations to be given in full satisfaction of this Agreement, are as follows:

Right-of-Way Acquisition:	\$ 1,425,800.00	
Administrative Settlement	\$ 400,000.00	
Retention Value	\$ 0	
	Total Compensation	\$ 1,825,800.00

Fixtures and improvements purchased: None
 Land purchased: 143.185 acres under Z530140000 (184.246 acres total).

Damages are a considerations: yes no Amount of Damages included in total compensation: \$402,692.00 (Included in ROW Acquisition total of \$1,425,800.00 indicated above and below.)

1. Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the owner(s).
2. This Memorandum embodies the whole Agreement between the parties hereto as it pertains to the real estate, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The owner(s) hereby agree that the compensation herein provided to be paid includes full compensation for their interest and the interests of their life tenants, remaindermen, reversioners, liens and lessees, and any and all other legal and equitable interest that are or may be outstanding and said owner(s) agree to discharge the same.
4. THIS AGREEMENT shall be deemed a CONTRACT, extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Regional Chief Right-of-Way Agent on behalf of the DOT&PF.

Other Conditions: ROW to be controlled access without frontage road.
 KPB Assembly to approve sale by April 27th, 2022.

Of the total amount of compensation hereinabove agreed upon, the sum of \$ _____ shall be paid upon execution and delivery of a good and sufficient: Warranty Deed Easement or Other: Quitclaim deed, and the balance of the compensation, amounting to \$ _____ shall be paid upon compliance by the owner(s) with the terms hereof.

Disbursement of funds will be made in the following manner:

Payee	Amount of Payment
Kenai Peninsula Borough	\$1,825,800.00

The Owner(s) certify that there are no known hazardous materials on the property.

The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES


KENAI PENINSULA BOROUGH:

 REGIONAL PRE-CONSTRUCTION ENGINEER Date
 Note: Regional Pre-Construction Engineer or Designee must sign when construction consideration is involves

By: _____
 Its: _____ Date

BY: _____
 RIGHT-OF-WAY AGENT Date

 REGIONAL CHIEF RIGHT-OF-WAY AGENT Date
 Region: Central

	<p>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES P.O. BOX 1467 - JUNEAU, ALASKA 99802</p> <p>PURCHASE VOUCHER</p>	DOCUMENT NO. _____ WARRANT NO. _____ DATE PAID _____ PAYEE MUST SIGN THE CERTIFICATION BELOW AND RETURN THIS VOUCHER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BEFORE PAYMENT CAN BE MADE.
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NAME OF PAYEE: KENAI PENINSULA BOROUGH

ADDRESS OF PAYEE: c/o DOT&PF RIGHT OF WAY

P.O. Box 196900
 Anchorage, AK 99519-6900

Date of Agreement	Project Number	Parcel Number	Type of Document	Amount
	Z530140000	17-18, 19A & B, 20, 22-32 (15 total)	QCD	
	<p>Sterling Highway: MP 45-60 (“Cooper Landing Bypass”) (Phases 2-6)</p> <p>For the benefit of Kenai Peninsula Borough Payment for right of way acquisition as shown on the Memorandum of Agreement and Approved Review Appraisers Determination of Just Compensation.</p> <p style="text-align: center;">RETURN WARRANT REQUESTED</p>			\$1,825,800.00
GRAND TOTAL (LESS DEDUCTIONS)				\$1,825,800.00

PAYEE'S CERTIFICATION: I certify that the above bill is correct and just and that payment therefor has not been received:


KENAI PENINSULA BOROUGH:

By: _____
Its:

APPROVED BY: _____
RIGHT -OF -WAY (NEGOTIATOR)

ACCOUNTS TO BE CHARGED

ACCOUNT CODE	DEBIT	CREDIT	AMOUNT
	\$1,825,800.00		\$1,825,800.00
I certify that the above services were performed or expenses incurred as stated; that they were necessary and proper; that the amounts claimed are just and reasonable; that no part thereof has been paid.	GRAND TOTAL (NET)		\$1,825,800.00
	PREPARED BY: JES	APPROVED FOR PAYMENT	
	CHECKED BY:	REGIONALCHIEF RIGHT-OF-WAY AGENT	

 <p style="text-align: center;">STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</p> <p style="text-align: center;">QUITCLAIM DEED (Corporate/Partial Property)</p>	<p>PROJECT NAME: <u>STERLING HWY MP 45-60 SUNRISE TO SKILAK ROAD RECONSTRUCTION</u></p> <p>STATE PROJECT #: CFHWY00694</p> <p>FEDERAL-AID PROJECT #: 0A33029</p> <p>PARCEL #: 1-3, 11, 13, 16 (6 total)</p>
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The GRANTOR, **KENAI PENINSULA BOROUGH**, whose mailing address is 144 North Binkley Street, Soldotna, Alaska 99669, for and in consideration of ten dollars, and other valuable consideration, in hand paid, conveys and quitclaims to the GRANTEE, **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES**, whose mailing address is P.O. Box 196900, Anchorage, Alaska 99519, all rights, title, and interest, if any, which it has or may hereinafter acquire in the following-described real estate located in the State of Alaska, all that part of the following-described land:

Parcel 1: A portion of :

Tract "H", Alaska State Land Survey 2003-2, according to the official plat thereof, filed under Plat Number 2005-10, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 13.711 acres, more or less.

Parcel 2: A portion of :

Tract "F", Alaska State Land Survey 2003-2, according to the official plat thereof, filed under Plat Number 2005-10, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 0.749 acres, more or less.

Parcel 3: A portion of :

Tract "E", Alaska State Land Survey 2003-2, according to the official plat thereof, filed under Plat Number 2005-10, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 1.617 acres, more or less.

Parcel 11: A portion of :

Lot 15 of US Survey No. 2688, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 0.395 acres, more or less.

Parcel 13: A portion of :

Tract "A", Alaska State Land Survey 2003-2, according to the official plat thereof, filed under Plat Number 2005-10, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 24.037 acres, more or less.

Parcel 16: A portion of :
Tract "B", Alaska State Land Survey 2003-2, according to the official plat thereof, filed under
Plat Number 2005-10, records of the Seward Recording District, Third Judicial District, State of
Alaska. Containing 0.552 acres, more or less.

which lies within the right-of-way lines of Alaska Project No. CFHWY00694 delineated as to said tracts
of land on the plats attached hereto and made a part hereof of this instrument and designated as Parcels 1-
3, 11, 13 and 16. Said parcels, containing 41.061 acres, more or less, in addition to existing right-of-way,
is hereby conveyed to the State Of Alaska, Department Of Transportation And Public Facilities.

Dated this _____ day of _____, 2_____.

ATTEST:

Kenai Peninsula Borough:

By: _____

Filed for Record at the Request of
and Return to:
DOT&PF ROW Engineering
P.O. Box 196900
Anchorage, AK 99519-6900

State Business-No Charge

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss
3RD JUDICIAL DISTRICT)

On this ____ day of _____, 2____, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared _____ for the Kenai Peninsula Borough, known to me to be the identical individual who executed the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

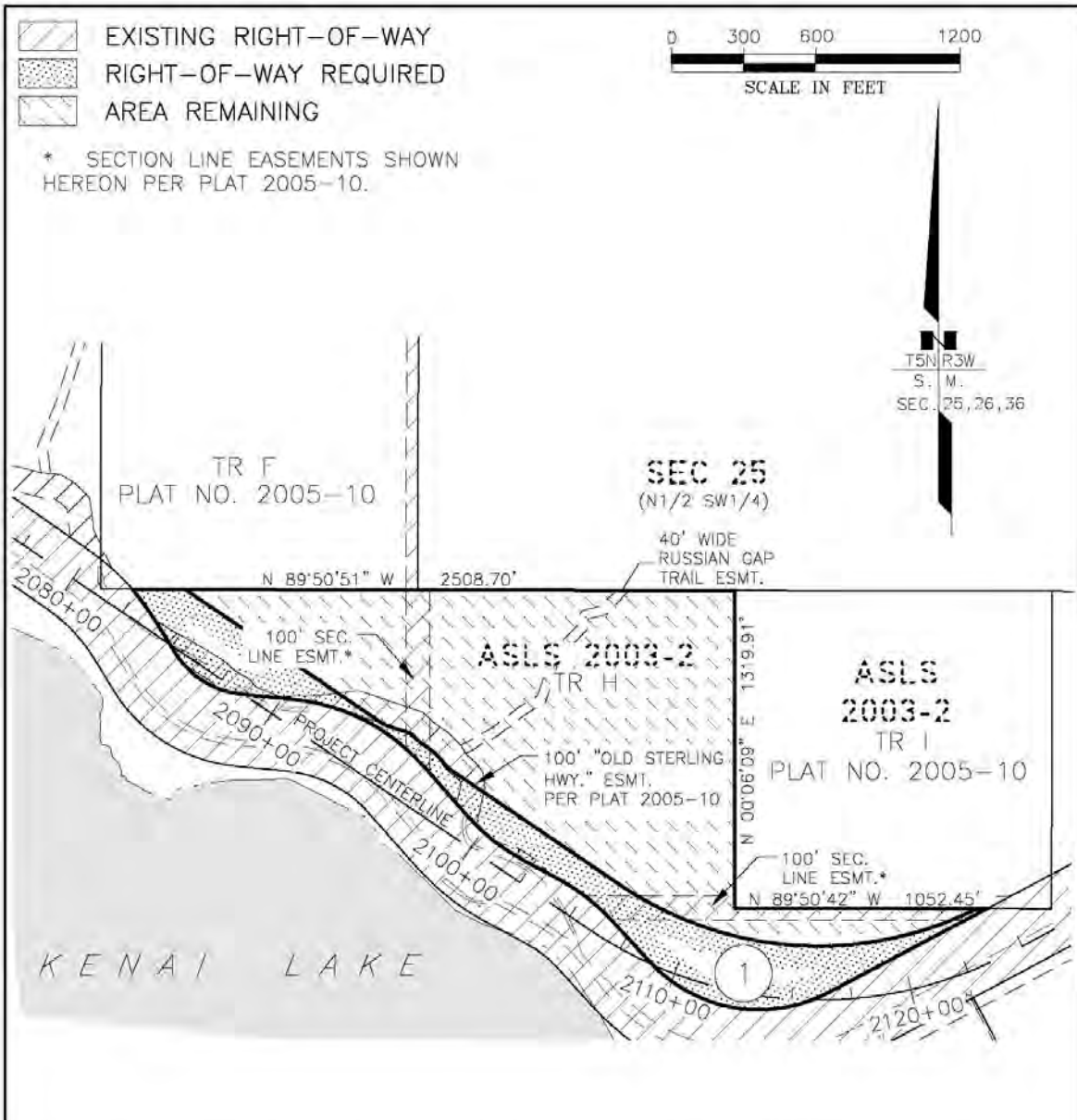
CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2____.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: _____
For the Commissioner






PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	
RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
SHEET 1 OF 5 DRAWN BY <u>AJG/CAW</u> DATE <u>Nov 2021</u>	GROSS TAKE <u>13.711</u> Ac. NET TAKE <u>11.218</u> Ac. REMAIN <u>42.925</u> Ac.± PARCEL NO. 1

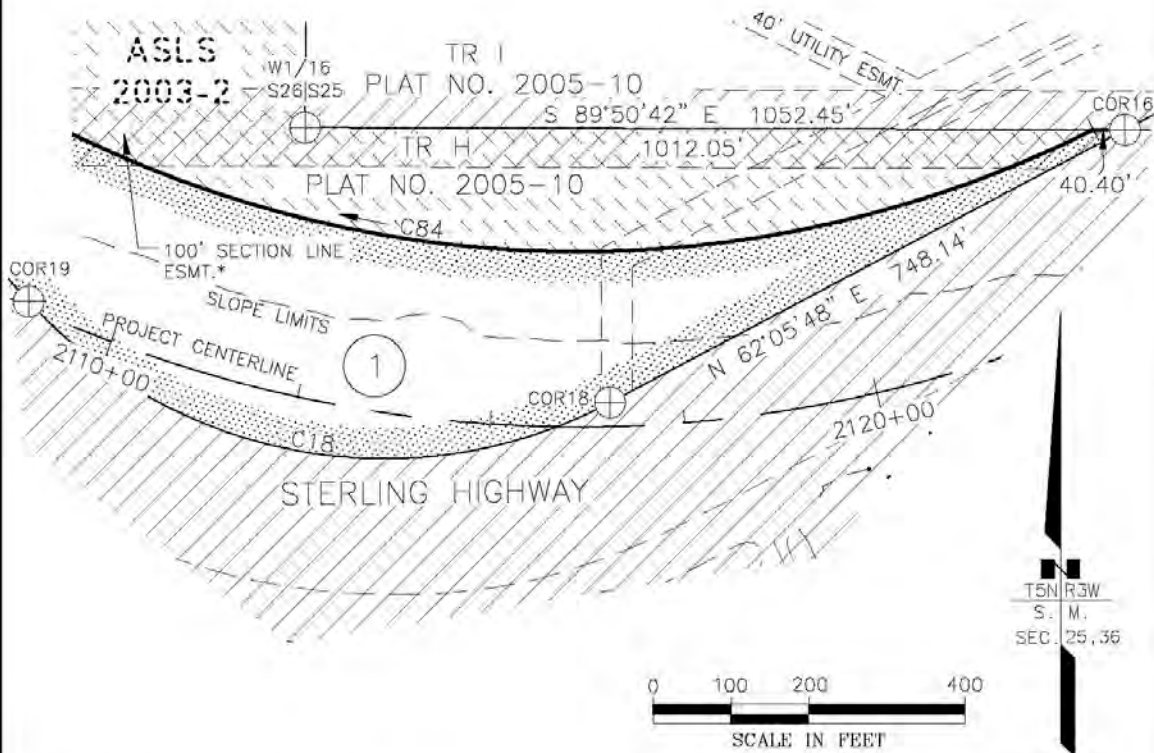
LEGEND:

- ⊕ PRIMARY PROPERTY MONUMENT
- * SECTION LINE EASEMENTS SHOWN HEREON PER PLAT 2005 10.

-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C18	815.31'	618.28'	075°33'16"	757.51'	S 80°08'27" E	479.19'
C84	1565.75'	1475.00'	060°49'16"	1493.27'	S 86°13'33" E	865.74'






PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694		OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
SHEET 2 OF 5 DRAWN BY <u>AJC/CAW</u> DATE <u>Nov 2021</u>	GROSS TAKE <u>13.711</u> Ac. NET TAKE <u>11.218</u> Ac. REMAIN <u>42.925</u> Ac.±	_____
DATE <u>Nov 2021</u>		PARCEL NO. 1

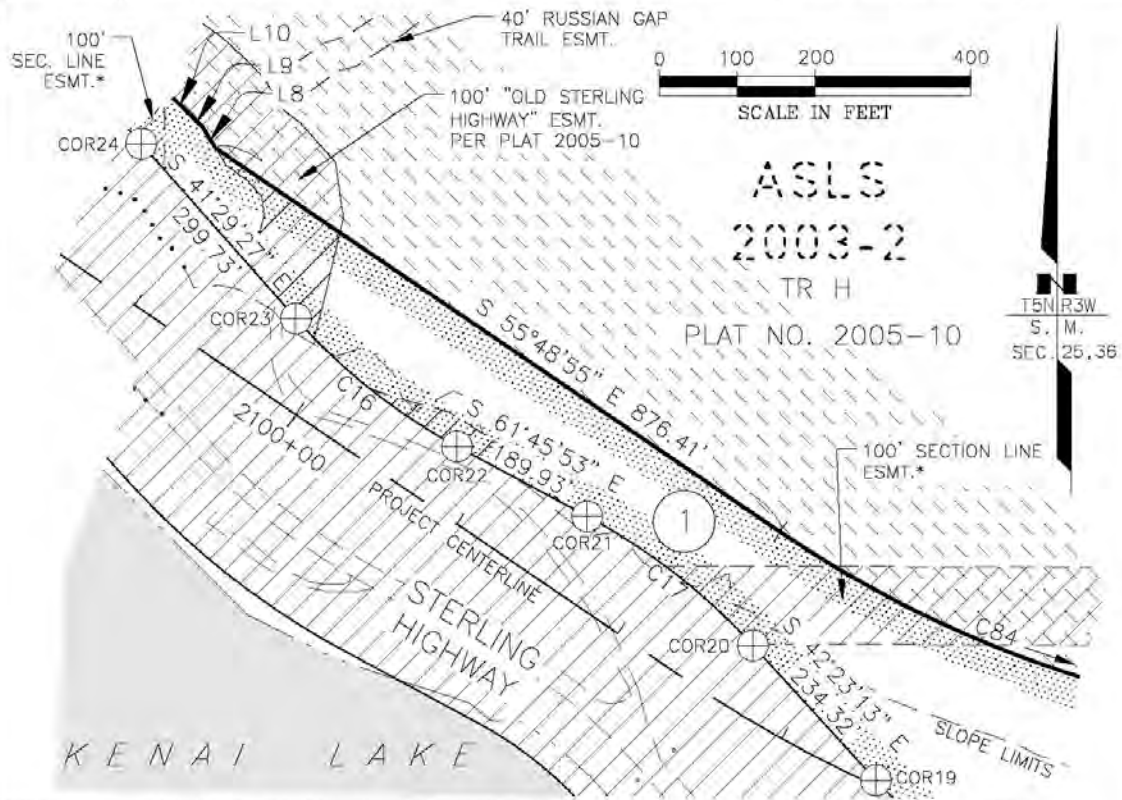
LEGEND:

- ⊕ PRIMARY PROPERTY MONUMENT
- * SECTION LINE EASEMENTS SHOWN HEREON PER PLAT 2005-10.

-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C16	265.35'	750.07'	020°16'09"	263.97'	S 51°34'36" E	134.08'
C17	270.77'	800.07'	019°23'28"	269.48'	N 52°05'28" W	136.69'
C84	1565.75'	1475.00'	060°49'16"	1493.27'	S 86°13'33" E	865.74'



PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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SHEET 3 OF 5 DRAWN BY <u>AJC/CAW</u> DATE <u>Nov 2021</u>	GROSS TAKE <u>13.711</u> Ac. NET TAKE <u>11.218</u> Ac. REMAIN <u>42.925</u> Ac.±
	PARCEL NO. <u>1</u>

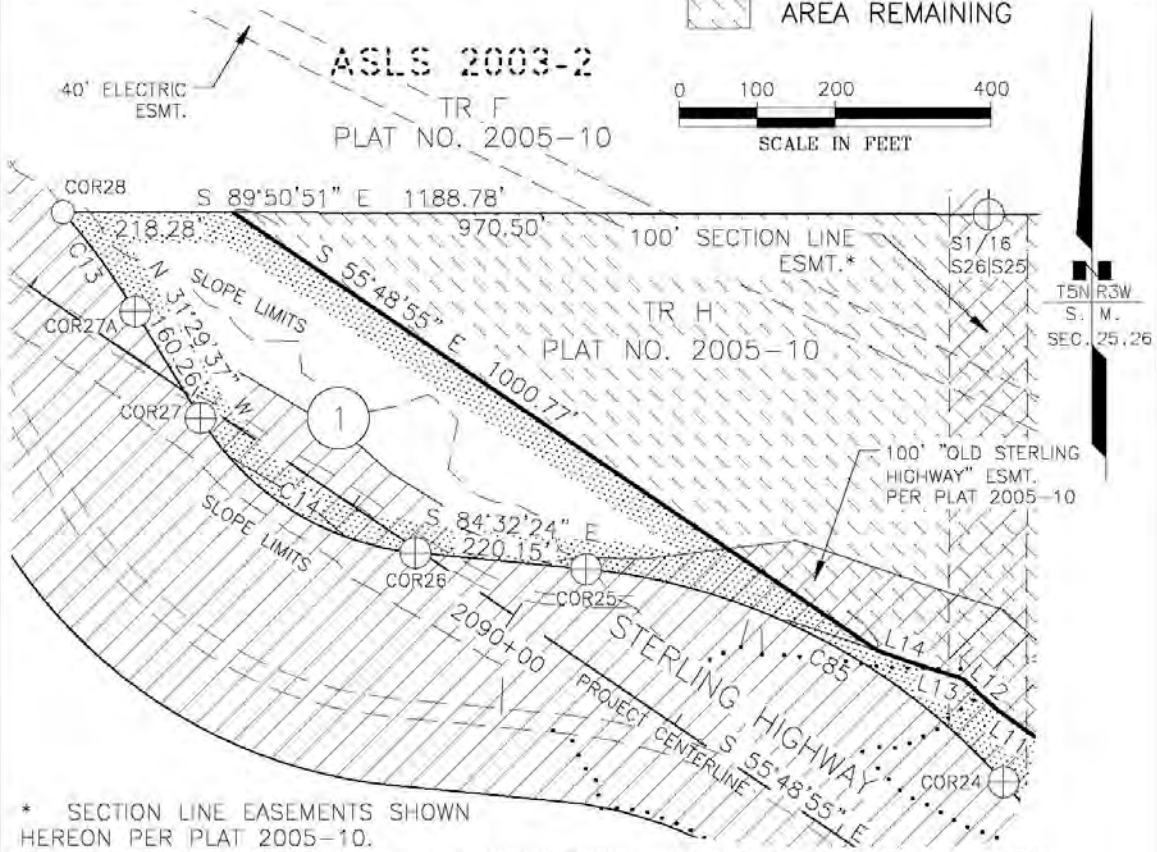
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C13	158.15'	950.09'	009°32'14"	157.97'	N 36°04'14" W	79.26'
C14	337.88'	365.03'	053°02'02"	325.95'	S 57°55'14" E	182.13'
C85	616.02'	820.08'	043°02'21"	601.64'	N 62°58'39" W	323.36'

LEGEND:

⊕ PRIMARY PROPERTY MONUMENT

- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY REQUIRED
- AREA REMAINING



* SECTION LINE EASEMENTS SHOWN HEREON PER PLAT 2005-10.

PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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SHEET 4 OF 5	GROSS TAKE _____ 13.711 Ac.
DRAWN BY <u>AJG/CAW</u>	NET TAKE _____ 11.218 Ac.
DATE _____ Nov 2021	REMAIN _____ 42.925 Ac.±
PARCEL NO. 1	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	32.58'	S 31°52'22" E
L9	27.00'	S 44°40'52" E
L10	25.66'	S 46°58'17" E
L11	61.92'	S 54°41'11" E
L12	56.81'	S 47°34'23" E
L13	55.48'	S 72°48'15" E
L14	60.15'	S 70°46'44" E

GENERAL NOTES

1. THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.



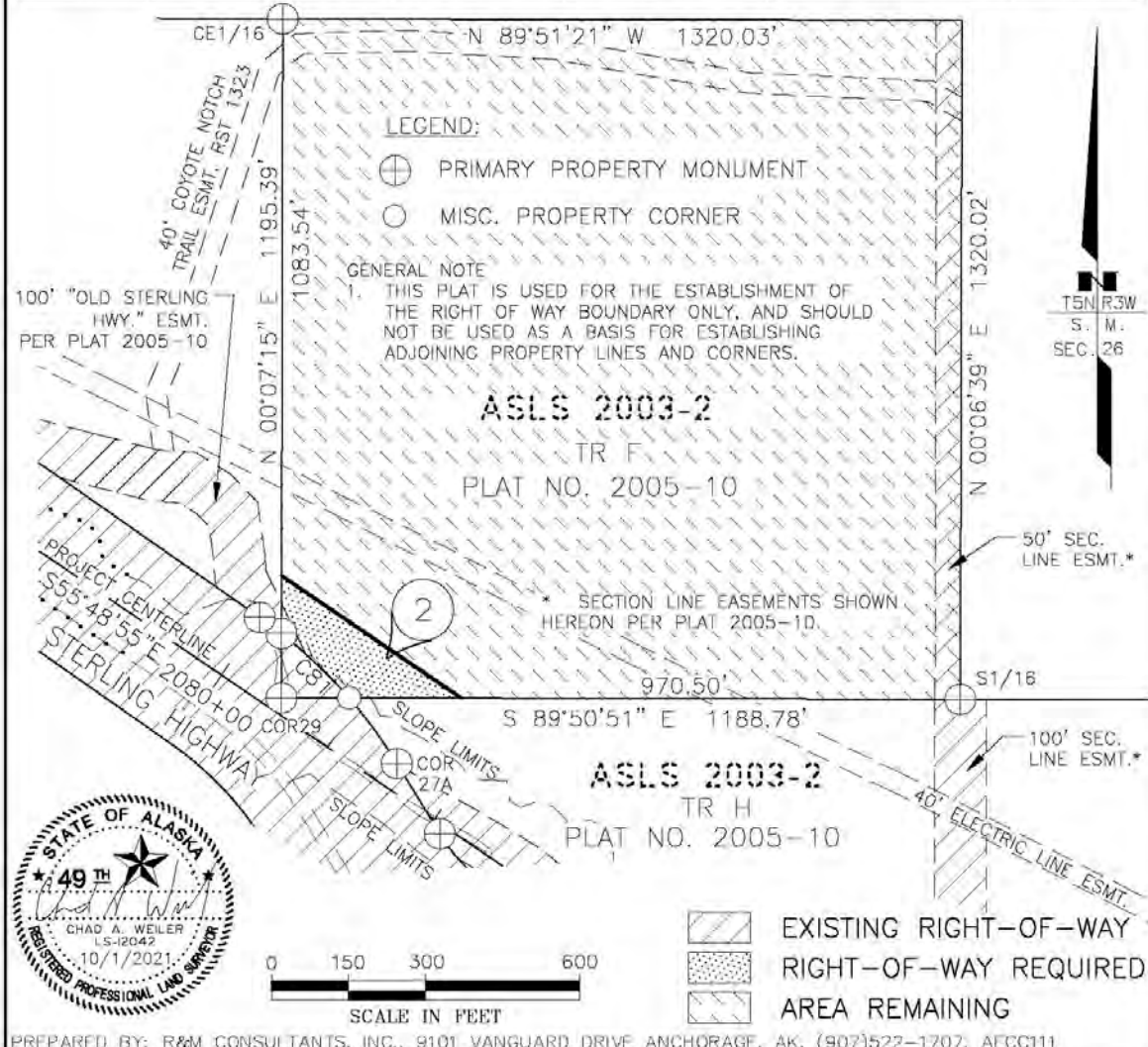
THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-5 OF 5.

PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707; AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	
RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
SHEET 5 OF 5 GROSS TAKE _____ 13.711 Ac. NET TAKE _____ 11.218 Ac. DRAWN BY <u>CAW</u> REMAIN _____ 42.925 Ac.± DATE <u>Nov 2021</u>	PARCEL NO. 1

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C81	181.36'	950.09'	010°56'13"	181.08'	N 46°26'19" W	90.95'



PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

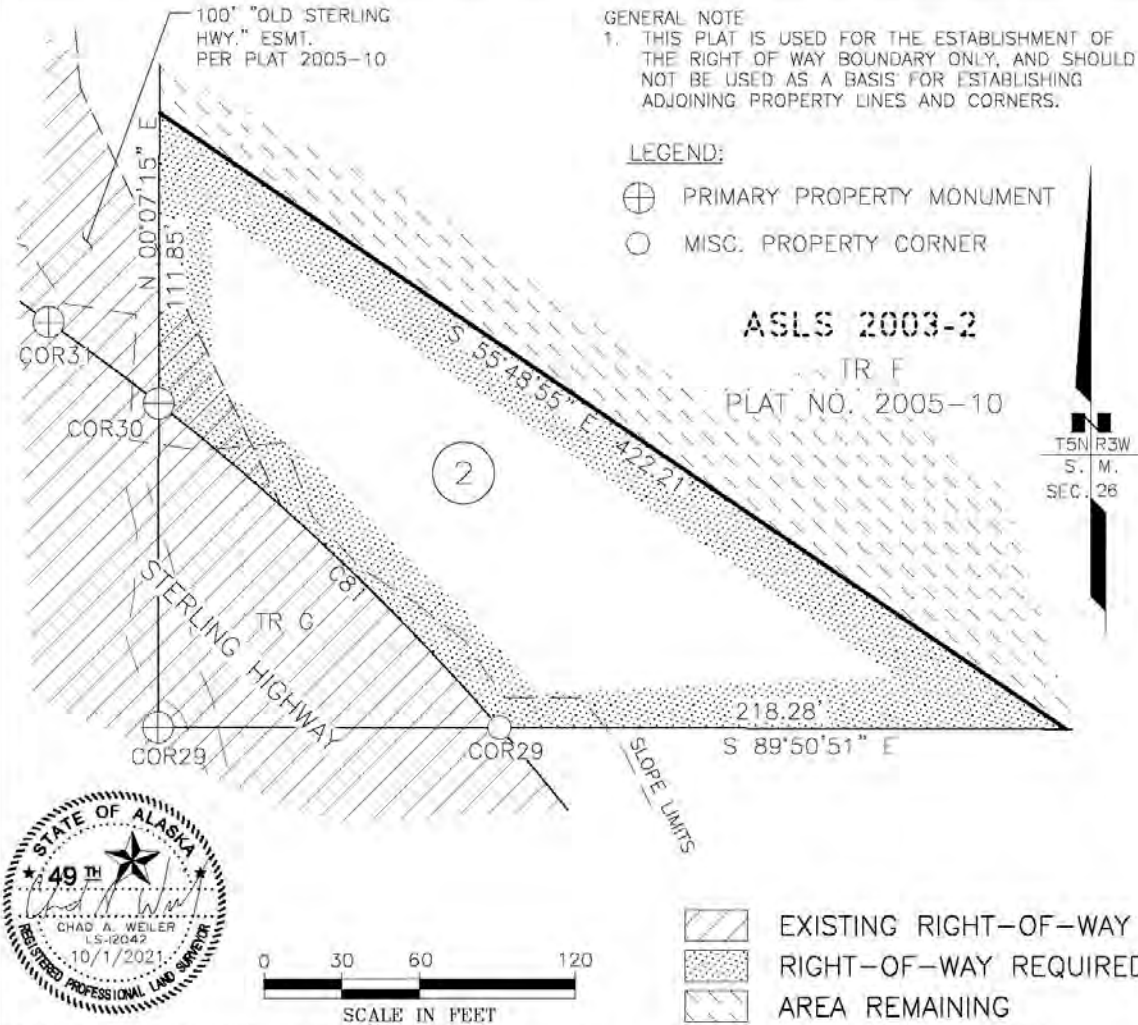
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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SHEET 1 OF 2 DRAWN BY <u> AJG </u> DATE <u> Oct 2021 </u>	GROSS TAKE <u> 0.749 </u> Ac. NET TAKE <u> 0.718 </u> Ac. REMAIN <u> 39.054 </u> Ac.±	PARCEL NO. 2
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CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C81	181.36'	950.09'	010°56'13"	181.08'	N 46°26'19" W	90.95'



PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

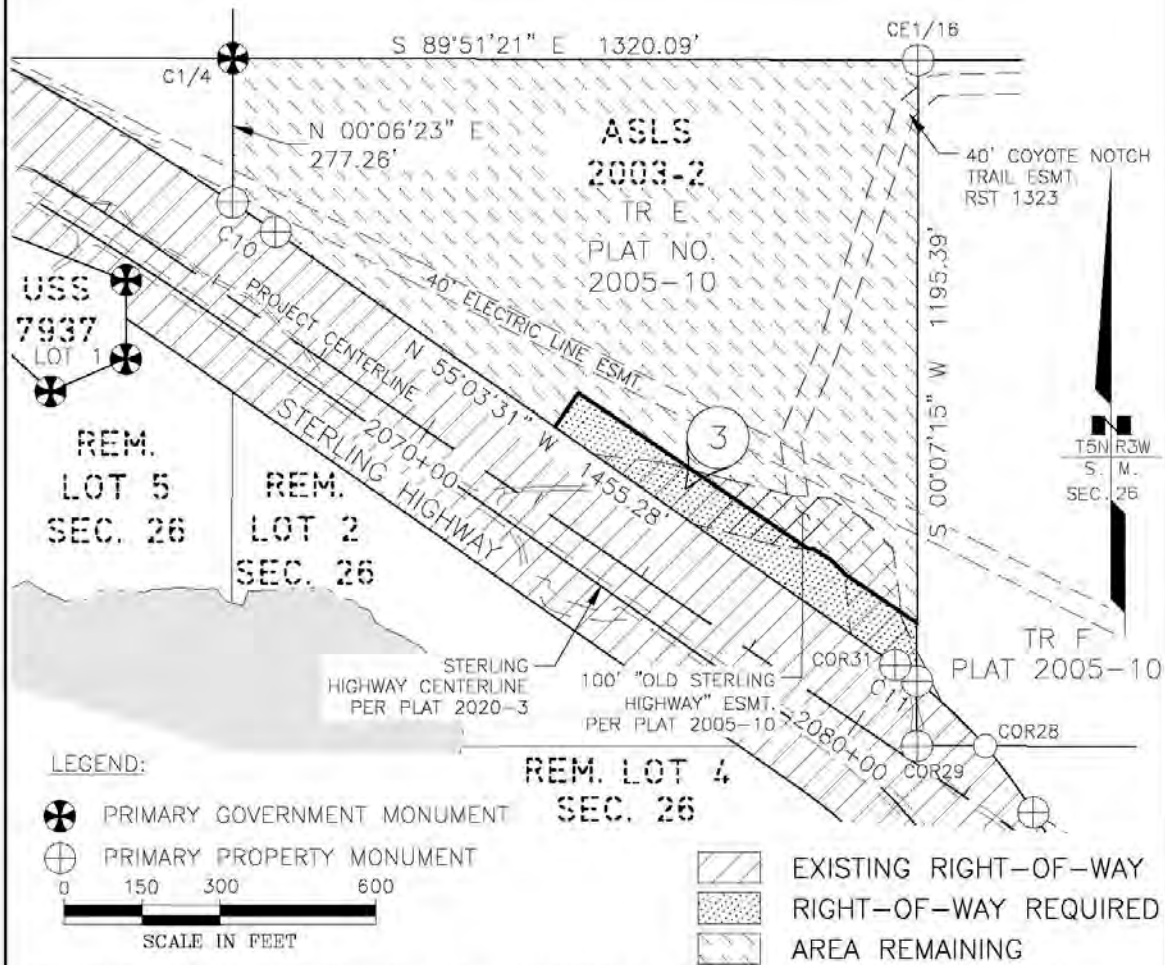
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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SHEET 2 OF 2	GROSS TAKE _____ 0.749 Ac.	
DRAWN BY <u>CAW</u>	NET TAKE _____ 0.718 Ac.	
DATE <u>Oct 2021</u>	REMAIN _____ 39.054 Ac.±	
PARCEL NO. 2		

CURVE TABLE

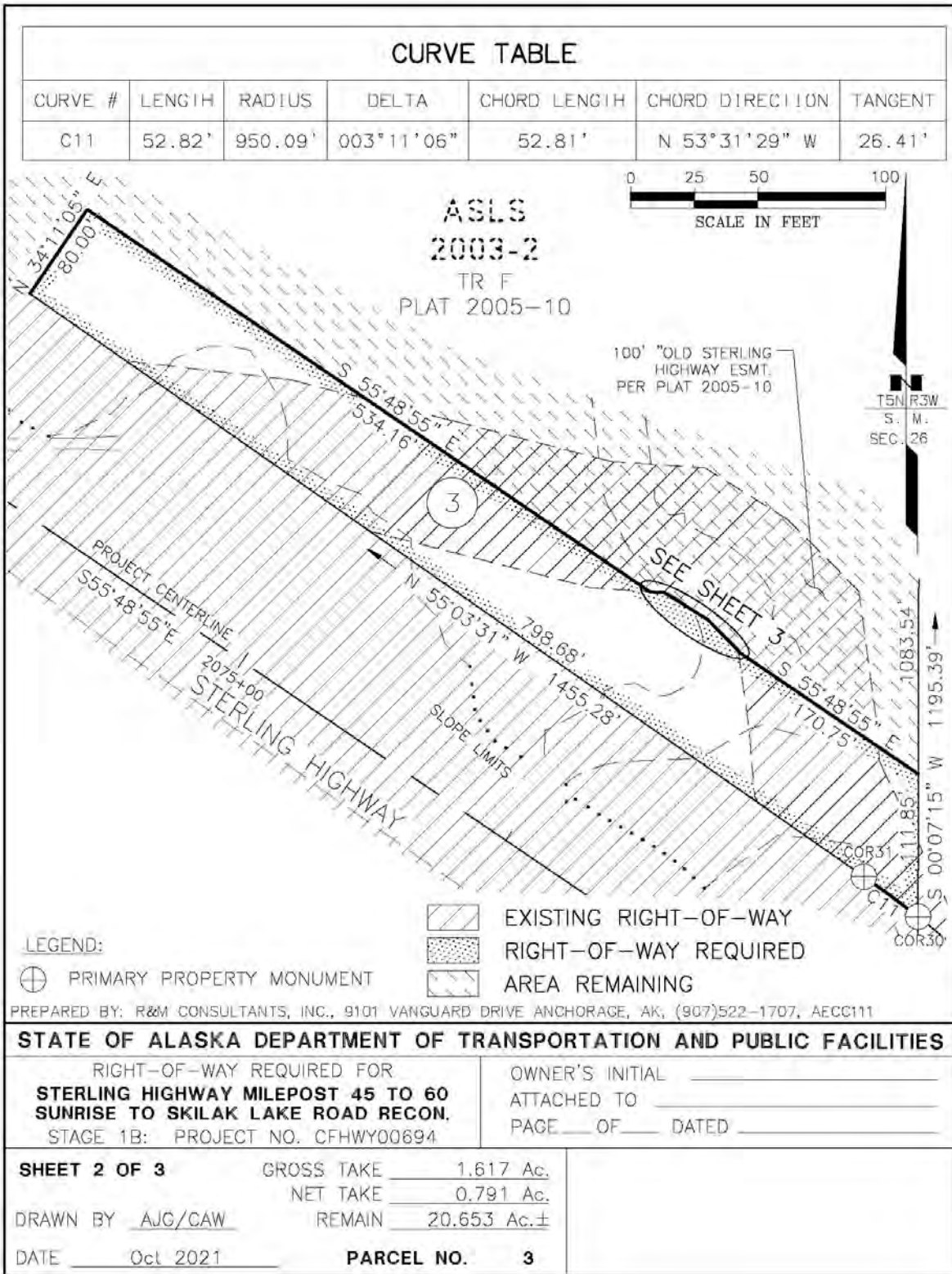
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C10	100.17'	5338.84'	001°04'30"	100.17'	N 55°36'54" W	50.09'
C11	52.82'	950.09'	003°11'06"	52.81'	N 53°31'29" W	26.41'

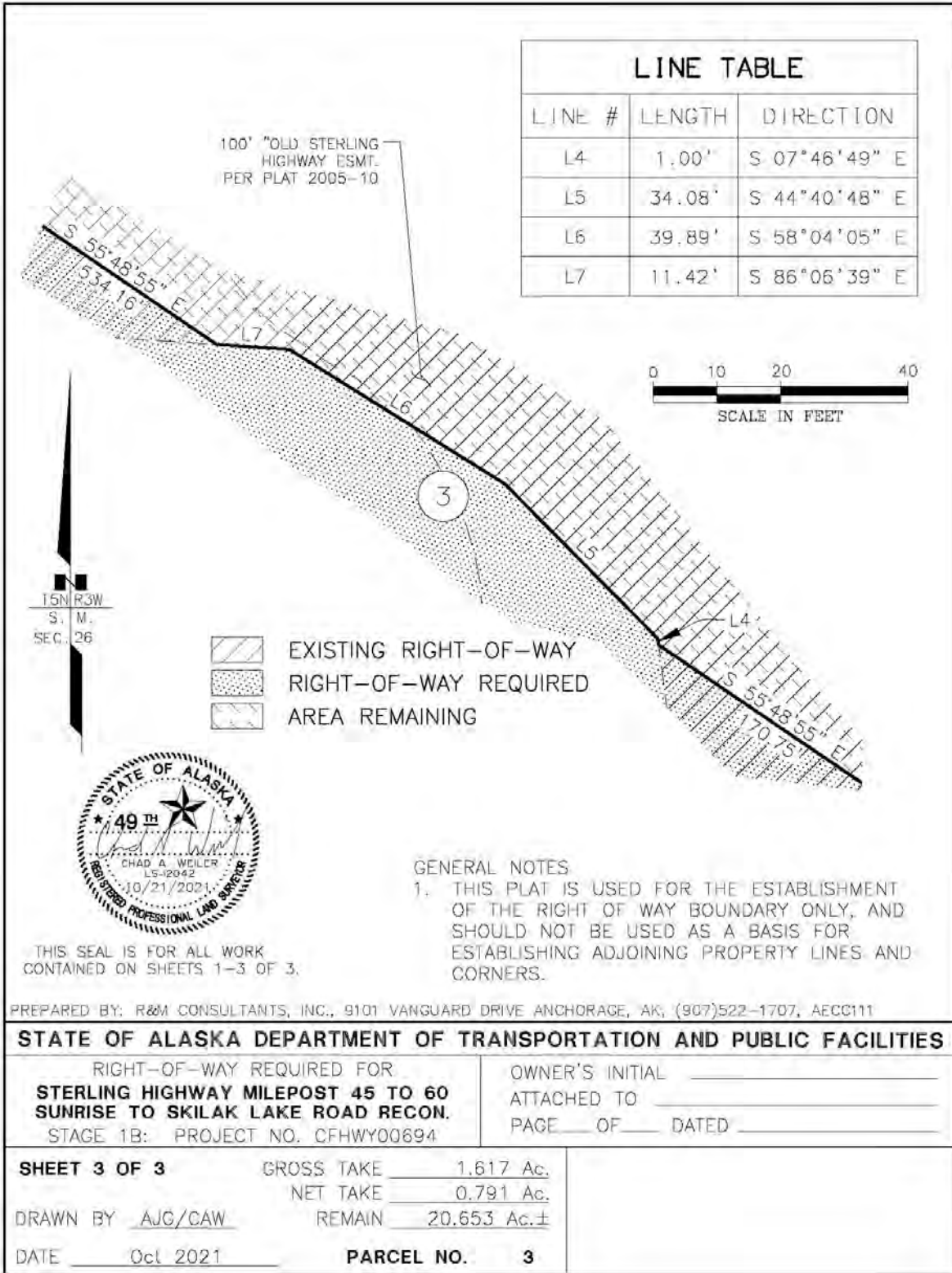


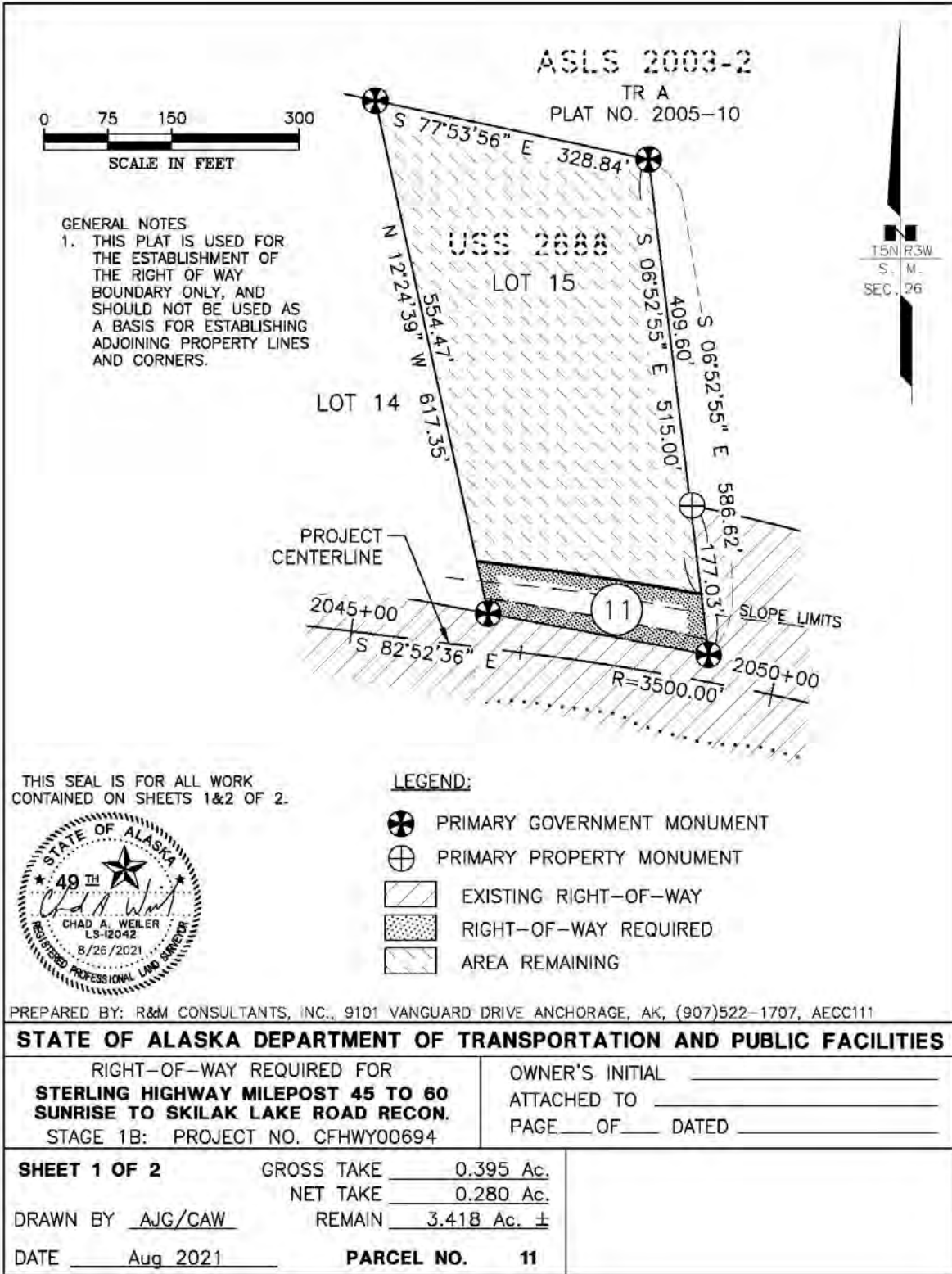
PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
SHEET 1 OF 3 GROSS TAKE _____ 1.617 Ac. NET TAKE _____ 0.791 Ac. DRAWN BY <u>AJC/CAW</u> REMAIN _____ 20.653 Ac.± DATE <u>Oct 2021</u> PARCEL NO. 3	

