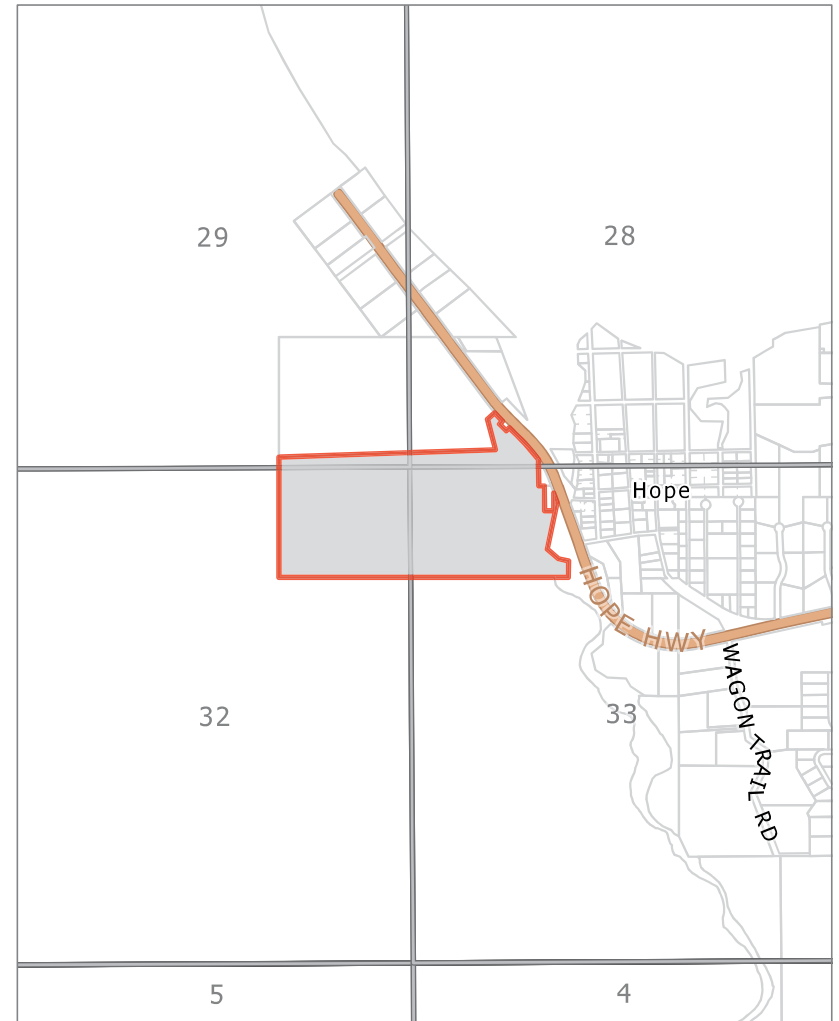
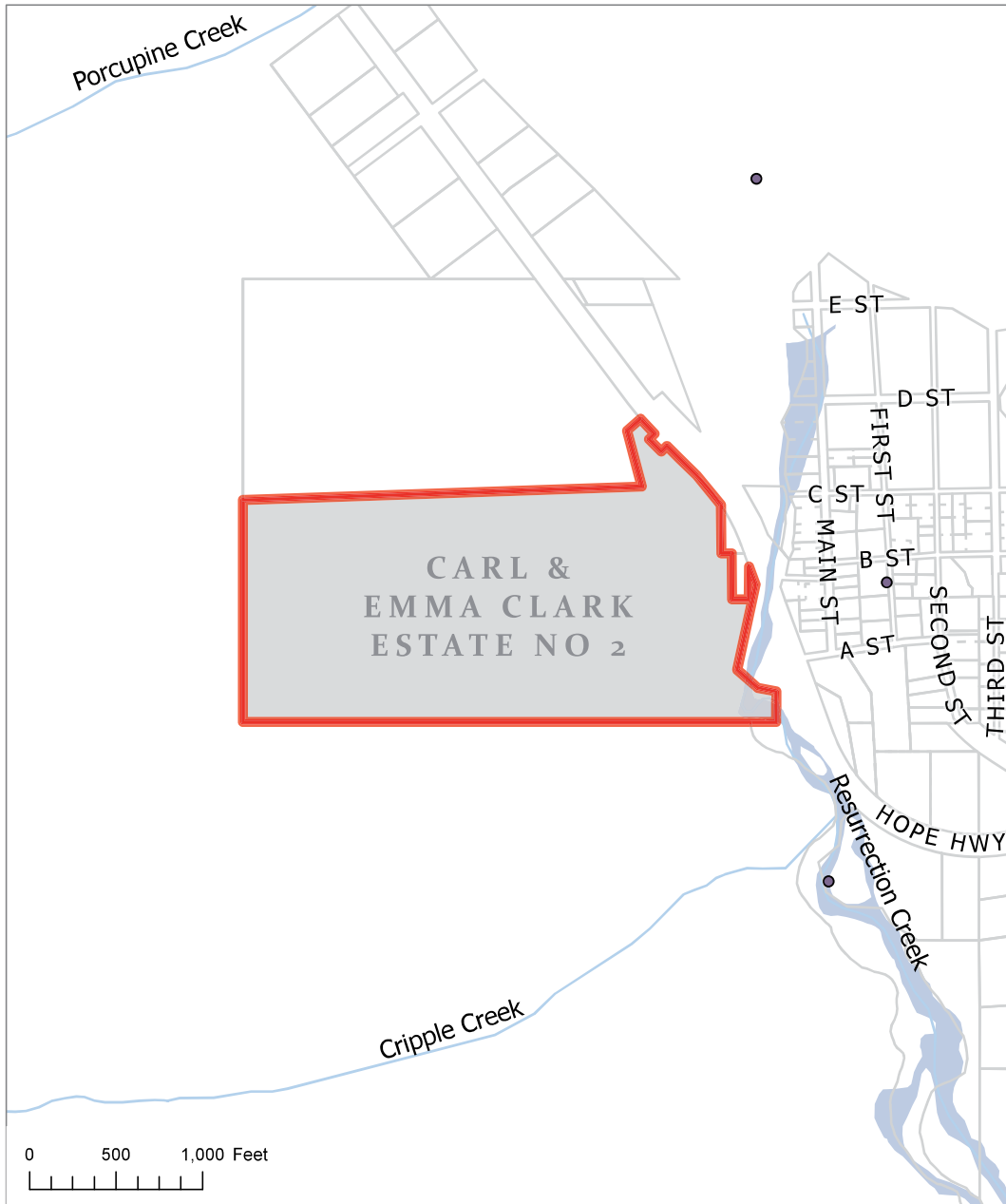