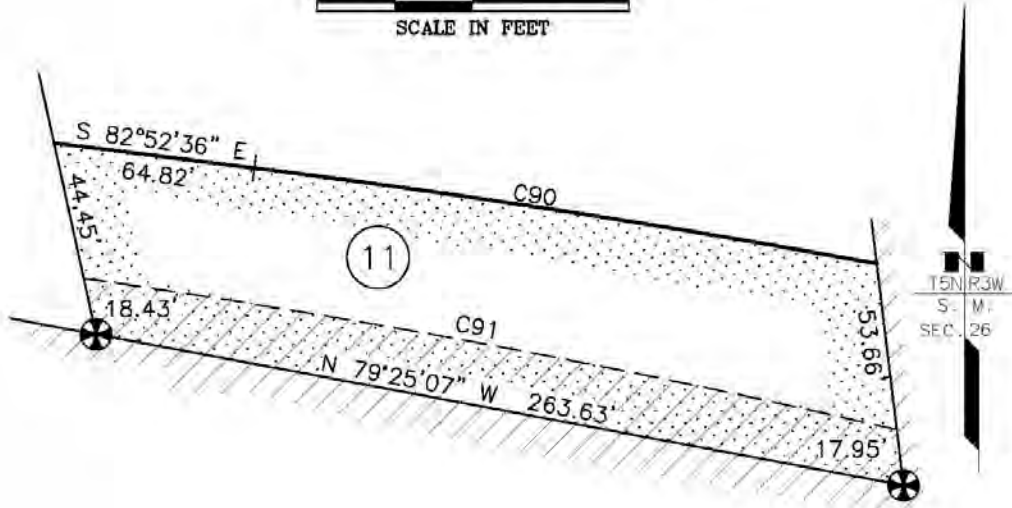
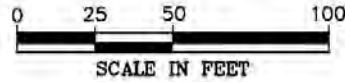






CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C90	202.13'	3600.00'	003°13'01"	202.10'	S 81°16'06" E	101.09'
C91	265.52'	3100.29'	004°54'25"	265.44'	N 79°27'12" W	132.84'



GENERAL NOTES
 1. THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

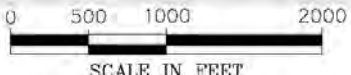
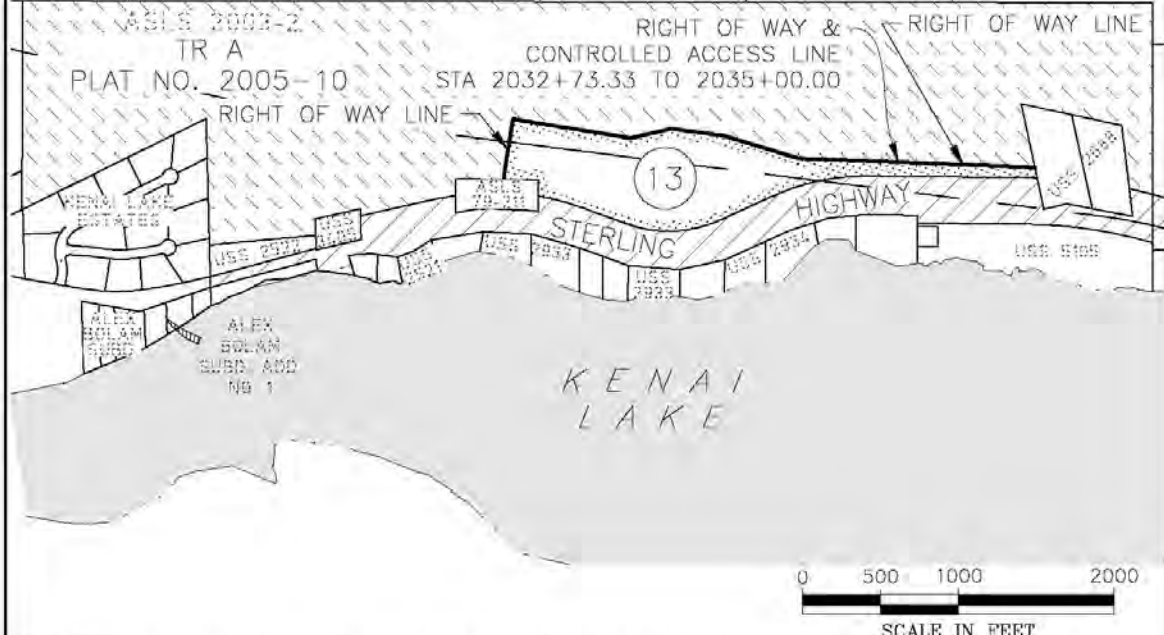
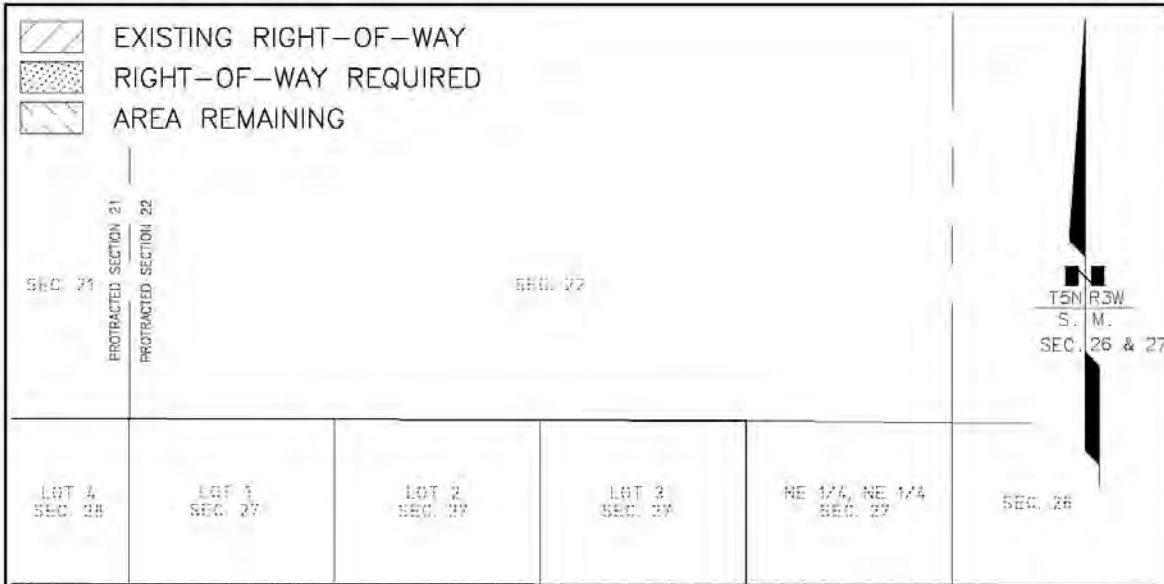
LEGEND:

- PRIMARY GOVERNMENT MONUMENT
- PRIMARY PROPERTY MONUMENT
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY REQUIRED
- AREA REMAINING

PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

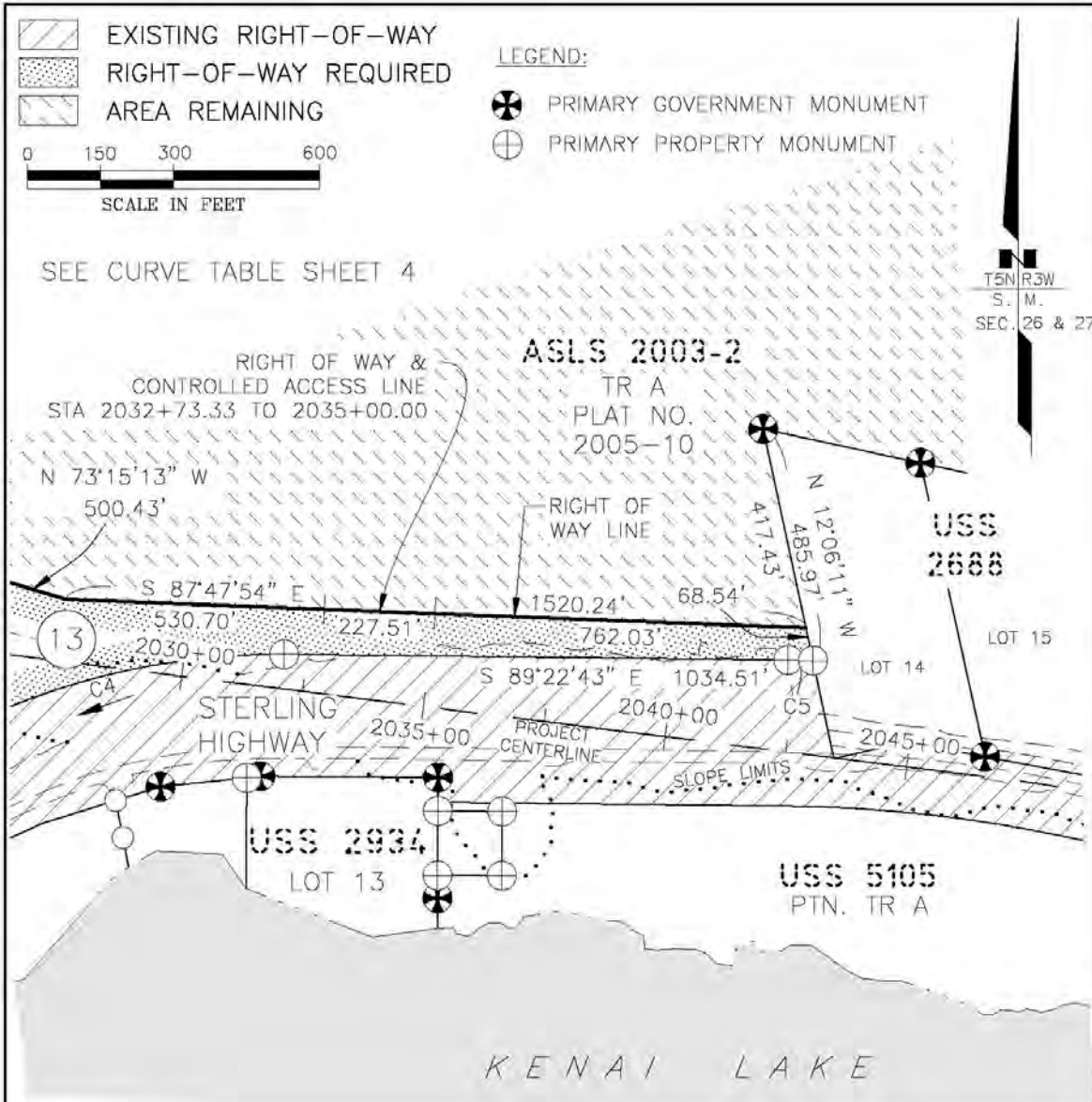
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
SHEET 2 OF 2 GROSS TAKE _____ 0.395 Ac. NET TAKE _____ 0.280 Ac. DRAWN BY <u>AJG/CAW</u> REMAIN _____ 3.418 Ac. ± DATE <u>Aug 2021</u> PARCEL NO. 11	



PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

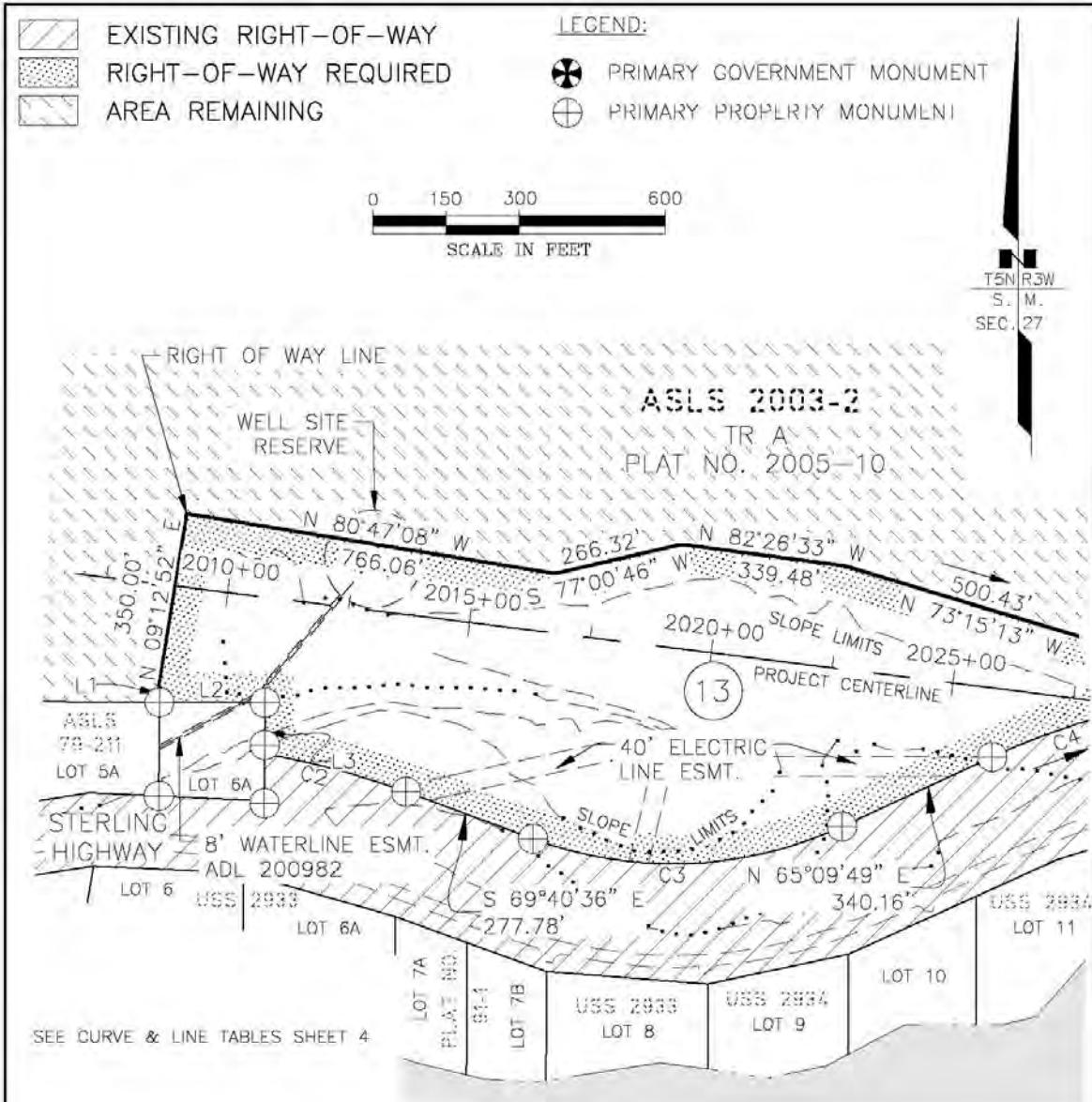
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	
RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
SHEET 1 OF 4 GROSS TAKE _____ 24.037 Ac. NET TAKE _____ 24.037 Ac. DRAWN BY <u>AJG</u> DATE <u>Sep 2021</u>	REMAIN _____ LARGE PARCEL NO. 13



PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694		OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____	
SHEET 2 OF 4 DRAWN BY <u> AJG </u> DATE <u> Sep 2021 </u>	GROSS TAKE <u> 24.037 </u> Ac. NET TAKE <u> 24.037 </u> Ac. REMAIN <u> </u> LARGE	PARCEL NO. 13	



PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694		OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____	
SHEET 3 OF 4		GROSS TAKE _____ 24.037 Ac. NET TAKE _____ 24.037 Ac. REMAIN _____ LARGE	
DRAWN BY <u> AJG </u>		DATE <u> Sep 2021 </u>	
PARCEL NO. 13			

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	41.31'	S 00°15'01" W
L2	216.96'	S 89°46'26" E
L3	105.25'	N 00°14'04" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C2	301.09'	1632.37'	010°34'05"	300.66'	N 74°57'39" W	150.97'
C3	651.00'	825.08'	045°12'26"	634.25'	N 87°42'36" E	343.51'
C4	645.62'	1450.14'	026°30'32"	640.30'	S 77°52'41" W	328.25'
C5	50.84'	3250.30'	000°53'46"	50.84'	N 88°42'45" W	25.42'

GENERAL NOTES

- THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.



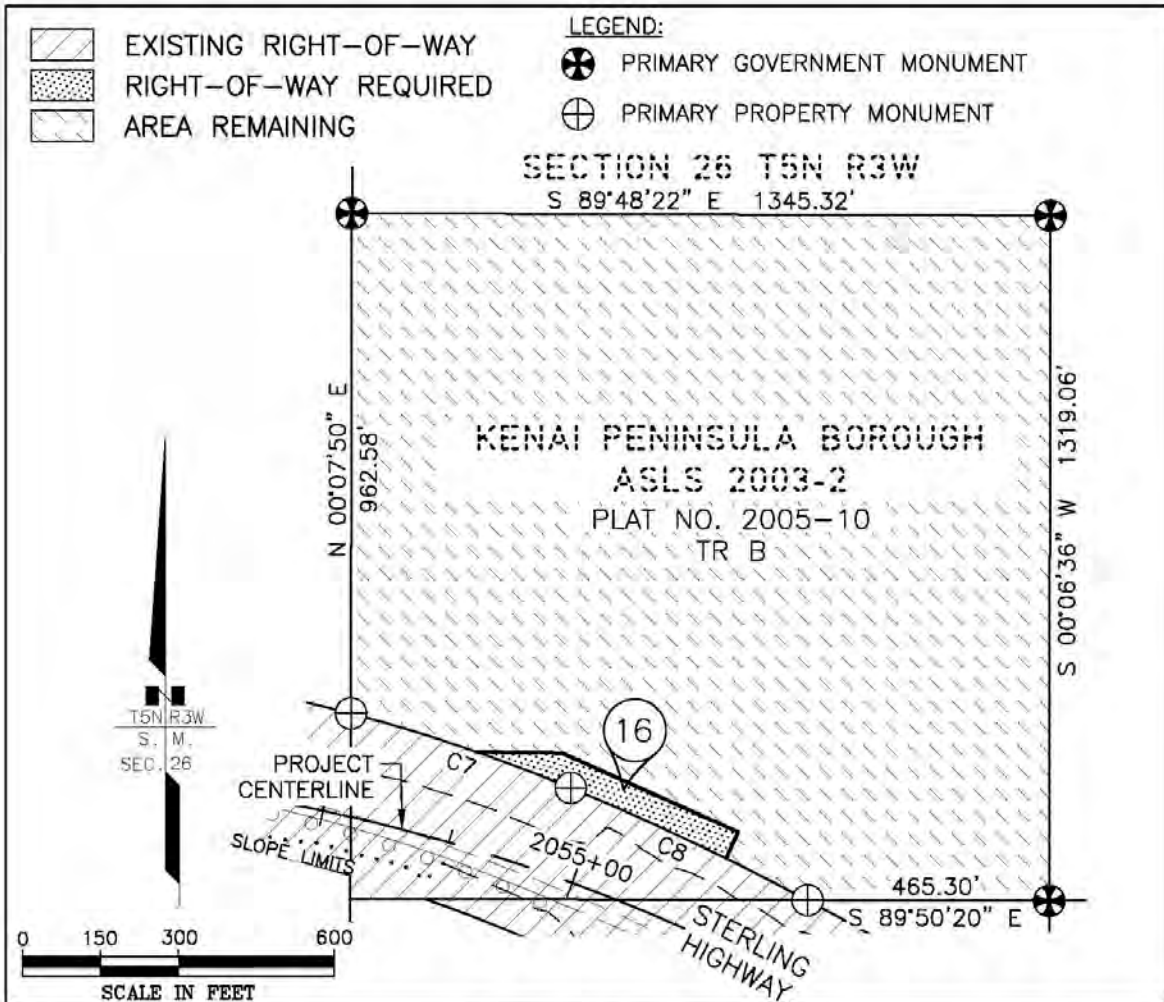
THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-4 OF 4.

PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
---	---

SHEET 4 OF 4	GROSS TAKE _____ 24.037 Ac.
	NET TAKE _____ 24.037 Ac.
DRAWN BY <u> AJG </u>	REMAIN _____ LARGE
DATE <u> Sep 2021 </u>	PARCEL NO. 13



CURVE TABLE

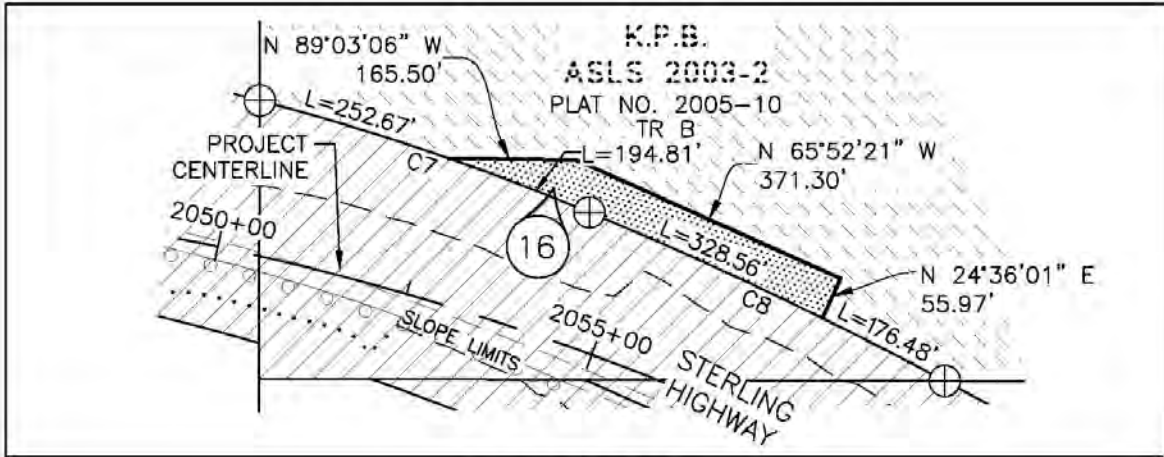
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C7	447.48'	3250.30'	007°53'17"	447.12'	N 71°17'01" W	224.09'
C8	505.04'	5338.84'	005°25'12"	504.85'	N 64°38'16" W	252.71'

PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
---	---

SHEET 1 OF 2	GROSS TAKE _____ 0.552 Ac.
	NET TAKE _____ 0.552 Ac.
DRAWN BY <u>AJG/CAW</u>	REMAIN _____ LARGE
DATE <u>Aug 2021</u>	PARCEL NO. 16



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C7	447.48'	3250.30'	007°53'17"	447.12'	N 71°17'01" W	224.09'
C8	505.04'	5338.84'	005°25'12"	504.85'	N 64°38'16" W	252.71'

- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY REQUIRED
- AREA REMAINING

LEGEND:

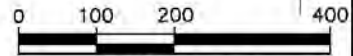
- PRIMARY PROPERTY MONUMENT

GENERAL NOTES

1. THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-2 OF 2.




SCALE IN FEET

PREPARED BY: R&M CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECC111

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGE 1B: PROJECT NO. CFHWY00694	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
---	---

SHEET 2 OF 2	GROSS TAKE _____ 0.552 Ac.
	NET TAKE _____ 0.552 Ac.
DRAWN BY <u>AJG/CAW</u>	REMAIN _____ LARGE
DATE <u>Aug 2021</u>	PARCEL NO. 16

 <p style="text-align: center;">STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</p> <p style="text-align: center;">QUITCLAIM DEED (Corporate/Partial Property / Controlled Access Without Frontage Road)</p>	<p>PROJECT NAME: <u>STERLING HWY MP 45-60 SUNRISE TO SKILAK ROAD RECONSTRUCTION</u></p> <p>STATE PROJECT #: Z530140000</p> <p>FEDERAL-AID PROJECT #: 0212015</p> <p>PARCEL #: 17-18, 19A & B, 20, 22-32 (15 total)</p>
---	--

The GRANTOR, **KENAI PENINSULA BOROUGH**, whose mailing address is 144 North Binkley Street, Soldotna, Alaska 99669, for and in consideration of ten dollars, and other valuable consideration, in hand paid, conveys and quitclaims to the GRANTEE, **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES**, whose mailing address is P.O. Box 196900, Anchorage, Alaska 99519, all rights, title, and interest, if any, which it has or may hereinafter acquire in the following-described real estate located in the State of Alaska, all that part of the following-described land:

Parcel 17: A portion of :

Tract "A", Alaska State Land Survey 2003-2, according to the official plat thereof, filed under Plat Number 2005-10, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 50.130 acres, more or less.