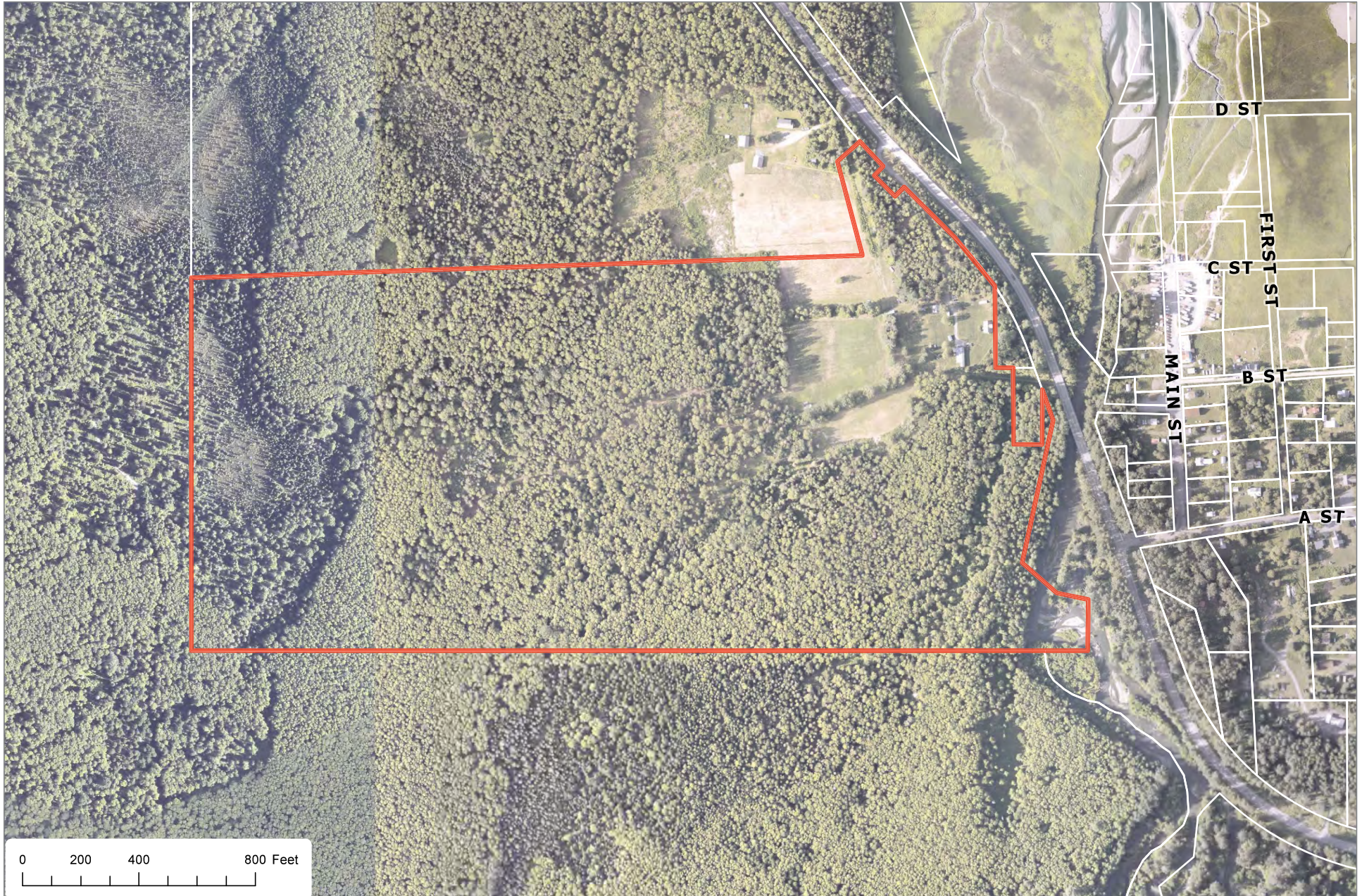
E. NEW BUSINESS

- 1. Carl & Emma Clark Estate No. 2; KPB File 2026-056
Johnson Surveying / Wilson
Location: MP 17 Hope Highway
Hope Area / Hope-Sunrise APC**

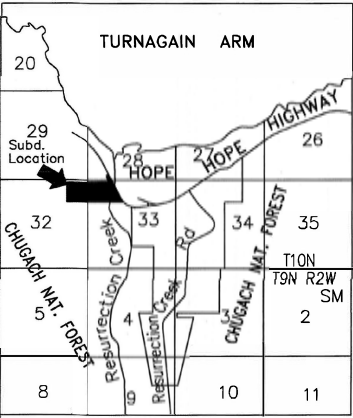


KPB File 2026-056
T10N R02W SEC28, 32 & 33
Hope

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



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



VICINITY 1" = 1 mile MAP

Carl & Emma Clark Estate #2 Preliminary Plat

A subdivision Tract B Carl & Emma Clark Estate, SWD 2001-8.
 Located in the SW1/4 Section 28, NE1/4 Section 32, &
 NW1/4 Section 33, T10N R2W, SM, Hope, Alaska.
 Seward Recording District Kenai Peninsula Borough

Prepared for

Ronald W. Wilson
 P.O. Box 124
 Hope, AK 99605

Prepared by

Johnson Surveying
 P.O. Box 27
 Clam Gulch, AK 99568
 (907) 262-5772

SCALE 1" = 200' AREA = 88.275 acres 11 May, 2026

LEGEND

- ⊗ -1990 USDA 3 1/2" brass cap monument, found.
- ⊕ - 2 1/2" alcap monument, 7328-S, 2001, found.
- -1/2" rebar with plastic cap, 7328-S, found.
- -1/2" x 48" rebar with plastic cap, set.
- ⌋ -indicates swamp.

FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as Flood Hazard Area District as of the date this plat is filed with the District Recorders Office. Prior to development, the Kenai Peninsula Borough Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. A survey to determine the elevation of the property may be required prior to construction. The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 020012 Panel 1125 suffix A. **FLOODWAY NOTICE:** Portions of this subdivision are within the Floodway. Pursuant to KPB Chapter 21.06, (including fill) in the floodway is prohibited unless certification by an Engineer or Architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence

NOTES

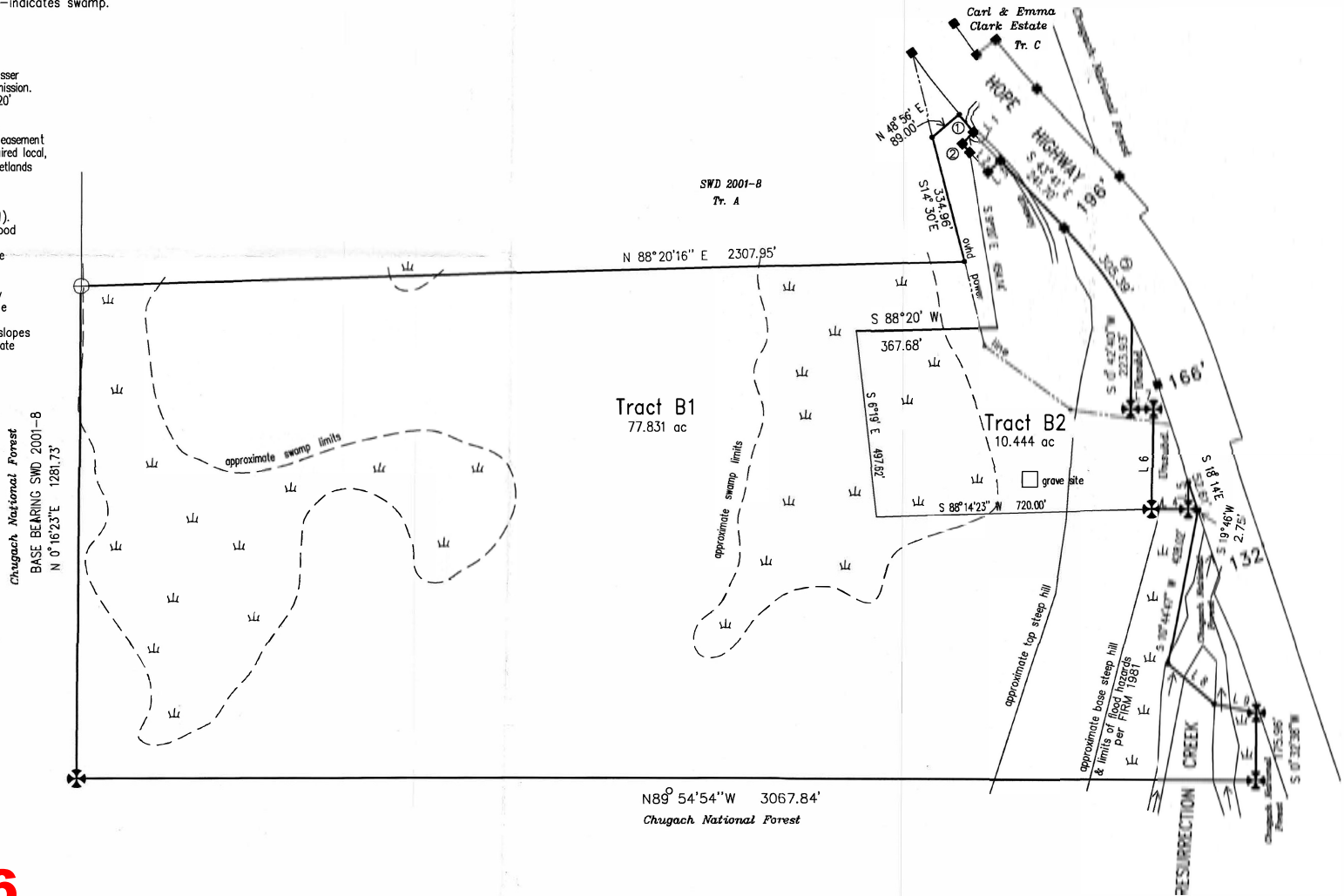
1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' adjoining ROW's is also a utility easement, extending to 20' within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. No direct access to State maintained ROW's permitted unless approved by State of Alaska Dept. of Transportation.
5. Hope Highway ROW is as shown on State ROW Plat FH-14--(11).
6. Lots in this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Area of this subdivision within the Resurrection Creek floodway is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
8. Subdivision topography slopes upward toward the west, some slopes around 15%. The area rising from Resurrection Creek between approximate base & top steep hill shown may have slopes over 25%.