Parcel 18: A portion of :

Tract "A", Alaska State Land Survey 2002-5, according to the official plat thereof, filed under Plat Number 2003-3, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 9.177 acres, more or less.

Parcel 19A&B: A portion of :

Tract "J", Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 15.714 acres, more or less.

Parcel 20: A portion of :

Government Lots 1,2,3 & 4, Section 28, Township 5 North, Range 3 West, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 36.149 acres, more or less.

Parcel 22: A portion of :

Tract "F", Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 1.378 acres, more or less.

Parcel 23: A portion of :

Lot 8, Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 0.525 acres, more or less.

Parcel 24: A portion of :

Lot 7, Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 1.103 acres, more or less.

Parcel 25: A portion of :

Lot 6, Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 1.631 acres, more or less.

Parcel 26: A portion of :

Lot 5, Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 1.667 acres, more or less.

Parcel 27: A portion of :

Lot 4, Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 2.259 acres, more or less.

Parcel 28: A portion of :

Lot 3, Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 2.325 acres, more or less.

Parcel 29: A portion of :

Lot 2, Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 0.406 acres, more or less.

Parcel 30: A portion of :

Tract "B", Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 8.192 acres, more or less.

Parcel 31: A portion of :

Tract "A", Birch and Grouse Ridge Subdivision, according to the official plat thereof, filed under Plat Number 2004-14, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 8.265 acres, more or less.

Parcel 32: A portion of :

Tract "A" of US Survey No. 5105, records of the Seward Recording District, Third Judicial District, State of Alaska. Containing 4.264 acres, more or less.

which lies within the right-of-way lines of Alaska Project No. Z530140000 delineated as to said tracts of land on the plats attached hereto and made a part hereof of this instrument and designated as Parcels 17-18, 19A & B, 20 and 22-32. Said parcels, containing 143.185 acres, more or less, in addition to existing right-of-way, is hereby conveyed to the State Of Alaska, Department Of Transportation And Public Facilities.

This property is acquired to enable the State of Alaska to construct and maintain a public highway for the Alaska Project identified above, commonly referred to as the Cooper Landing Bypass, as a controlled access facility in accordance with AS 19.20.020 – AS 19.20.070. Included in the acquisition of the above-described property is a fee simple interest together with all easements or any rights of ingress or egress to, from, or across the controlled access facility, to or from the remaining property of which the above-described property was a part.

Dated this _____ day of _____, 2_____.

ATTEST:

Kenai Peninsula Borough:

By: _____

Filed for Record at the Request of
and Return to:
DOT&PF ROW Engineering
P.O. Box 196900
Anchorage, AK 99519-6900
State Business-No Charge

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss
3RD JUDICIAL DISTRICT)

On this ____ day of _____, 2____, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared _____ for the Kenai Peninsula Borough, known to me to be the identical individual who executed the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

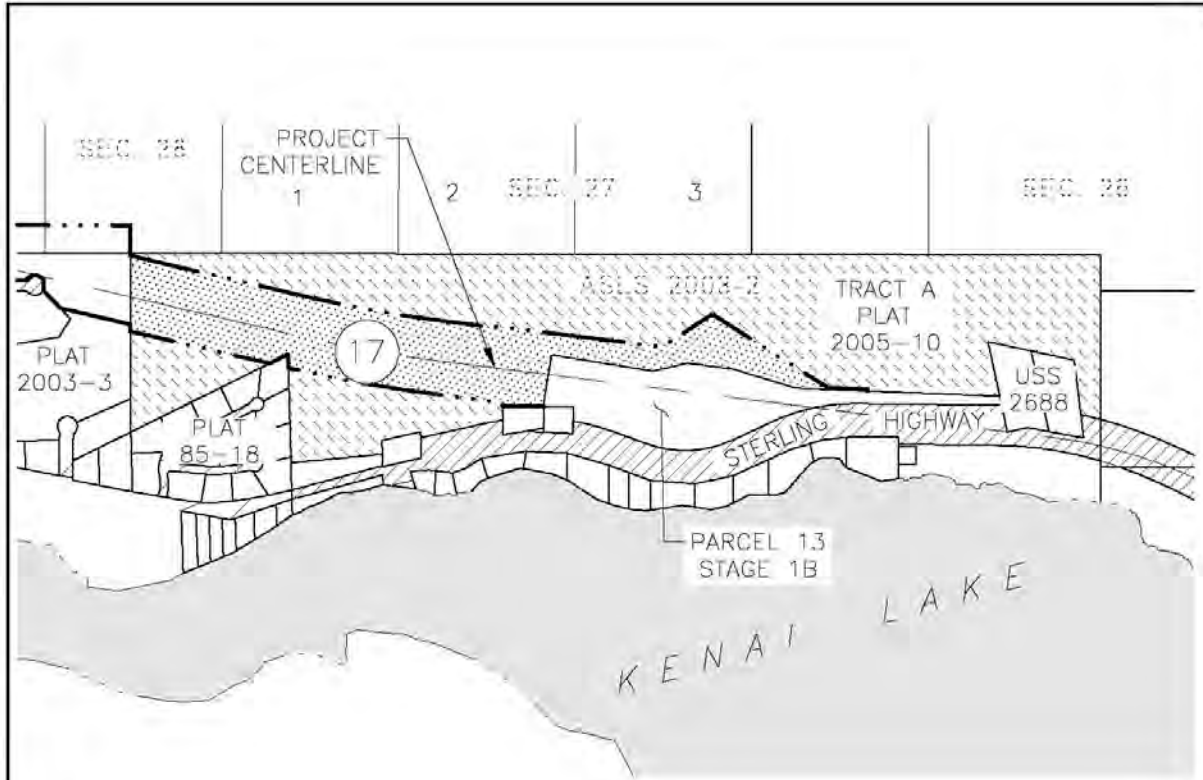
CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

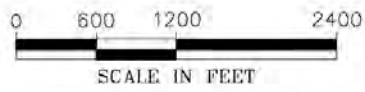
IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2____.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: _____
For the Commissioner



NOTE:
SEE SHEET 6 OF 6 FOR LINE & CURVE TABLES AND LEGEND.



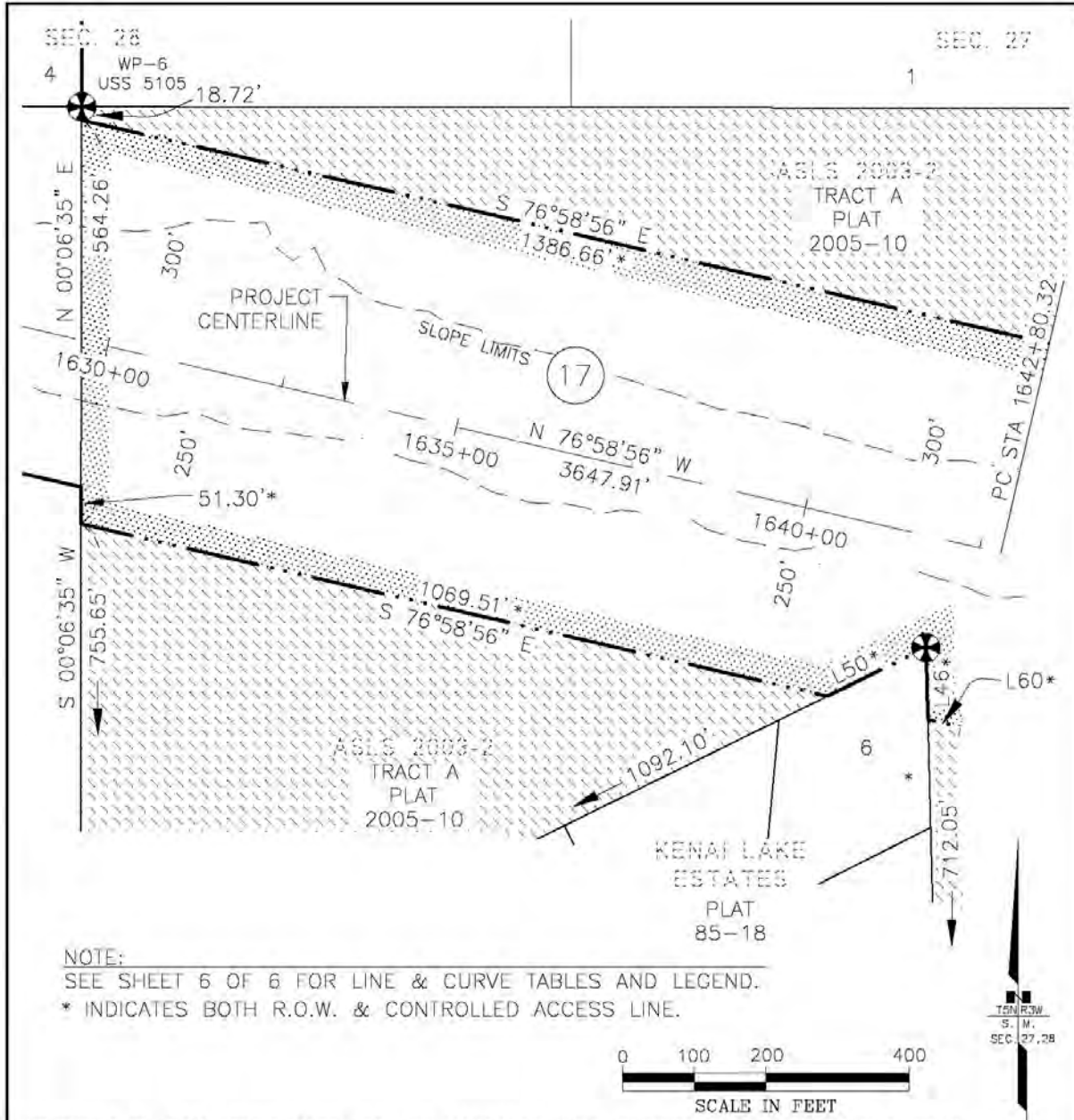
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
ATTACHED TO _____
PAGE ____ OF ____ DATED _____

SHEET 1 OF 6 GROSS TAKE _____ 50.130 Ac.
NET TAKE _____ 50.130 Ac.
DRAWN BY AJG/CAW REMAIN _____ LARGE
DATE Sep 2021 **PARCEL NO. 17**

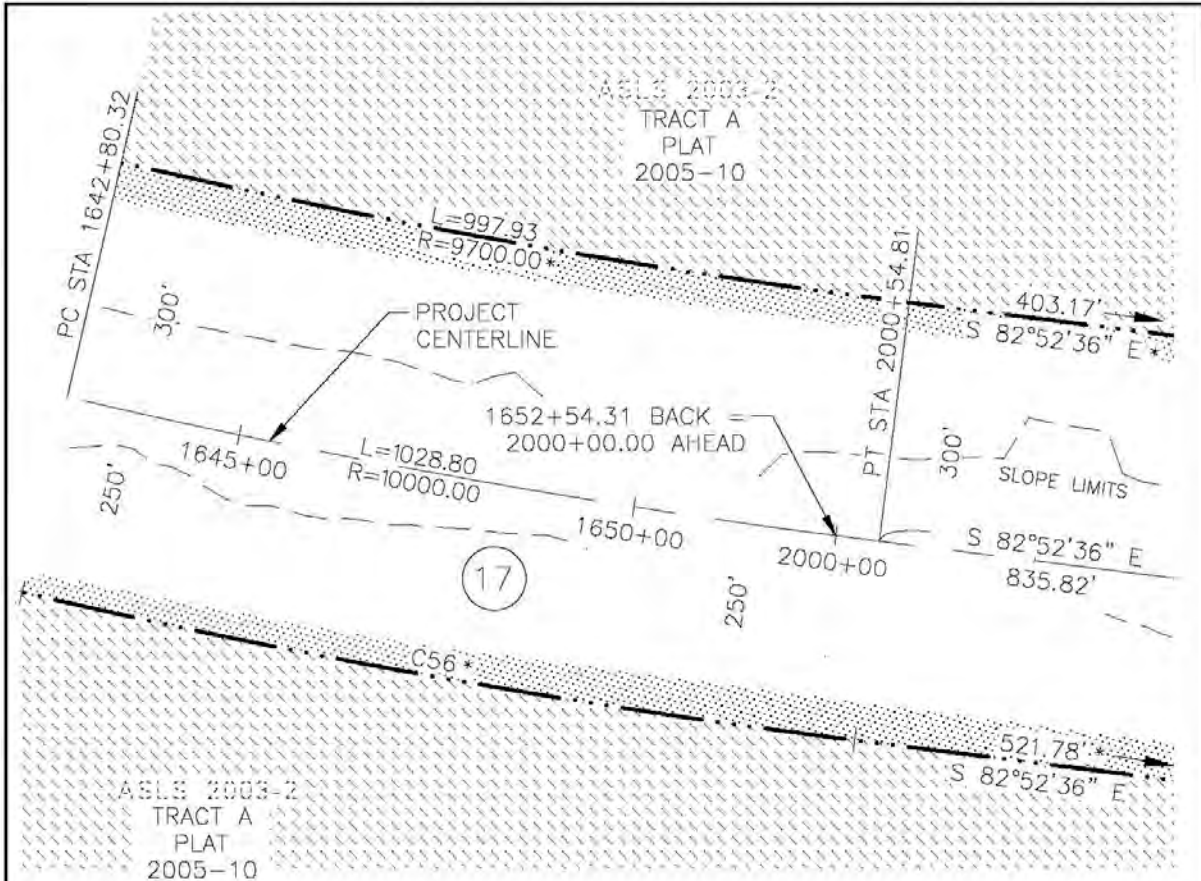


STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

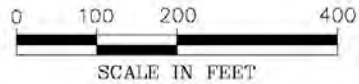
RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 2 OF 6 GROSS TAKE _____ 50.130 Ac.
 NET TAKE _____ 50.130 Ac.
 DRAWN BY AJG/CAW REMAIN _____ LARGE
 DATE Sep 2021 **PARCEL NO. 17**



NOTE:
 SEE SHEET 6 OF 6 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



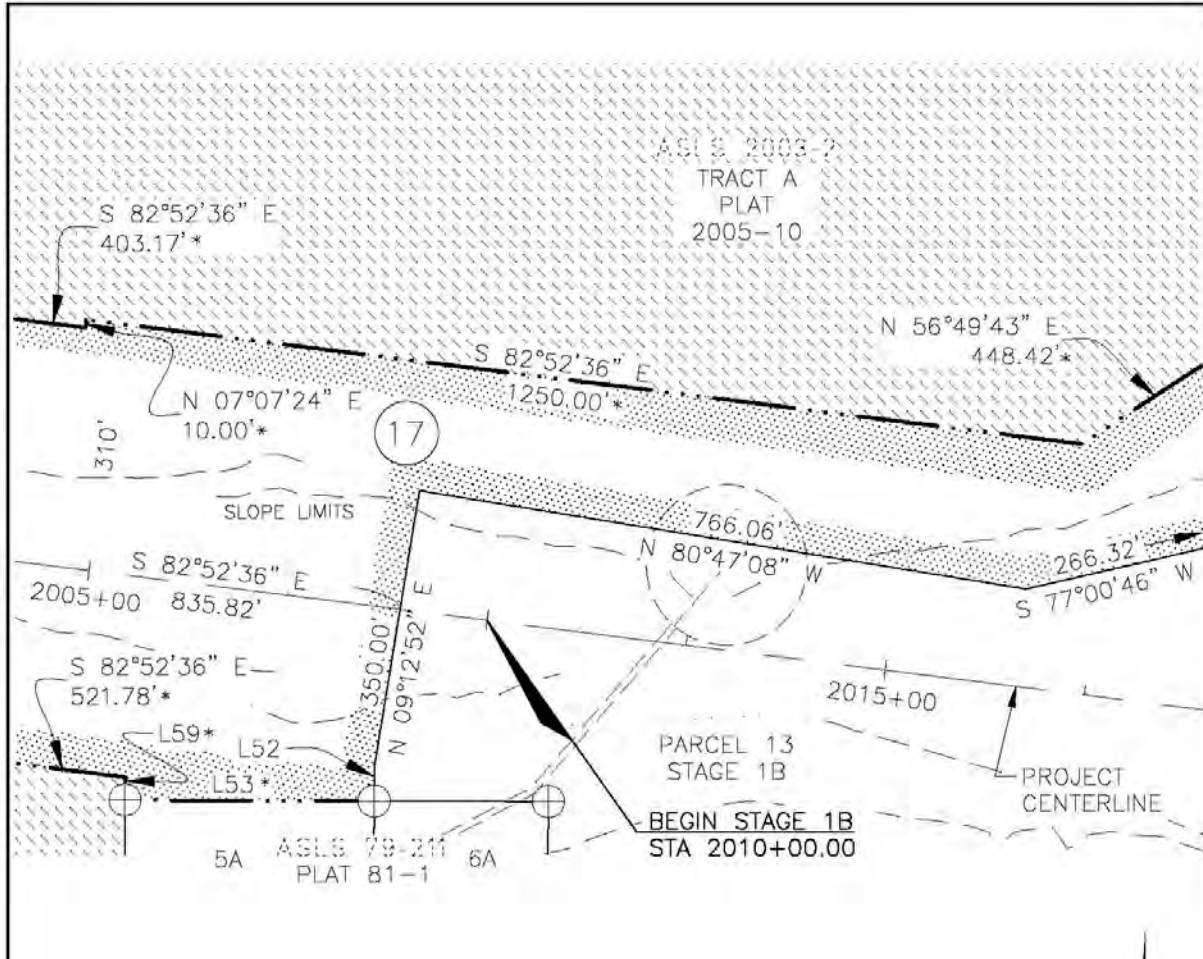
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

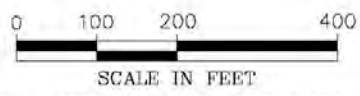
RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 3 OF 6 GROSS TAKE _____ 50.130 Ac.
 NET TAKE _____ 50.130 Ac.
 DRAWN BY AJG/CAW REMAIN _____ LARGE
 DATE Sep 2021 **PARCEL NO. 17**



NOTE:
 SEE SHEET 6 OF 6 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.

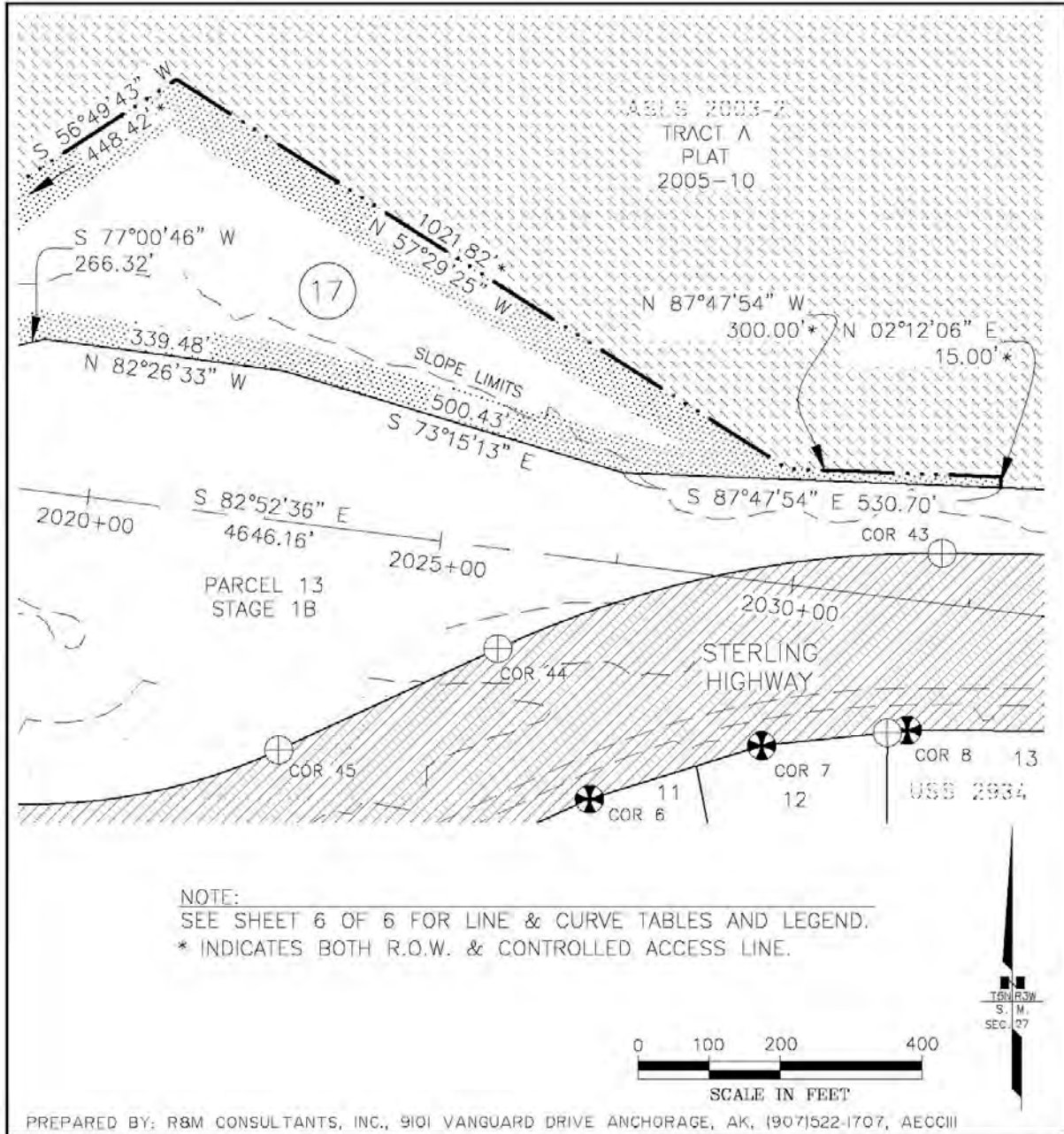


PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
---	---

SHEET 4 OF 6 DRAWN BY <u>AJG/CAW</u> DATE <u>Sep 2021</u>	GROSS TAKE <u>50.130</u> Ac. NET TAKE <u>50.130</u> Ac. REMAIN <u>LARGE</u>	PARCEL NO. 17
--	---	----------------------



PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
ATTACHED TO _____
PAGE ____ OF ____ DATED _____



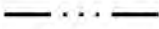




SHEET 5 OF 6 GROSS TAKE _____ 50.130 Ac.
NET TAKE _____ 50.130 Ac.
DRAWN BY AJG/CAW REMAIN _____ LARGE
DATE Sep 2021 **PARCEL NO. 17**

LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	100.50'	S 01°29'10" E
L50	153.71'	N 63°44'45" E
L52	41.31'	S 00°15'01" W
L53	310.50'	S 89°45'24" E
L59	28.38'	N 00°13'39" E
L60	46.94'	S 76°58'56" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C56	1054.52'	10250.00'	005°53'40"	1054.05'	S 79°55'46" E	527.72'

GENERAL NOTE:
 THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

LEGEND:

-  PRIMARY GOVERNMENT MONUMENT
-  PRIMARY PROPERTY MONUMENT
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-6 OF 6.

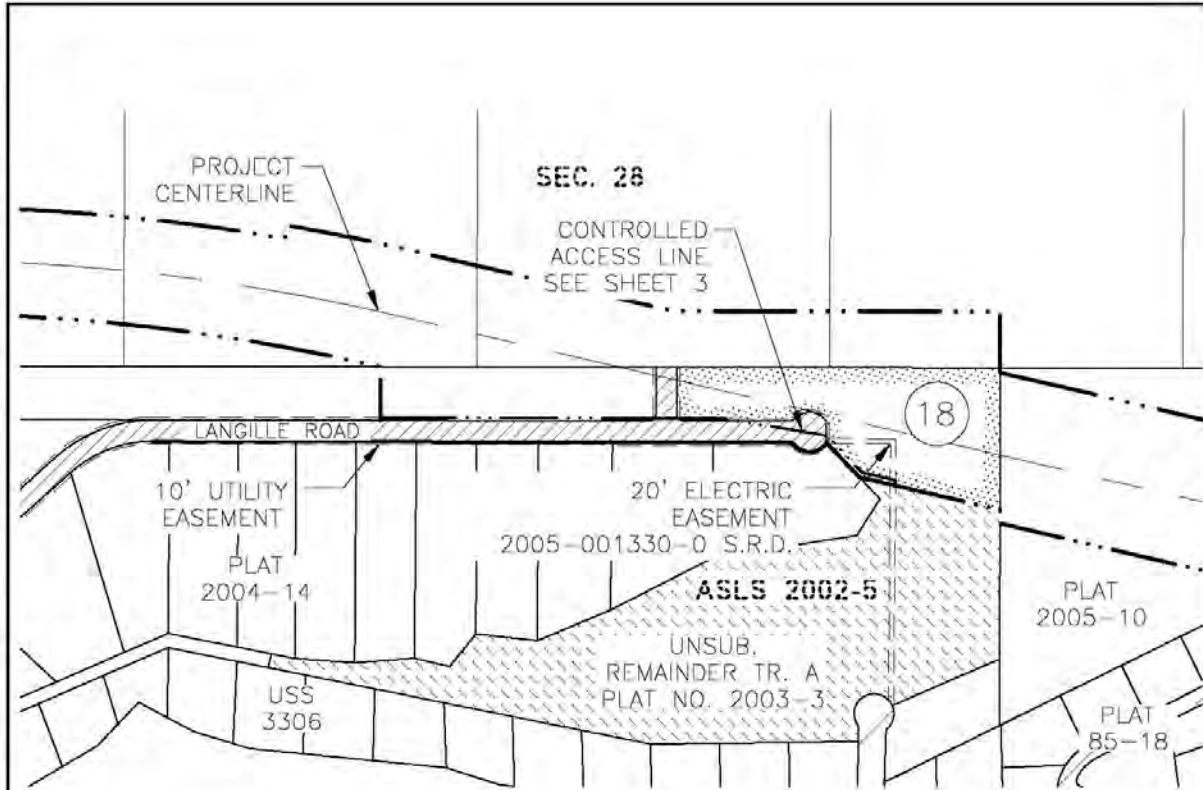
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

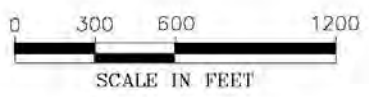
OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 6 OF 6 GROSS TAKE _____ 50.130 Ac.
 NET TAKE _____ 50.130 Ac.
 DRAWN BY AJG/CAW REMAIN _____ LARGE
 DATE Sep 2021 **PARCEL NO. 17**



NOTE:
SEE SHEET 3 OF 3 FOR LINE & CURVE TABLES AND CONTROLLED ACCESS LINE DETAIL.

GENERAL NOTE:
THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

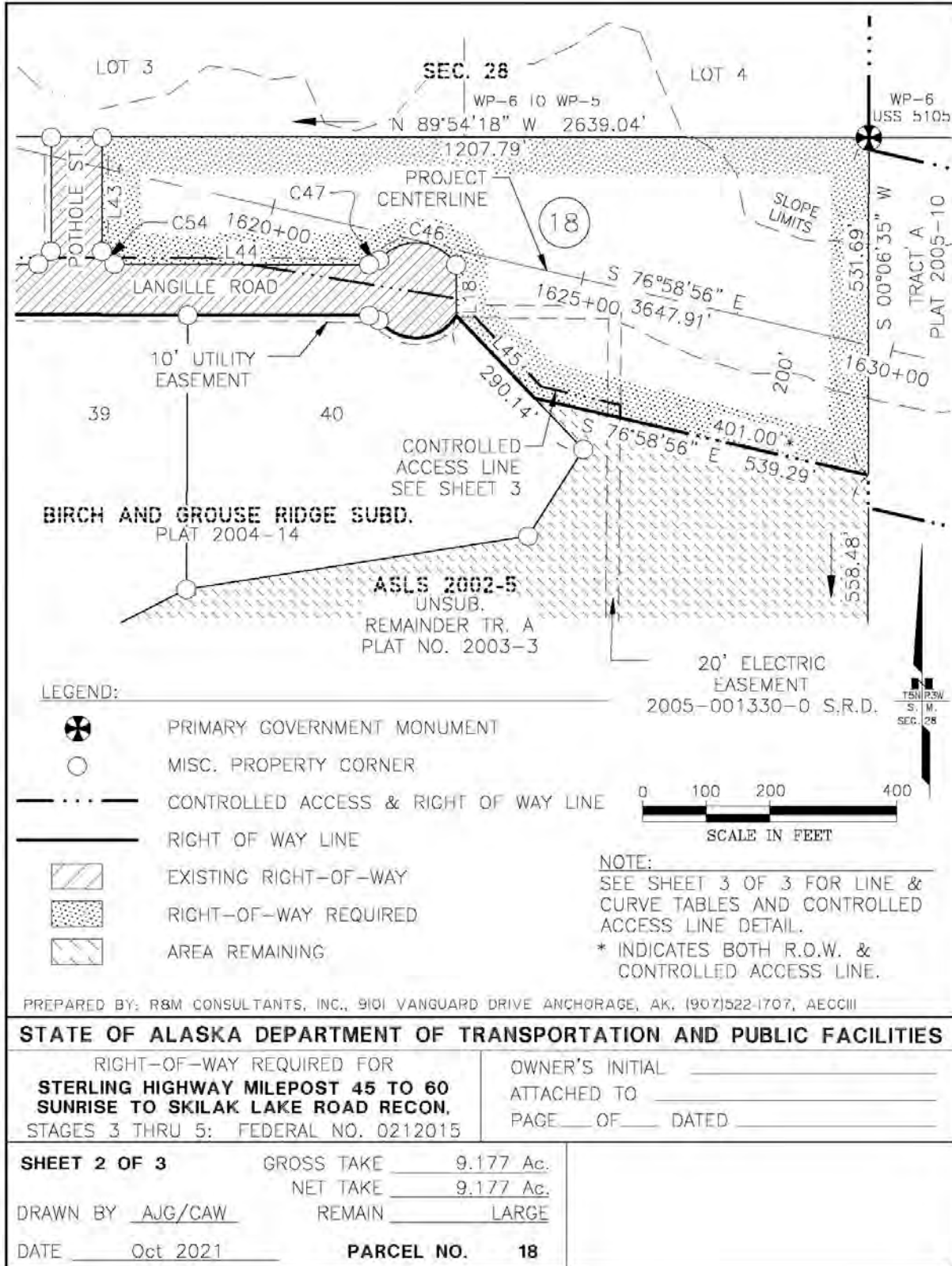


PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII








STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

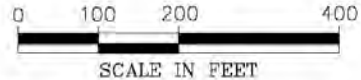
RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
---	---

SHEET 1 OF 3	GROSS TAKE _____ 9.177 Ac.
	NET TAKE _____ 9.177 Ac.
DRAWN BY <u>AJG/CAW</u>	REMAIN _____ LARGE
DATE <u>Oct 2021</u>	PARCEL NO. 18



LEGEND:

-  PRIMARY GOVERNMENT MONUMENT
-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING



NOTE:
 SEE SHEET 3 OF 3 FOR LINE & CURVE TABLES AND CONTROLLED ACCESS LINE DETAIL.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.

PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCII

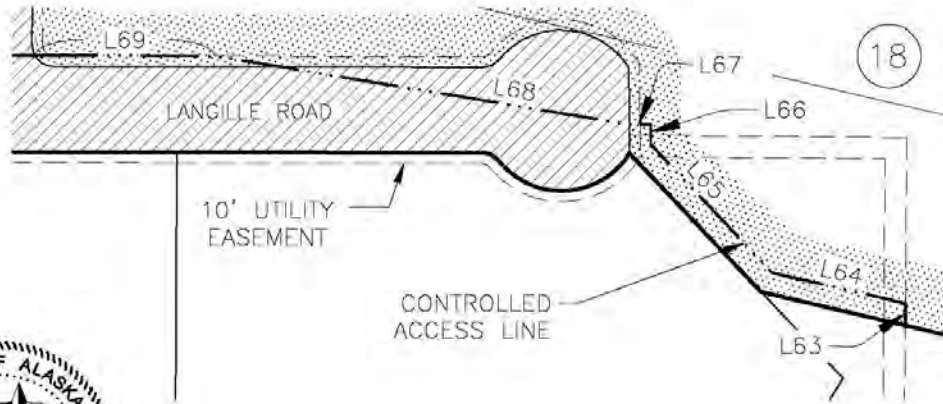
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
SHEET 2 OF 3	GROSS TAKE _____ 9.177 Ac. NET TAKE _____ 9.177 Ac. REMAIN _____ LARGE
DRAWN BY <u>AJG/CAW</u>	DATE <u>Oct 2021</u>
PARCEL NO. 18	

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C46	142.02'	75.00'	108°29'40"	121.73'	S 86°24'19" E	104.17'
C47	17.85'	20.00'	051°07'47"	17.26'	N 64°55'13" E	9.57'
C54	31.29'	20.00'	089°39'06"	28.20'	S 44°36'40" E	19.88'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	80.07'	S 00°19'56" E
L43	181.04'	S 00°05'13" W
L44	401.15'	S 89°51'36" E
L45	178.83'	S 43°29'24" E
L63	20.49'	N 00°29'39" E
L64	127.83'	N 76°58'56" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L65	164.90'	N 43°29'24" W
L66	19.14'	N 00°19'56" W
L67	20.00'	S 89°40'04" W
L68	392.83'	N 80°37'52" W
L69	168.15'	N 89°51'36" W



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-3 OF 3.

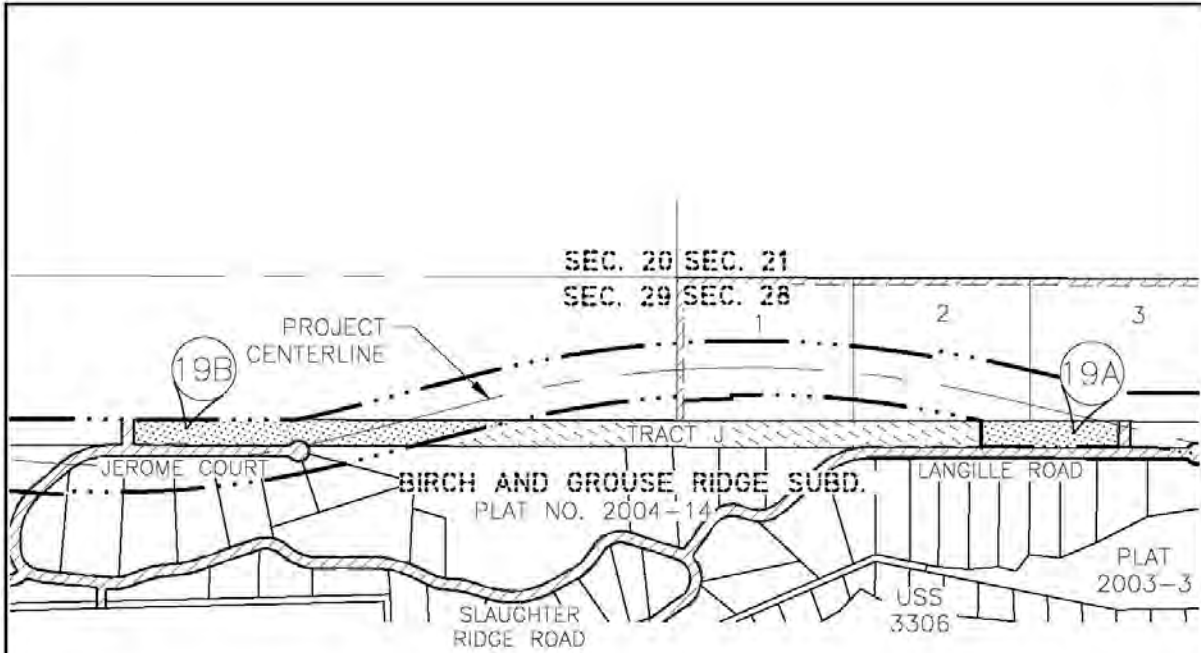
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

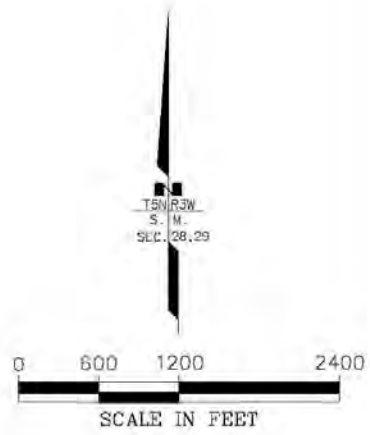
RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
ATTACHED TO _____
PAGE ____ OF ____ DATED _____

SHEET 3 OF 3 GROSS TAKE _____ 9.177 Ac.
NET TAKE _____ 9.177 Ac.
DRAWN BY AJG/CAW REMAIN _____ LARGE
DATE Oct 2021 **PARCEL NO. 18**



NOTE:
 SEE SHEETS 2 THRU 5 FOR PARCEL 19B.
 SEE SHEETS 6 THRU 7 FOR PARCEL 19A.
 SEE SHEET 8 OF 8 FOR LEGEND.



PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

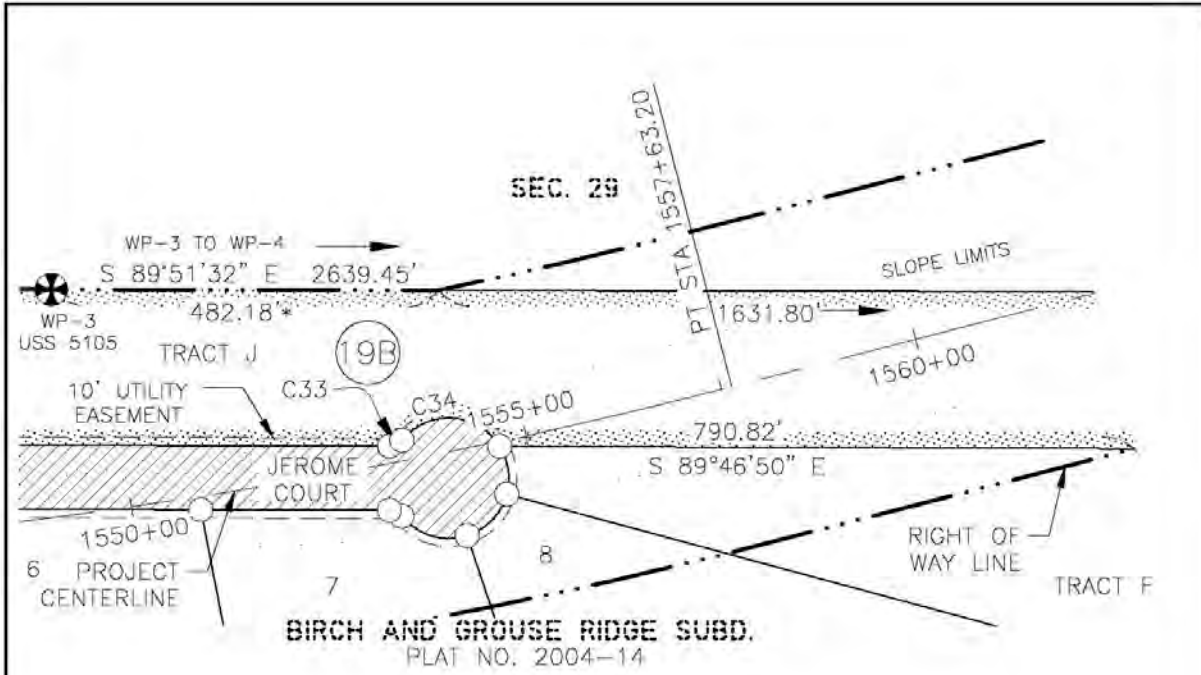
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

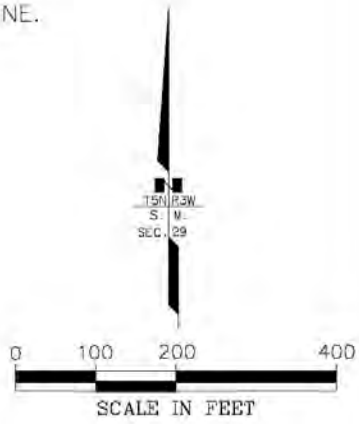
OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 1 OF 8 19 A&B GROSS TAKE _____ 15.714 Ac.
 19 A&B NET TAKE _____ 15.714 Ac.
 DRAWN BY AJG/CAW REMAIN _____ 17.816 Ac.±

DATE Oct 2021 **PARCEL NO. 19 A&B**



NOTE:
 SEE SHEET 5 OF 8 FOR PARCEL 19B LINE & CURVE TABLES.
 SEE SHEET 8 OF 8 FOR LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES








RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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SHEET 3 OF 8	19B GROSS TAKE _____ 10.972 Ac. 19B NET TAKE _____ 10.972 Ac.	
DRAWN BY <u>AJG/CAW</u>	REMAIN _____ 17.816 Ac.±	
DATE <u>Oct 2021</u>	PARCEL NO. 19B	

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

LEGEND:

-  PRIMARY GOVERNMENT MONUMENT
-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-7 OF 8.