CURVES

- ① Δ = 1° 48' 48"
 R = 1975.84'
 L = 62.53'
 C = 62.53'
 CB = S44° 58' E
- ② Δ = 0° 48' 12"
 R = 2019.84'
 L = 28.32'
 C = 28.32'
 CB = S43° 17' E
- ③ Δ = 16° 12' 10"
 R = 1079.62'
 L = 305.39'
 C = 304.37'
 CB = S35° 35' E

Lines

- L 1 S 47° 07' 12" W 44.00'
- L 2 S 43° 41' E 73.22'
- L 3 N 46° 19' E 44.00'
- L 4 N 89° 53' 10" E 98.15'
- L 5 N 0° 26' 22" E 67.32'
- L 6 S 0° 36' 48" W 262.48'
- L 7 S 89° 57' 41" E 59.69'
- L 8 S 49° 09' 24" E 158.82'
- L 9 S 78° 29' 02" E 111.37'



WASTEWATER DISPOSAL

KPB 20.40.030
 These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

KPB 2026-056

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
CARL & EMMA CLARK ESTATE #2**

KPB File No.	2026-056
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Ronald W. Wilson of Hope, Alaska
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Hope Highway near milepost 17, Hope Area

Parent Parcel No.:	035-040-16
Legal Description:	T 10N R 2W SEC 32 & 33 Seward Meridian SW 2001008 CARL & EMMA CLARK ESTATE TRACT B
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.280 (A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an 88.277-acre parcel into two tracts consisting of 77.831 acres and 10.444 acres.

Location and Legal Access (existing and proposed):

The subdivision is located within the Hope area, near milepost 17 of the Hope Highway.

Legal access is provided by Hope Highway, a state-maintained road that varies in width and provides legal access to all proposed lots.

Access to the property from Hope Highway, is located at the northerly end of the property. A shared driveway comes from Hope Highway and splits near the right-of-way into two driveways. One drive goes back into the neck of Tract B1 following it to Tract B2. The other driveway follows the right-of-way south along the top of the hill into Tract B2 on the front side. The AK DOT&PF requires a shared access for the proposed lots. **Staff recommends** adding a note to the final plat referencing AK DOT&PF's access requirements for the proposed lots.

Based on available imagery and USS 1092 (HES 71), a trail extends from the southern boundary of Tract B2 through Tract B1 into the Chugach National Forest. **Staff recommends** the applicant verify whether the trail will be granted as an easement or labeled as a private trail.

No right-of-way dedications or vacations are proposed by this platting action.

The block is an open block defined by Hope Highway and is constrained by Resurrection Creek and Chugach National Forest lands. Due to the alignment of Hope Highway and limited access points, the Chugach National Forest boundaries, and existing structures on the property, any additional dedication would not create a compliant block or provide needed or required access. **Staff recommends** the Plat Committee concur that an exception to KPB 20.30.170 is not required.

KPB records indicate no section line easements affecting the subject area. The certificate to plat notes that the property is subject to a section line easement at item #12. Available information indicates entry on the property occurred in 1915, with the patent issued in 1922. Any concerns regarding the status of the section lines easement may be determined by the State of Alaska DNR. **Staff recommends** the applicant verify the status of the section

line easement and provide confirmation to the Platting Department with the final plat submittal. If needed, have reference to SLE removed from the CTP.

KPB Roads Dept. comments	<p>Out of Jurisdiction: No</p> <p>Roads Director: Uhlin, Dil</p> <p>Comments: No comments</p>
SOA DOT&PF comments	<ul style="list-style-type: none"> ○ Dedicate a shared access agreement for Tract B1 and Tract B2. ○ Apply for a driveway permit at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. <p>All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.</p> <p>We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.</p> <p>If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.</p>

Site Investigation:

Based on available imagery and KPB Assessing records, proposed Tract B2 contains improvements. **Staff recommends** the surveyor verify that no encroachments will be created by the placement of the new lot line.

A private grave site is present within proposed Tract B2 is noted. If this is the site referenced within an easement recorded in deed at Bk 3855 Pg 781, **staff recommends** the depiction remain with a reference to a plat note containing the easement information and reference to the Private Clark Family Cemetery.