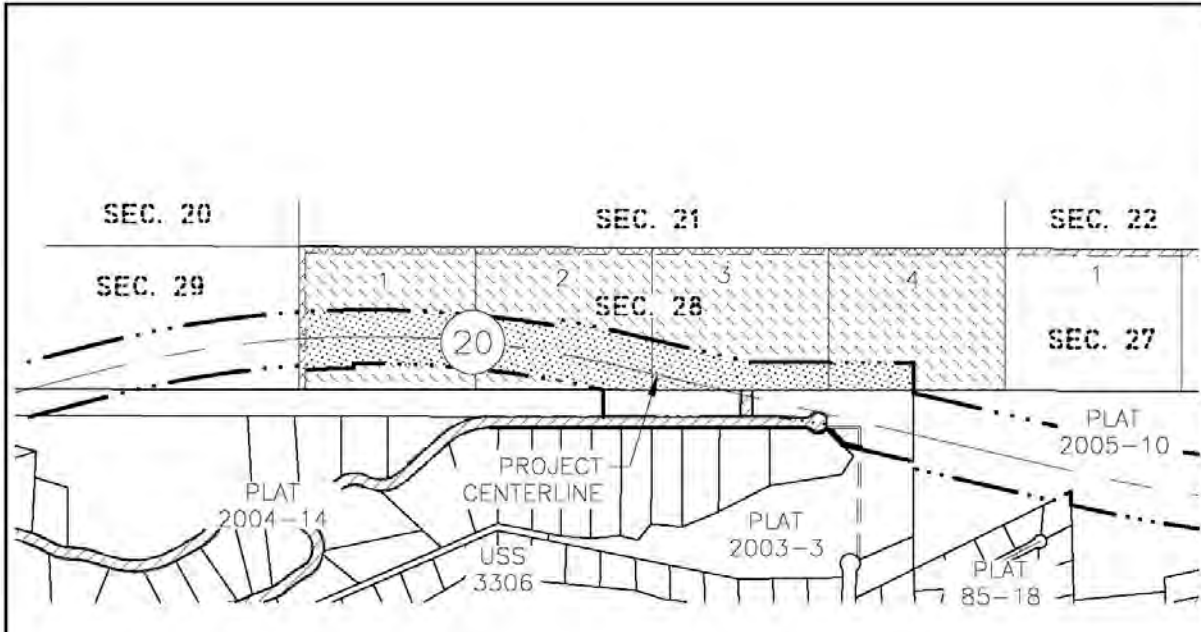
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

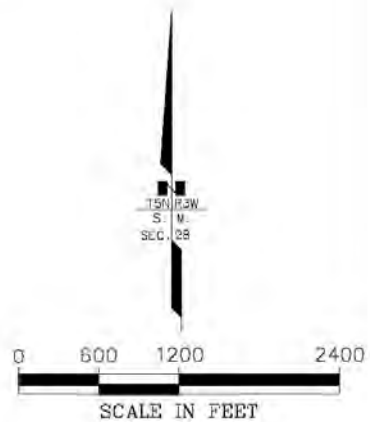
RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 8 OF 8 19 A&B GROSS TAKE _____ 15.714 Ac.
 19 A&B NET TAKE _____ 15.714 Ac.
 DRAWN BY AJG/CAW REMAIN _____ 17.816 Ac.±
 DATE Oct 2021 **PARCEL NO. 19A&B**



NOTE:
 SEE SHEET 6 OF 6 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



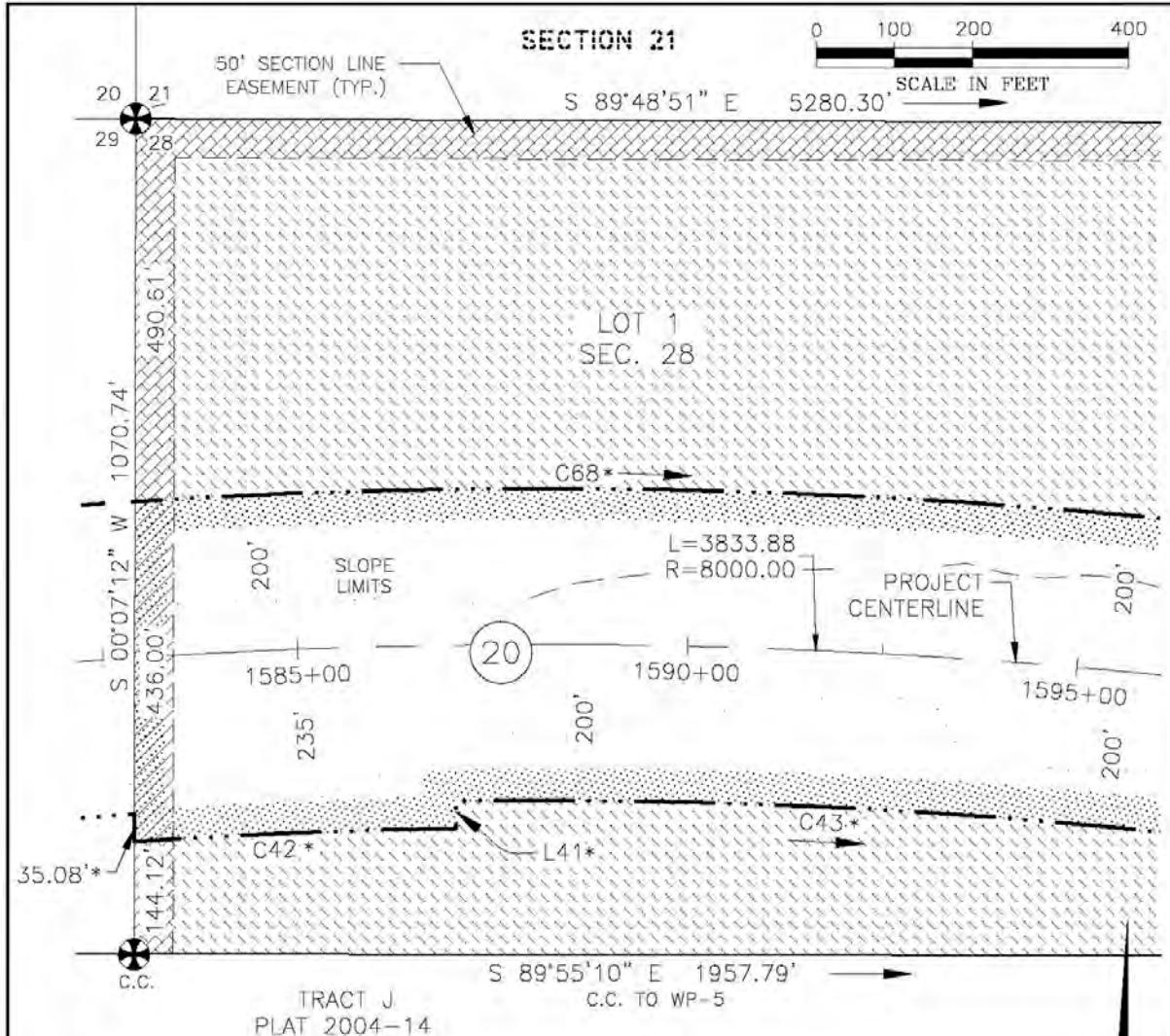
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 1 OF 6 GROSS TAKE _____ 36.149 Ac.
 NET TAKE _____ 35.649 Ac.
 DRAWN BY AJG/CAW REMAIN _____ LARGE
 DATE Oct 2021 **PARCEL NO. 20**



NOTE:
 SEE SHEET 6 OF 6 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.

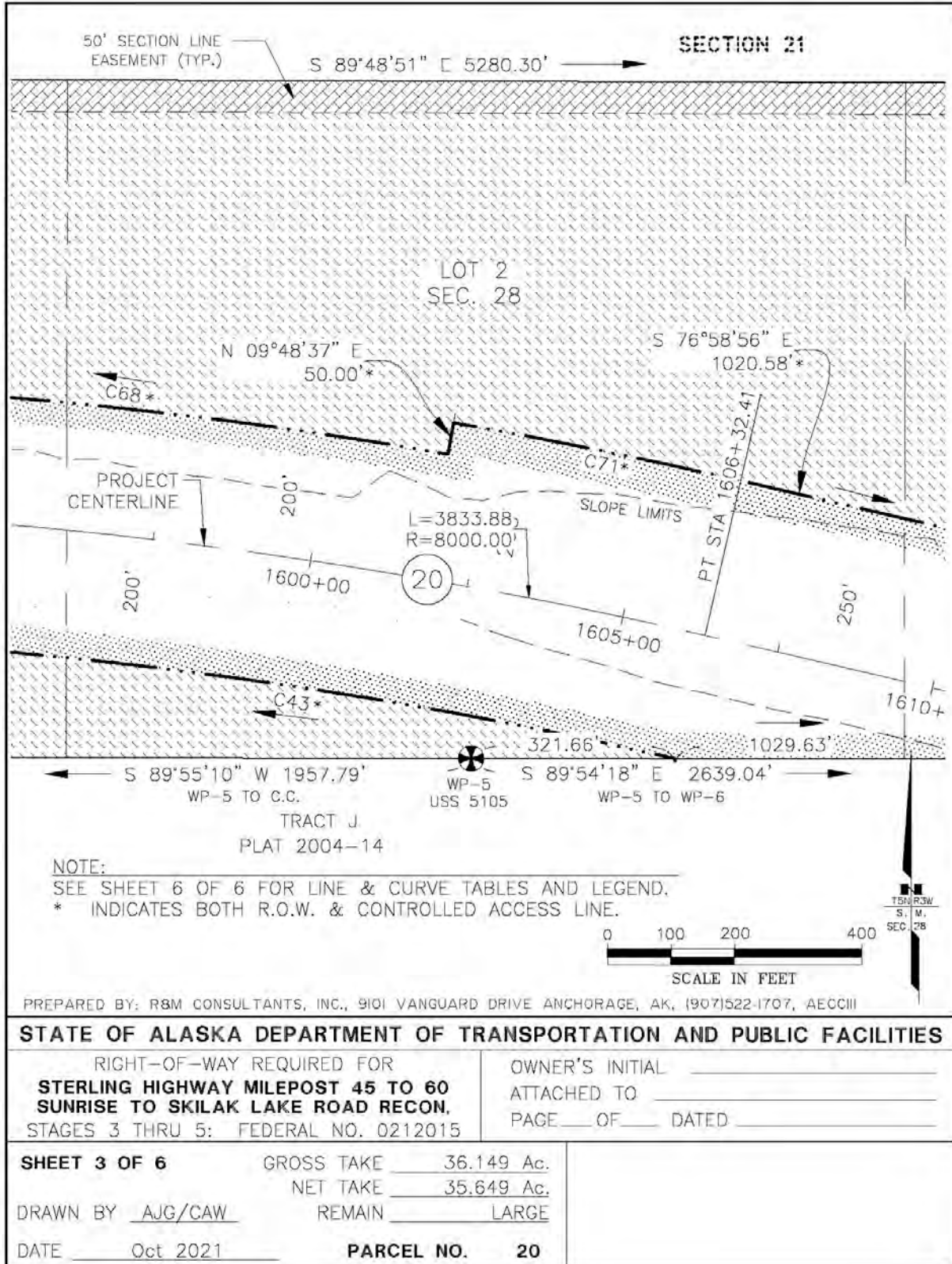
T5N R3W
 S. M.
 SEC. 28

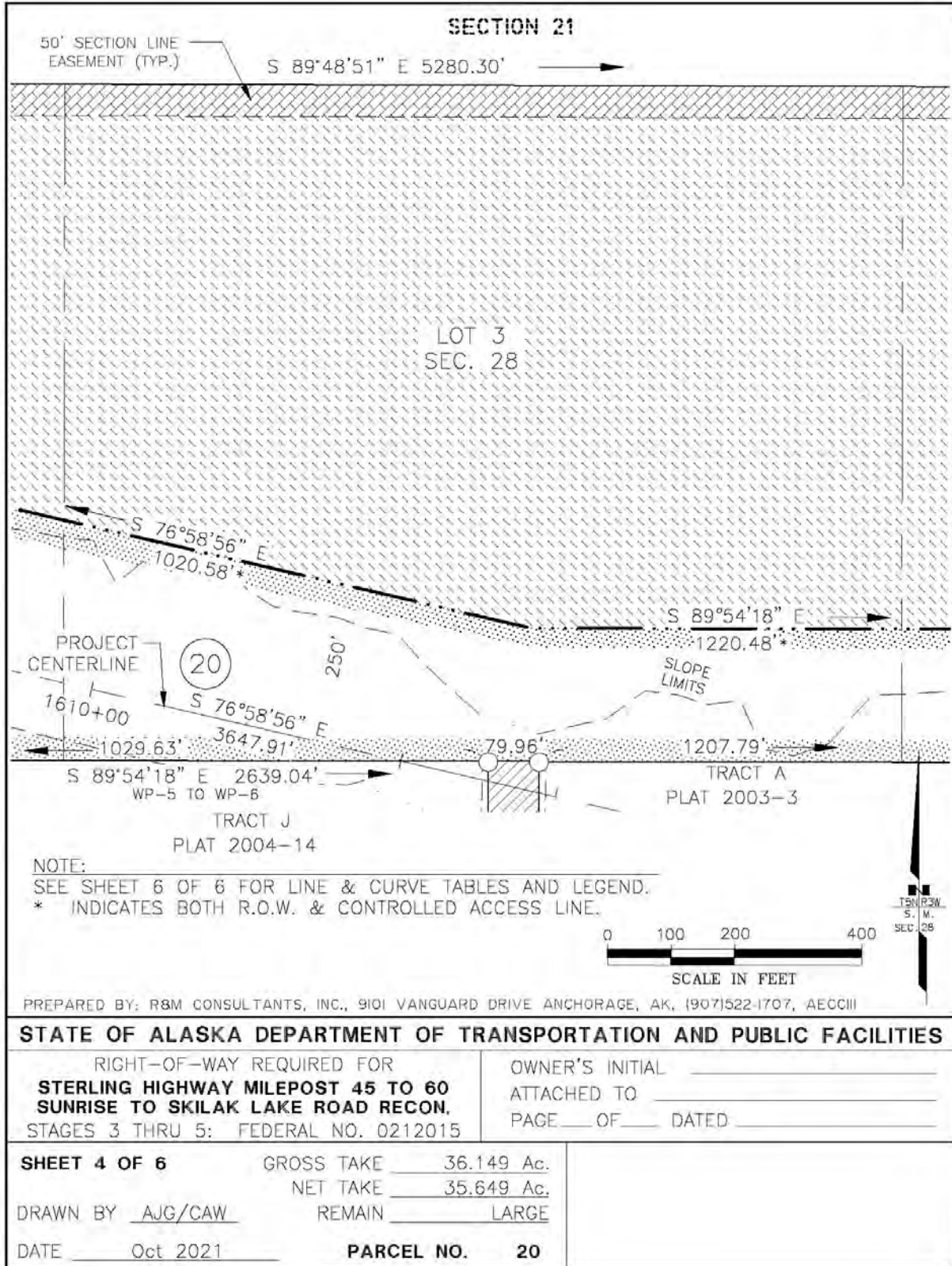
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

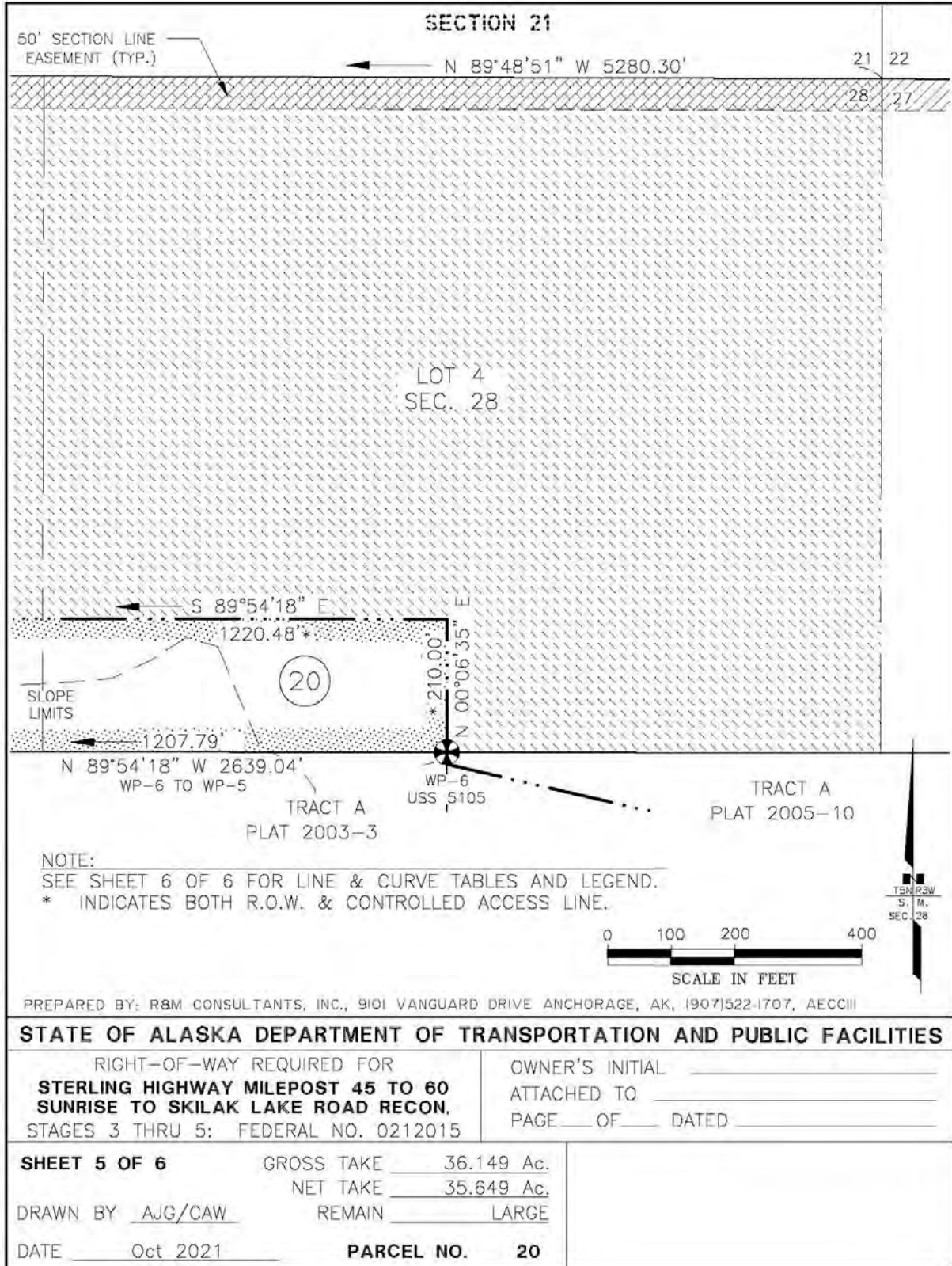
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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SHEET 2 OF 6 DRAWN BY <u>AJG/CAW</u> DATE <u>Oct 2021</u>	GROSS TAKE <u>36.149</u> Ac. NET TAKE <u>35.649</u> Ac. REMAIN <u>LARGE</u>	PARCEL NO. 20
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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES









RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
---	---

SHEET 5 OF 6	GROSS TAKE _____ 36.149 Ac.
	NET TAKE _____ 35.649 Ac.
DRAWN BY <u>AJG/CAW</u>	REMAIN _____ LARGE
DATE <u>Oct 2021</u>	PARCEL NO. 20

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	35.00'	N 00°49'19" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C42	412.73'	7765.00'	003°02'43"	412.68'	N 87°39'19" E	206.41'
C43	1882.48'	7800.00'	013°49'41"	1877.91'	N 83°54'29" W	945.83'
C68	1927.60'	8200.00'	013°28'07"	1923.17'	S 86°55'16" E	968.26'
C71	461.45'	8250.00'	003°12'17"	461.39'	S 78°35'04" E	230.78'

LEGEND:

-  PRIMARY GOVERNMENT MONUMENT
-  PRIMARY PROPERTY MONUMENT
-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-6 OF 6.

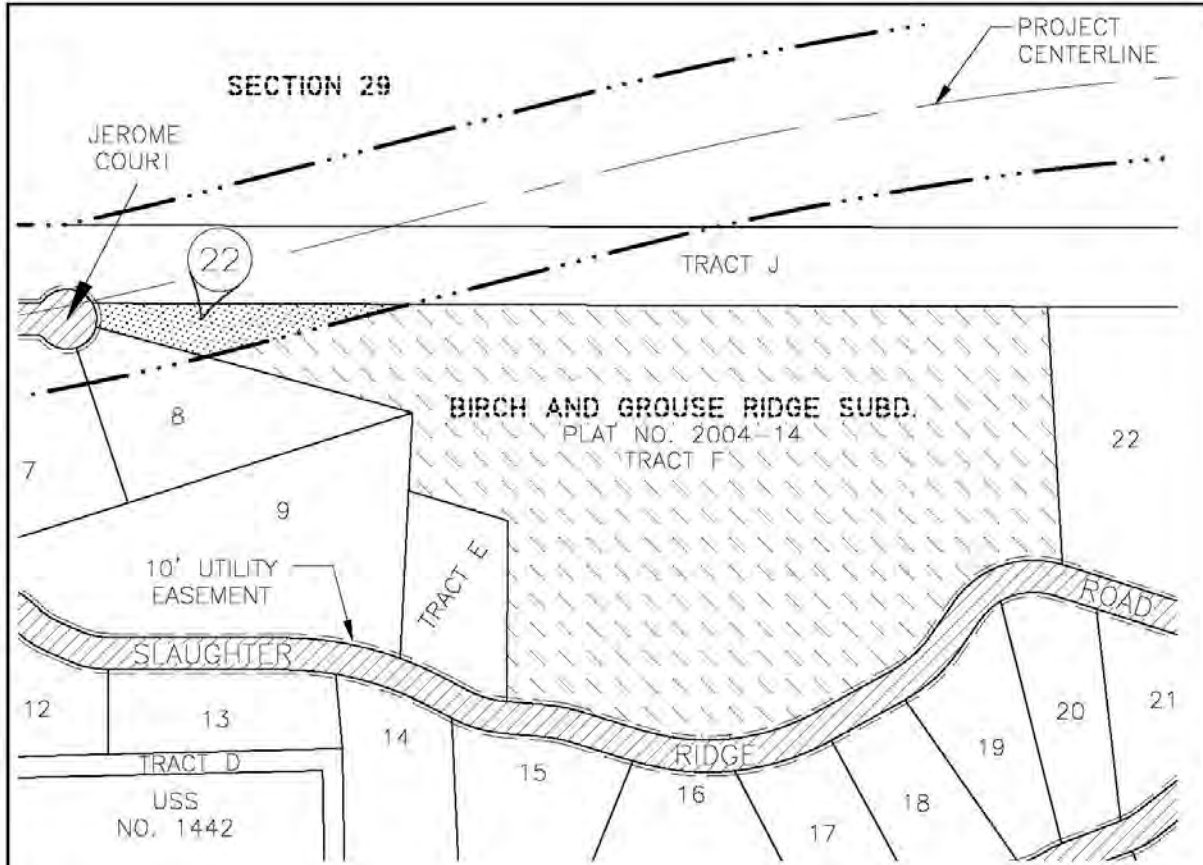
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 6 OF 6 GROSS TAKE _____ 36.149 Ac.
 NET TAKE _____ 35.649 Ac.
 DRAWN BY AJG/CAW REMAIN _____ LARGE
 DATE Oct 2021 **PARCEL NO. 20**

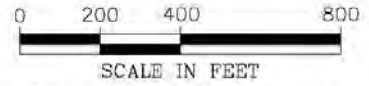


GENERAL NOTE:
 THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-2 OF 2.

PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

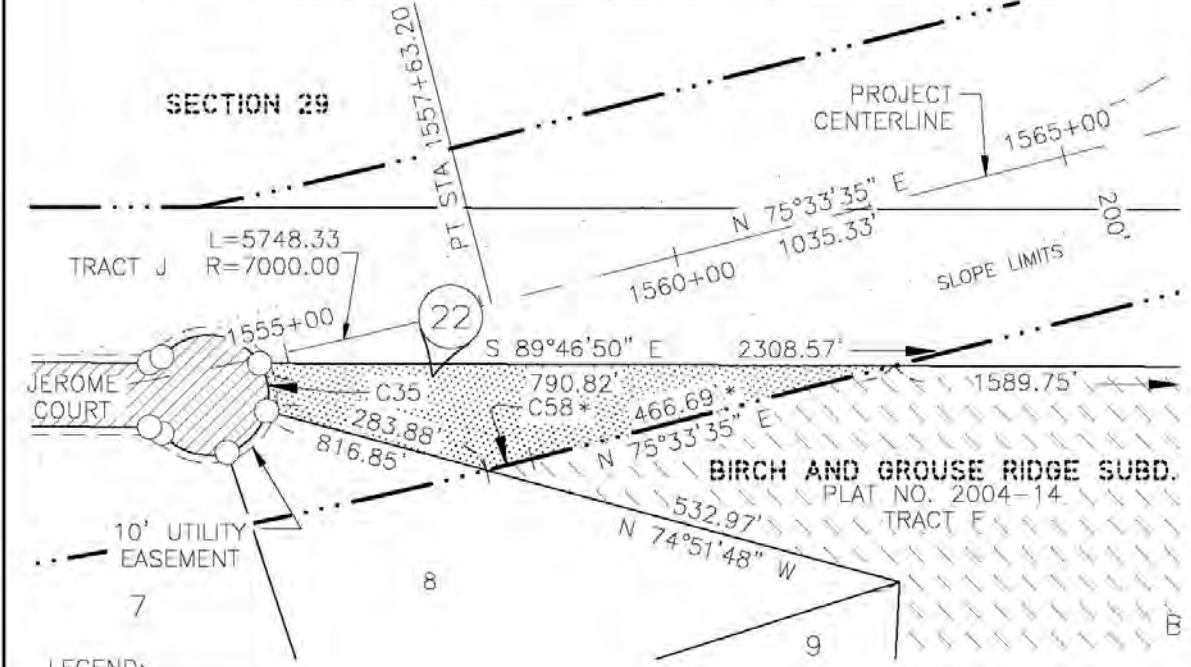


STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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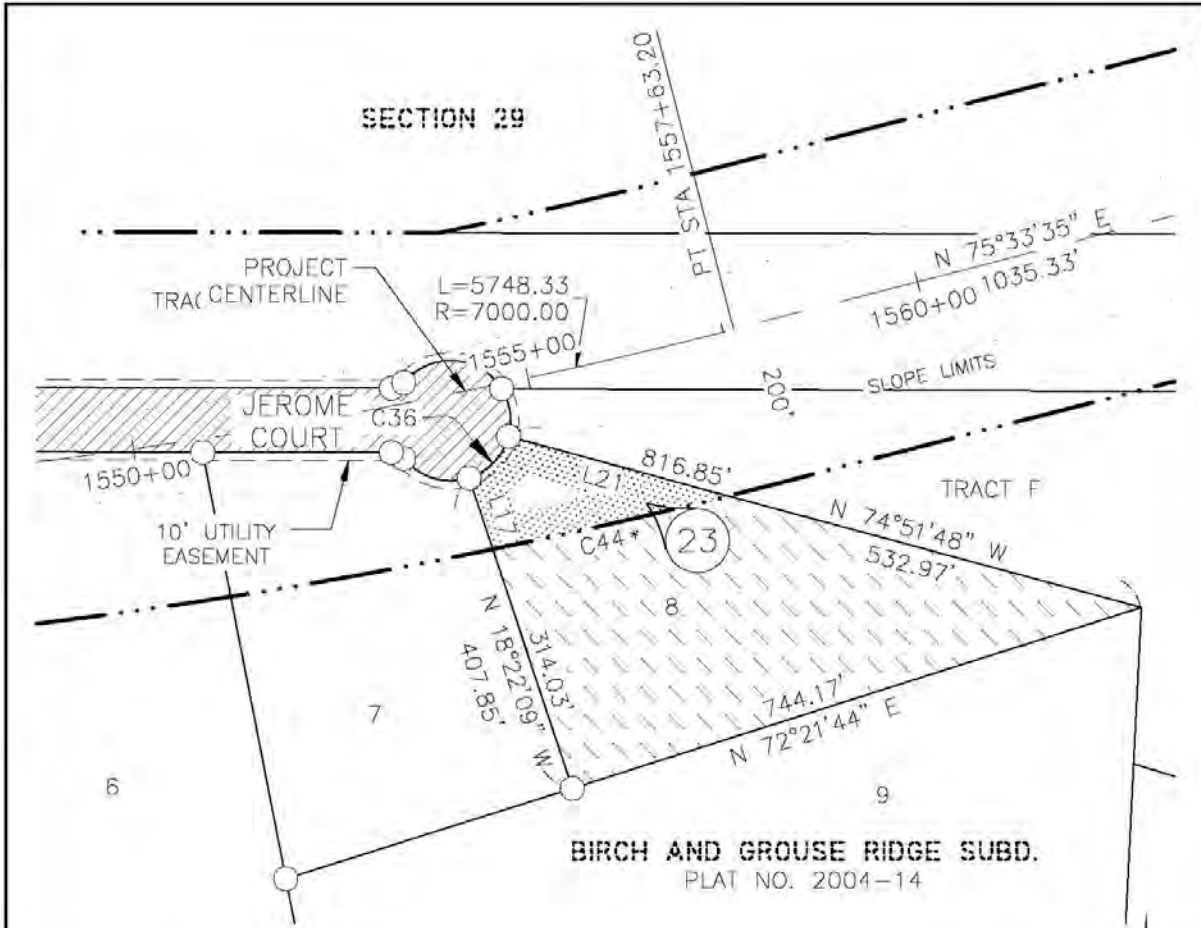
SHEET 1 OF 2 DRAWN BY <u>AJG</u> DATE <u>Oct 2021</u>	GROSS TAKE <u>1.378</u> Ac. NET TAKE <u>1.378</u> Ac. REMAIN <u>33.742</u> Ac.± PARCEL NO. 22
---	---

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C35	61.87'	75.00'	047°15'42"	60.13'	N 08°18'55" W	32.81'
C58	57.91'	7200.00'	000°27'39"	57.91'	N 75°47'24" E	28.95'



PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	
RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
SHEET 2 OF 2 DRAWN BY <u> AJG </u> DATE <u> Oct 2021 </u>	GROSS TAKE <u> 1.378 </u> Ac. NET TAKE <u> 1.378 </u> Ac. REMAIN <u> 33.742 </u> Ac.± PARCEL NO. 22

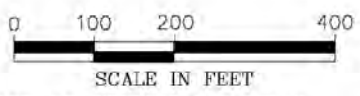


NOTE:
 SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



THIS SEAL IS FOR ALL WORK
 CONTAINED ON SHEETS 1-2 OF 2.

PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII



TSN/R3W
 S. M.
 SEC. 29

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES






RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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SHEET 1 OF 2 DRAWN BY <u> AJG </u> DATE <u> Oct 2021 </u>	GROSS TAKE <u> 0.525 </u> Ac. NET TAKE <u> 0.525 </u> Ac. REMAIN <u> 3.530 </u> Ac.±	PARCEL NO. 23
--	--	----------------------

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	93.82'	N 18°22'09" W
L21	283.88'	N 74°51'48" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C36	74.39'	75.00'	056°49'45"	71.38'	N 43°34'43" E	40.58'
C44	301.16'	7200.00'	002°23'47"	301.13'	N 77°13'08" E	150.60'

LEGEND:

-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

Chad A. Wait

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

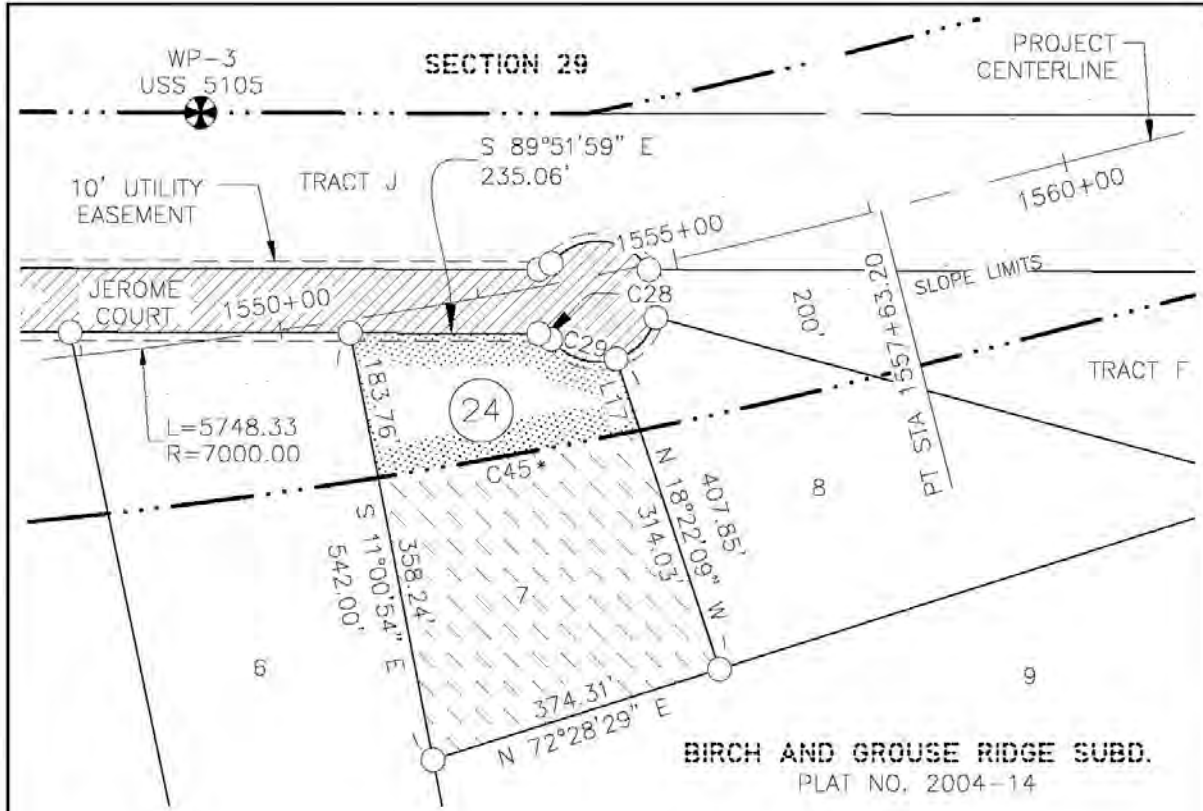
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

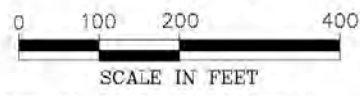
RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 2 OF 2 GROSS TAKE 0.525 Ac.
 NET TAKE 0.525 Ac.
 DRAWN BY AJG REMAIN 3.530 Ac.±
 DATE Oct 2021 **PARCEL NO. 23**



NOTE:
 SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-2 OF 2.
 PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES







RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
---	---

SHEET 1 OF 2 DRAWN BY <u> AJG </u> DATE <u> Oct 2021 </u>	GROSS TAKE <u> 1.103 </u> Ac. NET TAKE <u> 1.103 </u> Ac. REMAIN <u> 2.697 </u> Ac.±	PARCEL NO. 24
---	--	----------------------

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	93.82'	N 18°22'09" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C28	17.78'	20.00'	050°56'08"	17.20'	N 64°13'50" W	9.53'
C29	90.29'	75.00'	068°58'42"	84.94'	S 73°26'24" E	51.53'
C45	331.76'	7200.00'	002°38'24"	331.73'	N 79°44'13" E	165.91'

LEGEND:

-  PRIMARY GOVERNMENT MONUMENT
-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

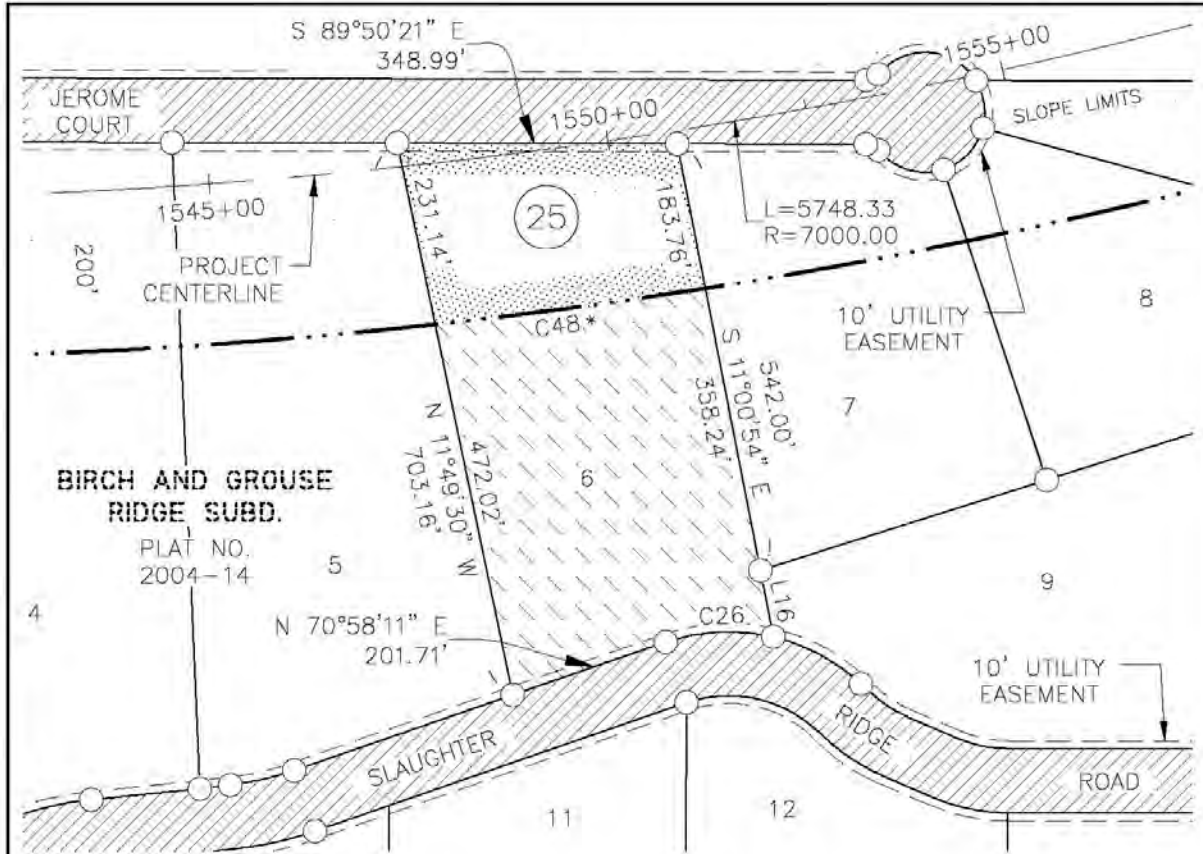
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 2 OF 2 GROSS TAKE _____ 1.103 Ac.
 NET TAKE _____ 1.103 Ac.
 DRAWN BY AJG REMAIN _____ 2.697 Ac.±
 DATE Oct 2021 **PARCEL NO. 24**



NOTE:
 SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



THIS SEAL IS FOR ALL WORK
 CONTAINED ON SHEETS 1-2 OF 2.

PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015






OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 1 OF 2 GROSS TAKE _____ 1.631 Ac.
 NET TAKE _____ 1.631 Ac.
 DRAWN BY AJG REMAIN _____ 3.404 Ac.±
 DATE Oct 2021 **PARCEL NO. 25**

LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	84.19'	S 10°57'52" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C26	135.75'	240.00'	032°24'29"	133.95'	S 87°05'19" W	69.74'
C48	339.74'	7200.00'	002°42'13"	339.71'	N 82°24'32" E	169.90'

LEGEND:

-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015






OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 2 OF 2 GROSS TAKE _____ 1.631 Ac.
 NET TAKE _____ 1.631 Ac.
 DRAWN BY AJG REMAIN _____ 3.404 Ac.±
 DATE Oct 2021 **PARCEL NO. 25**

LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	38.15'	N 82°54'28" E
L29	280.78'	S 89°52'22" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C25	81.78'	360.00'	013°00'58"	81.61'	N 77°20'45" E	41.07'
C49	318.39'	7200.00'	002°32'01"	318.37'	N 85°01'39" E	159.22'

LEGEND:

-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

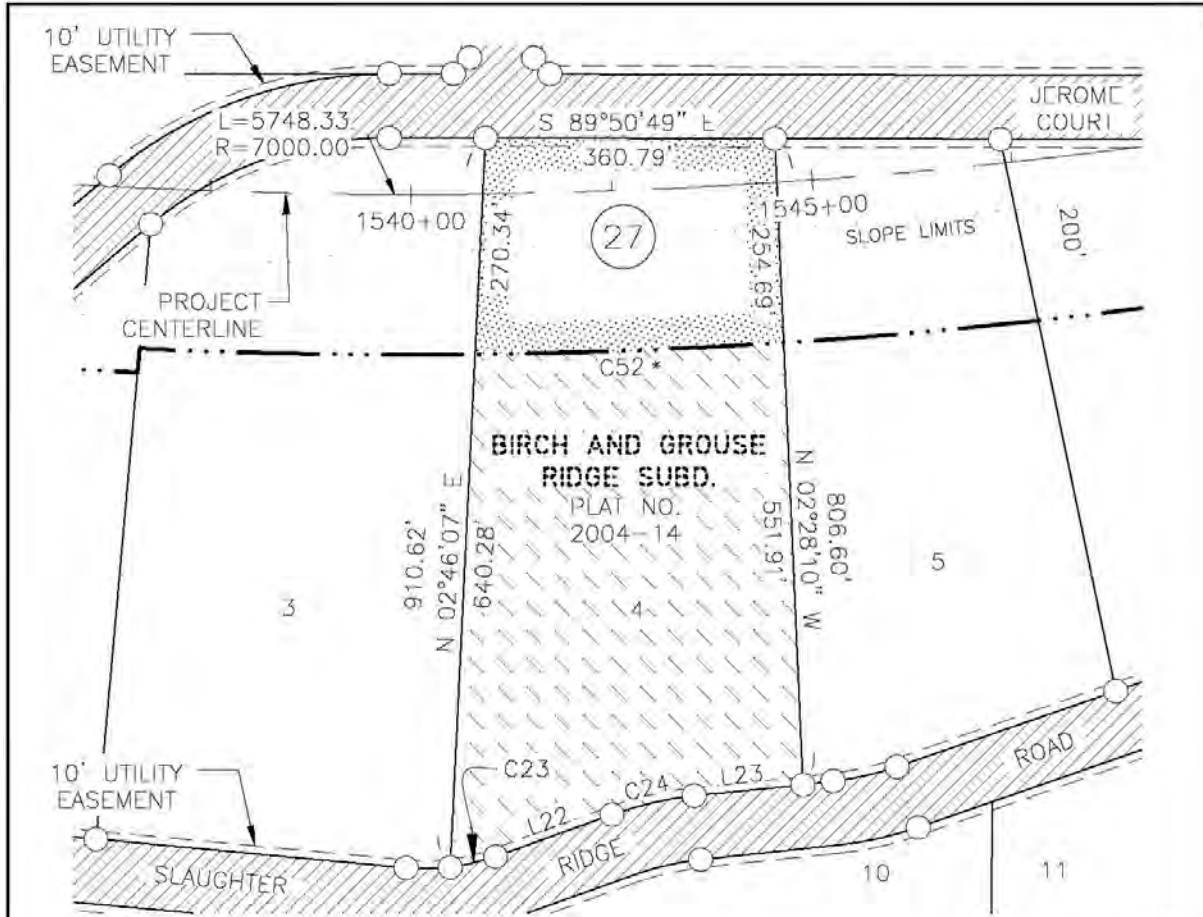
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 2 OF 2 GROSS TAKE _____ 1.667 Ac.
 NET TAKE _____ 1.667 Ac.
 DRAWN BY AJG REMAIN _____ 4.264 Ac.±
 DATE Oct 2021 **PARCEL NO. 26**

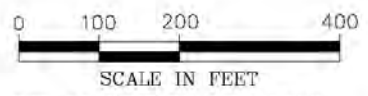


NOTE:
 SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-2 OF 2.

PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES






RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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SHEET 1 OF 2 DRAWN BY <u> AJG </u> DATE <u> Oct 2021 </u>	GROSS TAKE <u> 2.259 </u> Ac. NET TAKE <u> 2.259 </u> Ac. REMAIN <u> 5.502 </u> Ac.±	PARCEL NO. 27
--	--	----------------------

LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	154.14'	N 70°10'33" E
L23	136.32'	N 84°16'06" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C23	58.22'	260.00'	012°49'45"	58.10'	N 76°48'28" E	29.23'
C24	105.26'	440.00'	013°42'22"	105.01'	S 77°01'06" W	52.88'
C52	385.15'	7200.00'	003°03'54"	385.10'	N 87°49'36" E	192.62'

LEGEND:

-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

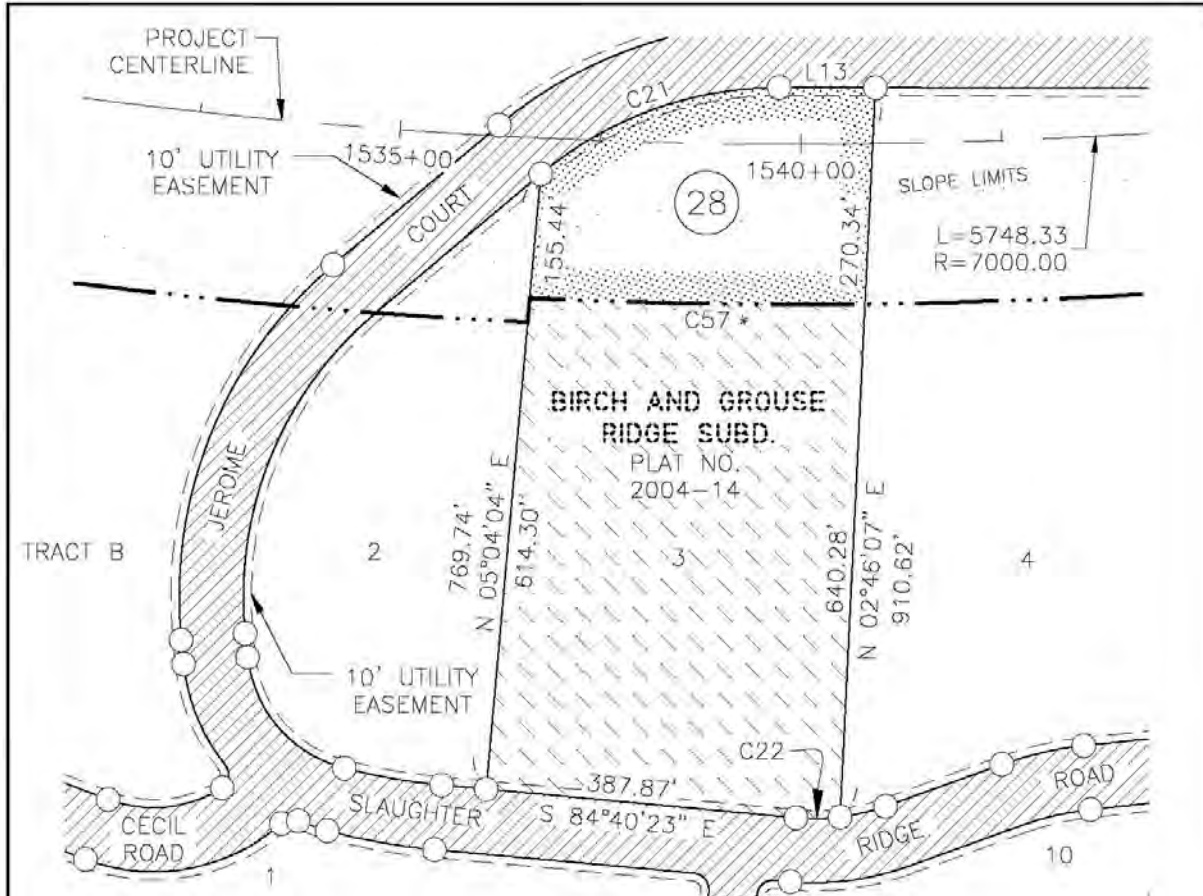
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 2 OF 2 GROSS TAKE _____ 2.259 Ac.
 NET TAKE _____ 2.259 Ac.
 DRAWN BY AJG REMAIN _____ 5.502 Ac.±
 DATE Oct 2021 **PARCEL NO. 27**

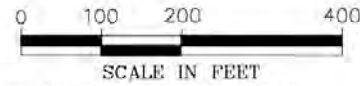


NOTE:
 SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-2 OF 2.

PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES






RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
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SHEET 1 OF 2 DRAWN BY <u>AJG</u> DATE <u>Oct 2021</u>	GROSS TAKE <u>2.325</u> Ac. NET TAKE <u>2.325</u> Ac. REMAIN <u>6.209</u> Ac.±	PARCEL NO. 28
--	--	----------------------

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	120.03'	S 89°53'40" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C21	322.65'	460.06'	040°11'01"	316.08'	S 70°01'45" W	168.28'
C22	55.04'	260.00'	012°07'41"	54.93'	N 89°02'34" E	27.62'
C57	417.91'	7200.00'	003°19'32"	417.85'	S 88°58'41" E	209.01'

LEGEND:

-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

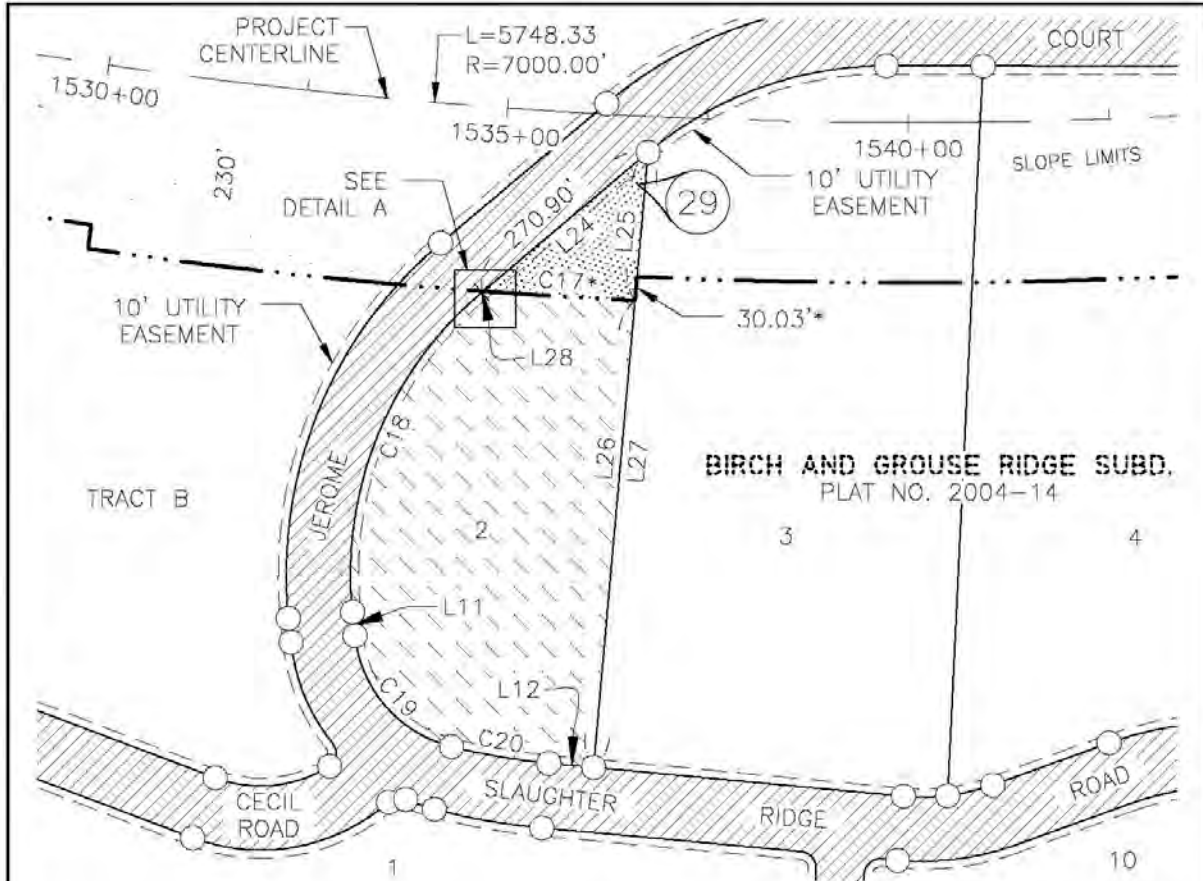
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

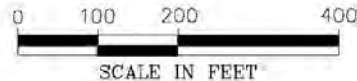
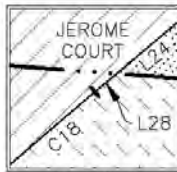
RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 2 OF 2 GROSS TAKE _____ 2.325 Ac.
 NET TAKE _____ 2.325 Ac.
 DRAWN BY AJG REMAIN _____ 6.209 Ac.±
 DATE Oct 2021 **PARCEL NO. 28**



NOTE:
 SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



THIS SEAL IS FOR ALL WORK
 CONTAINED ON SHEETS 1-2 OF 2.

PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015






OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 1 OF 2 GROSS TAKE _____ 0.406 Ac.
 NET TAKE _____ 0.406 Ac.
 DRAWN BY AJG REMAIN _____ 3.796 Ac.±
 DATE Oct 2021 **PARCEL NO. 29**

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	29.76'	S 05°53'24" E
L12	55.85'	S 84°50'01" E
L24	269.12'	N 49°54'17" E
L25	185.47'	S 05°04'04" W
L26	584.27'	N 05°04'04" E
L27	769.74'	N 05°04'04" E
L28	1.78'	S 49°54'17" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C17	189.83'	7230.00'	001°30'16"	189.83'	S 86°33'11" E	94.92'
C18	357.58'	460.00'	044°32'18"	348.64'	S 16°26'52" W	188.37'
C19	195.40'	160.00'	069°58'18"	183.48'	S 41°03'22" E	111.97'
C20	123.23'	760.00'	009°17'26"	123.10'	S 80°16'57" E	61.75'

LEGEND:

-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

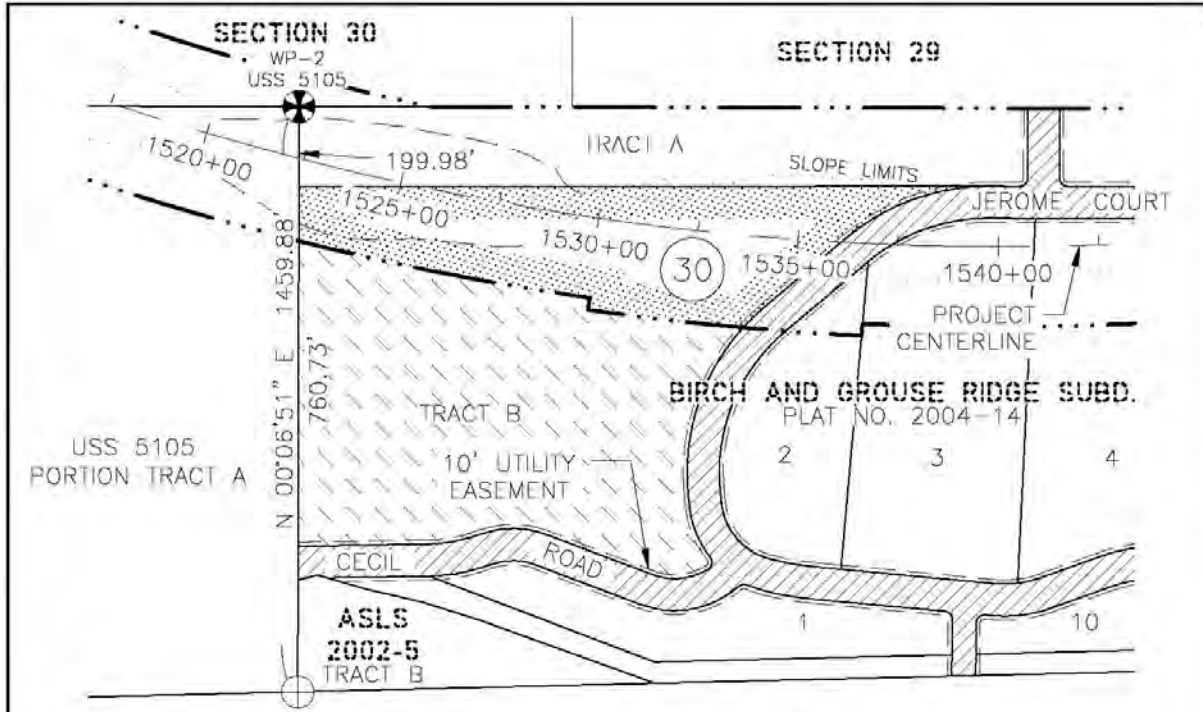
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

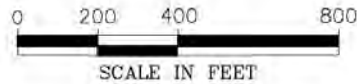
RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 2 OF 2 GROSS TAKE _____ 0.406 Ac.
 NET TAKE _____ 0.406 Ac.
 DRAWN BY AJG REMAIN _____ 3.796 Ac.±
 DATE Oct 2021 **PARCEL NO. 29**



GENERAL NOTE:
 THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.



THIS SEAL IS FOR ALL WORK CONTAINED ON SHEETS 1-4 OF 4.

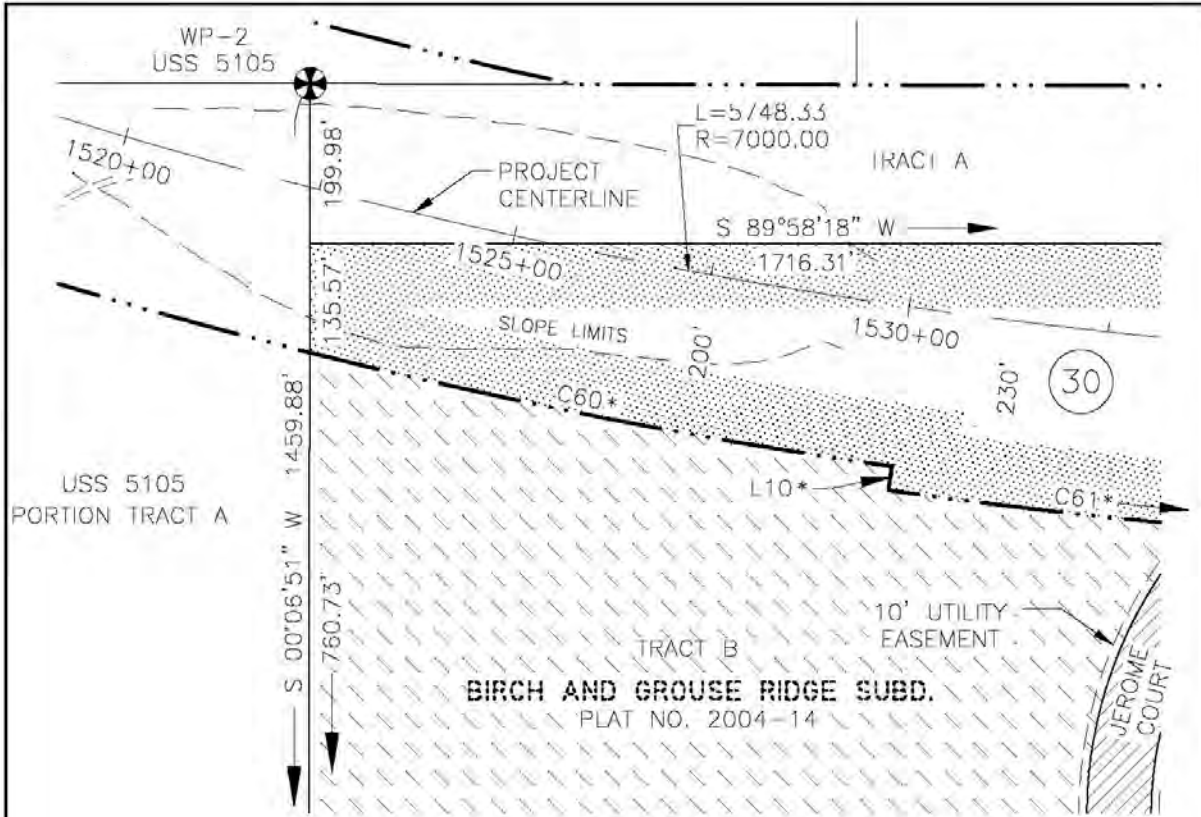
PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

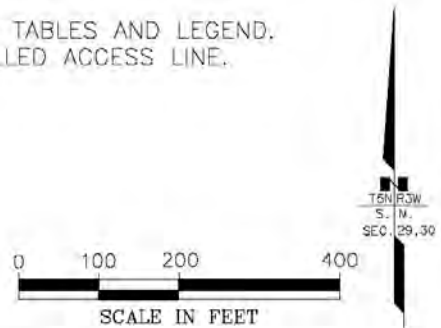
RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 1 OF 4 GROSS TAKE _____ 8.192 Ac.
 NET TAKE _____ 8.192 Ac.
 DRAWN BY AJG REMAIN _____ 15.207 Ac.±
 DATE Oct 2021 **PARCEL NO. 30**

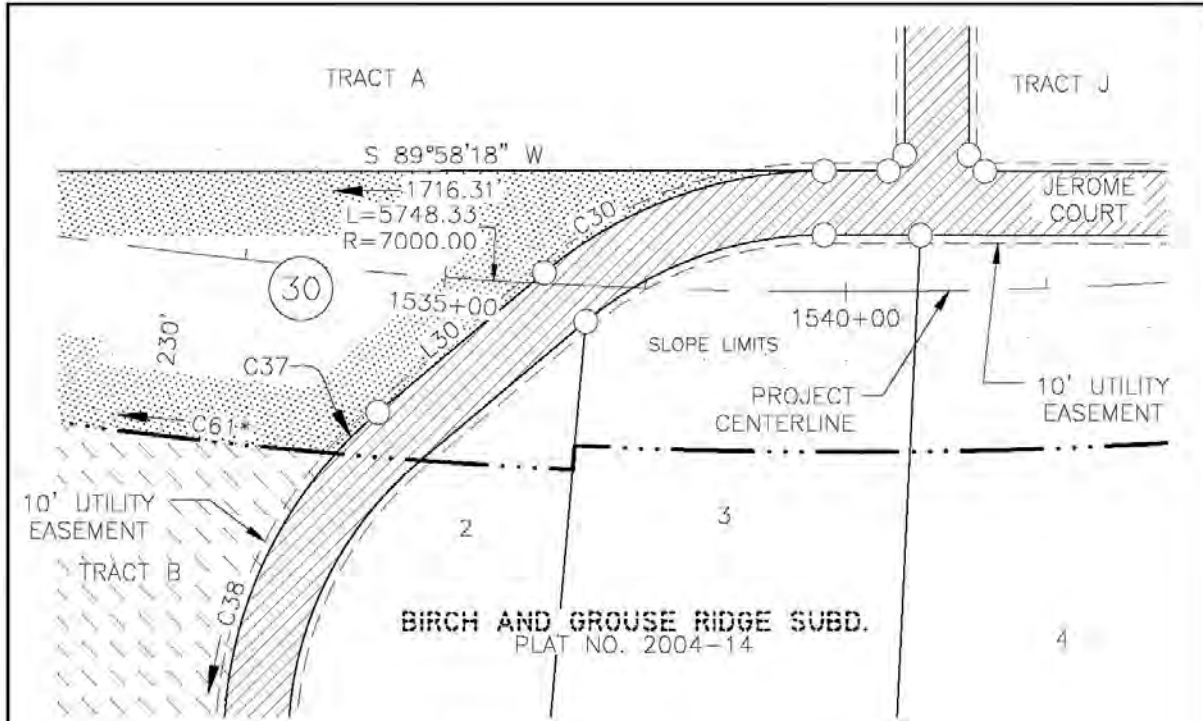


NOTE:
 SEE SHEET 4 OF 4 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.

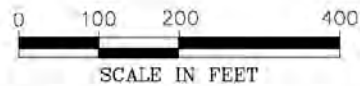


PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	
RIGHT-OF-WAY REQUIRED FOR STERLING HIGHWAY MILEPOST 45 TO 60 SUNRISE TO SKILAK LAKE ROAD RECON. STAGES 3 THRU 5: FEDERAL NO. 0212015	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ____ OF ____ DATED _____
SHEET 2 OF 4 DRAWN BY <u> AJG </u> DATE <u> Oct 2021 </u>	GROSS TAKE <u> 8.192 </u> Ac. NET TAKE <u> 8.192 </u> Ac. REMAIN <u> 15.207 </u> Ac.± PARCEL NO. 30



NOTE:
 SEE SHEET 4 OF 4 FOR LINE & CURVE TABLES AND LEGEND.
 * INDICATES BOTH R.O.W. & CONTROLLED ACCESS LINE.



PREPARED BY: RBM CONSULTANTS, INC., 9101 VANGUARD DRIVE ANCHORAGE, AK, (907)522-1707, AECCIII

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
STERLING HIGHWAY MILEPOST 45 TO 60
SUNRISE TO SKILAK LAKE ROAD RECON.
 STAGES 3 THRU 5: FEDERAL NO. 0212015




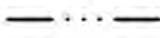



OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE ____ OF ____ DATED _____

SHEET 3 OF 4 GROSS TAKE _____ 8.192 Ac.
 NET TAKE _____ 8.192 Ac.
 DRAWN BY AJG REMAIN _____ 15.207 Ac.±
 DATE Oct 2021 **PARCEL NO. 30**

LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	30.00'	S 08°07'24" W
L30	270.81'	N 49°54'22" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C30	378.87'	540.00'	040°11'56"	371.14'	S 70°02'46" W	197.61'
C37	74.13'	540.00'	007°51'55"	74.07'	S 45°58'39" W	37.12'
C38	451.09'	540.00'	047°51'45"	438.09'	S 18°06'49" W	239.65'
C60	739.50'	7200.00'	005°53'05"	739.17'	S 78°56'03" E	370.07'
C61	388.71'	7230.00'	003°04'49"	388.66'	S 83°25'00" E	194.40'

LEGEND:

-  PRIMARY GOVERNMENT MONUMENT
-  PRIMARY PROPERTY MONUMENT
-  MISC. PROPERTY CORNER
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

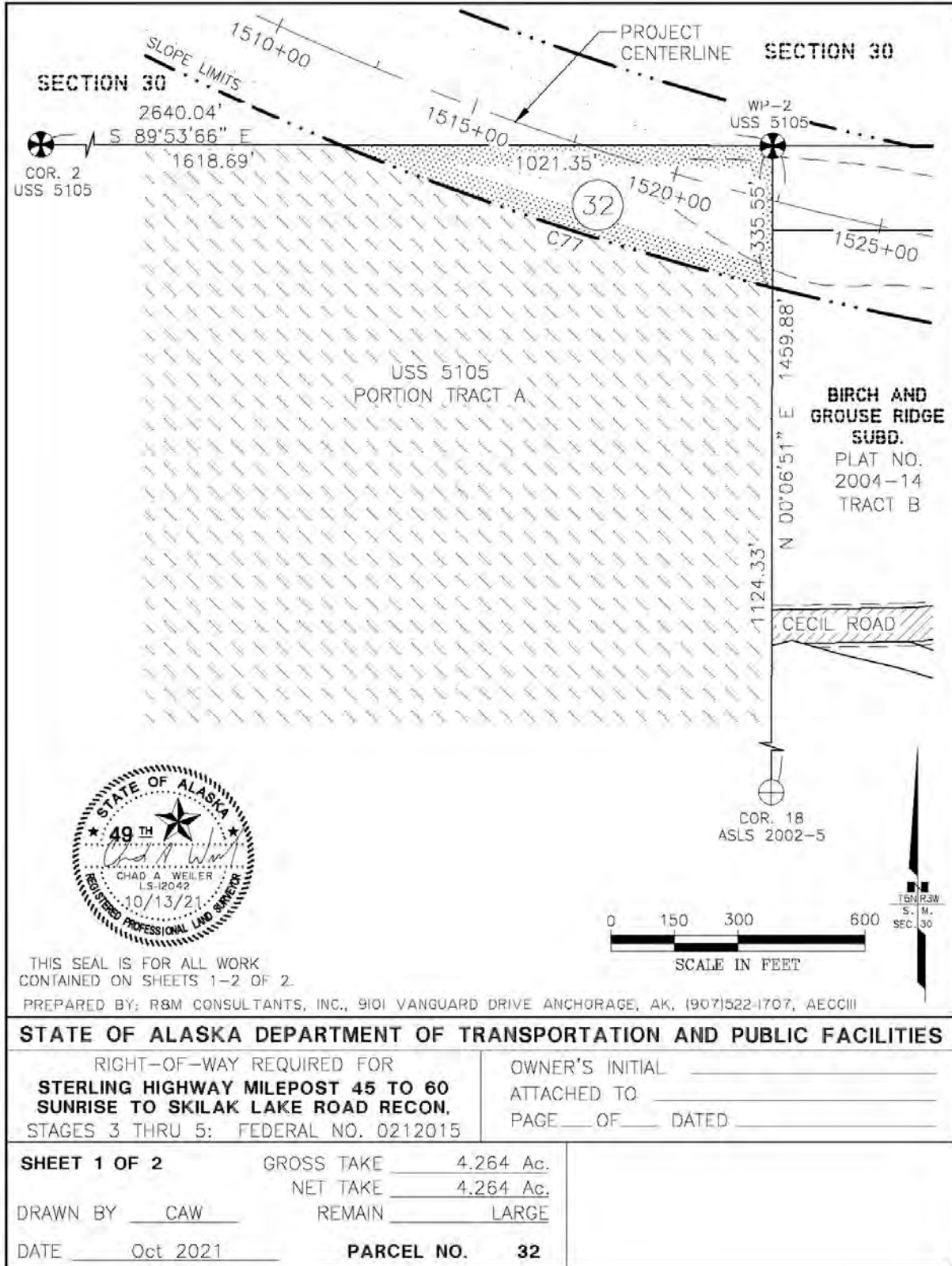
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

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SHEET 4 OF 4 GROSS TAKE _____ 8.192 Ac.
 NET TAKE _____ 8.192 Ac.
 DRAWN BY AJG REMAIN _____ 15.207 Ac.±
 DATE Oct 2021 **PARCEL NO. 30**



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C77	1075.99'	7200.00'	008°33'45"	1074.99'	S 71°42'38" E	539.00'

LEGEND:

-  PRIMARY GOVERNMENT MONUMENT
-  PRIMARY PROPERTY MONUMENT
-  CONTROLLED ACCESS & RIGHT OF WAY LINE
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

GENERAL NOTE:

THIS PLAT IS USED FOR THE ESTABLISHMENT OF THE RIGHT OF WAY BOUNDARY ONLY, AND SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.

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SHEET 2 OF 2 GROSS TAKE _____ 4.264 Ac.
 NET TAKE _____ 4.264 Ac.
 DRAWN BY CAW REMAIN _____ LARGE
 DATE Oct 2021 **PARCEL NO. 32**