Resurrection Creek runs adjacent to and within the southeastern portion of the subdivision and has been identified by the KPB reviewers as located within an Anadromous Waters Habitat Protection District. **Staff recommends** Revising Plat Note 7 to match KPB 20.30.290.

There are a couple of low wet areas within the subdivision. One area to the west is depicted, and another lies along Resurrection Creek. A wetland determination plat note is present. **Staff recommends** modifying the legend to reflect the appropriate source used for the wetland information and updating the label to reflect consistent terminology by the source.

The proposed subdivision is located within flood hazard areas Zone A and C. Zone C is a non-regulatory flood zone of unknown risk; Zone A is a regulatory flood zone. **Staff recommends** Modifying the Flood Hazard Plat note to reference both flood zones. Zone A should be depicted and labeled. Plat Note #6 and the Floodway Notice may

be removed, as there is no floodway present. The River Center Flood Plain Administrator in reference to KPB 20.30.280(A) suggested this site have a base flood elevation established for it. The surveyor has requested an exception to KPB 20.30.280(A).

KPB contour information is not available for this area. Plat Note 8 states that the terrain slopes towards the west, with some areas around 15% grade. The hill depicted near Resurrection Creek contains slopes over 25% grade. This looks to slope to the east towards Resurrection Creek.

The Chugach National Forest borders the subdivision along the western and southern boundaries. The appropriate label is present.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: C Zone is an area of unknown risk and is non-regulatory. A Zone is regulatory but the Base Flood Elevations have not been determined by FEMA. Per KPB 20.30.280, this information shall be determined and placed on the final plat. Zone A should be depicted and labeled. Code required plat note regarding floodplain should be included. The preliminary includes the floodway plat note. Due to being tidal impacted and the base flood elevations not being determined, there is no floodway present per the floodway panel. The plat note may be removed.</p> <p>Flood Zone: A,C Map Panel: 020012-1125A In Floodway: False Floodway Panel:</p> <p>KPB Floodplain has reviewed the exception request to KPB 20.30.280(A). Staff has no objection to the granting of the exception but if the Planning Commission grants the exception the following should be required.</p> <ul style="list-style-type: none"> • Regulatory A Zone should be clearly depicted and labeled. • Code required plat notes regarding floodplain should be present. • In addition to the plat note regarding the exception being granted the following should be noted on the plat. “Development within floodplain regulatory A Zone, may require engineering or hydrology studies to determine the Base Flood Elevation. Contact the KPB Floodplain Administrator for more information.” <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat are regulated by KPB 21.18 and River Center must be consulted for permitting.</p>
<p>State of Alaska Fish and Game</p>	<p>No Response</p>

Staff Analysis

The property was originally surveyed as USS 1092 (HES #71), in 1916. In 2001, Carl & Emma Clark Estate (SW 2001-8) subdivided a remaining portion of USS 1092 after the highway taking and created three tracts including Tract B. The proposed plat will now divide Tract B into two new tracts.

Proposed Tract B1 is a flag lot design with the access portion being approximately 62.53 feet wide. **Staff recommends** Adding the standard flag lot note to the final plat: No structures or wastewater disposal permitted within the panhandle portion of Flag Lot B1.

The proposed lots are greater than 200,000 square feet; therefore, a soils report will not be required. The appropriate Wastewater Disposal Note is present.

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

Hope Sunrise Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

The parent plat (SW 2001-8) granted 10-foot utility easements that increased to 20 feet within 5 feet of the side lot lines along Hope Highway. Plat Note 1 carries forward this easement on the proposed plat. **Staff recommends** the note include the granting source of the easement (SW 2001-8).

There is a recorded easement for the benefit of Chugach Electric Association, Inc. The easement does not have a disclosed location. **Staff recommends** Adding a plat note referencing the easement.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	This subdivision is not located within HEA’s service area. HEA has no comments or concerns at this time.
ENSTAR	
ACS	No objections
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 18465 Hope Hwy Existing Street Names are Correct: Yes List of Correct Street Names: Hope Hwy
------------	---

	Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 18465 Hope Hwy will remain with Tract B2
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- o Correct the minor typo in the Wastewater Disposal Note by moving the period "...onsite wastewater treatment and disposal."
- o In the Flood Hazard Notice, correct the spelling of area in flood hazard area district.
- o Solid square is not shown in legend, please add.

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.
- Add reference to the access easement to the private cemetery listed in BK 110 PG 823
- Add the easement in Bk 45R Pg 169 to the plat notes

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

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

Staff recommendation:

- o Add SE1/4 Section 29 to legal description
- o Add KPB File No 2026-056
- o Change 'prepared for' to 'Owner'

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation:
- Depict and label the section lines and sections on the drawing: S29, S28, S33, and S32
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
- Depict and label the following: Porcupine Creek, Cripple Creek, Wildhorse Creek, and Bear Creek.
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
Staff recommendation:
- Add CTP items #9, #11 and #12
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
There appear to be trails crossing the plat into the Chugach National Forest shown on the Survey No 1092. Identify trails as public or private on the drawing.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
- Provide a label to the south “unsubdivided”
 - Modify the labels for the parcels abutting the subdivision to the east for clarity purpose: Hope Ranger Station and Hope Cemetery (USS 1092)
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
- Kettle shown on preliminary plat as “swamp”. Modify label to “low wet areas” and within the legend, provide source of wetland determination.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
- Trail located from Tract B2 through Tract B1.

KPB 20.30 – Subdivision Design Requirements

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

20.30.030. Proposed street layout-Requirements.

- C. Preliminary plats fronting state-maintained roads will be submitted by the planning department to the State of Alaska Department of Transportation and Public Facilities (DOT) for its review and comments.

20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

KPB 20.90.010 definition of "Block": means a piece or parcel of land entirely surrounded by public streets, streams, railroads, rights-of-way, parks, and other public dedications, or a combination thereof.

20.30.190. Lots-Dimensions.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

Staff recommendation: place the standard note on the plat for the flag lot(s): No structures or wastewater disposal permitted within the panhandle portion of the flag lot(s).

20.30.280. Floodplain requirements.

A. All subdivision plats which are within areas where the floodplain has been identified by the Federal Emergency Management Agency (FEMA), and which involve 50 lots or five acres whichever is lesser, shall include the base flood elevation source.

20.30.290. Anadromous Waters Habitat Protection District. If any portion of a subdivision or replat is located within an anadromous waters' habitat protection district, the plat shall contain the following note:

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments: 20.40.030

KPB 20.60 – Final Plat

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

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation: comply with 20.60.160.

- Add source of 10' utility easement to plat note (SW 2001-8).
- Subject to an easement granted to Chugach Electric Association, Inc within Book 45R Page 169, Seward Recording District. No definite location disclosed.
- Subject to an easement for ingress, egress, and regress by foot to existing private cemetery as reserved within a deed recorded on March 7, 2002 within Book 110 Page 821, Seward Recording District. No definite location disclosed.

20.60.170. Other data required by law.

- B. Private covenants and restrictions of record in effect at the time the final plat is approved shall be referenced on the plat. The borough will not enforce private covenants, easements, or deed restrictions. The borough will not enforce private covenants, easements, or deed restrictions.

EXCEPTIONS REQUESTED:

A. KPB 20.30.280 (A) Base Flood Elevation Source

Surveyor's Discussion:

Exception to KPB 20.30.280 (A), to locate the BFE for the subdivision due to the large size of the lots being created and additional per lot usable area. This exception is necessary due to the owner's having no use for the BFE to be located. Granting of the exception will not be detrimental to public welfare or have any effect on adjacent property owners.

Surveyor's Findings:

1. The owners have no use for the BFE to be located.
2. Granting of the exception will not be detrimental to public welfare or have any effect on adjacent property owners.

Staff Discussion:

KPB 20.30.280 (A) All subdivision plats which are within areas where the floodplain has been identified by the Federal Emergency Management Agency (FEMA), and which involve 50 lots or five acres whichever is lesser, shall include the base flood elevation source. If the base flood elevation is not provided from another authoritative source, it must be generated at the responsibility of the developer and noted on the final plat.

Staff Findings:

3. Proposed Tract B1 is 77.831 acres and Proposed Tract B2 is 10.444 acres.
4. Firm Map 020012-1125A defines Zone A as "Areas of 100-year; base flood elevations and flood hazard factors not determined"
5. The parent plat did not compute a base flood elevation, but only made note it could be needed.
6. By not computing the base flood elevation, no structures on the property will be affected.

Staff reviewed the exception request and recommends granting approval.

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

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

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

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

in the area in which said property is situated.
Findings 2, 5 & 6 appear to support this standard.

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

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

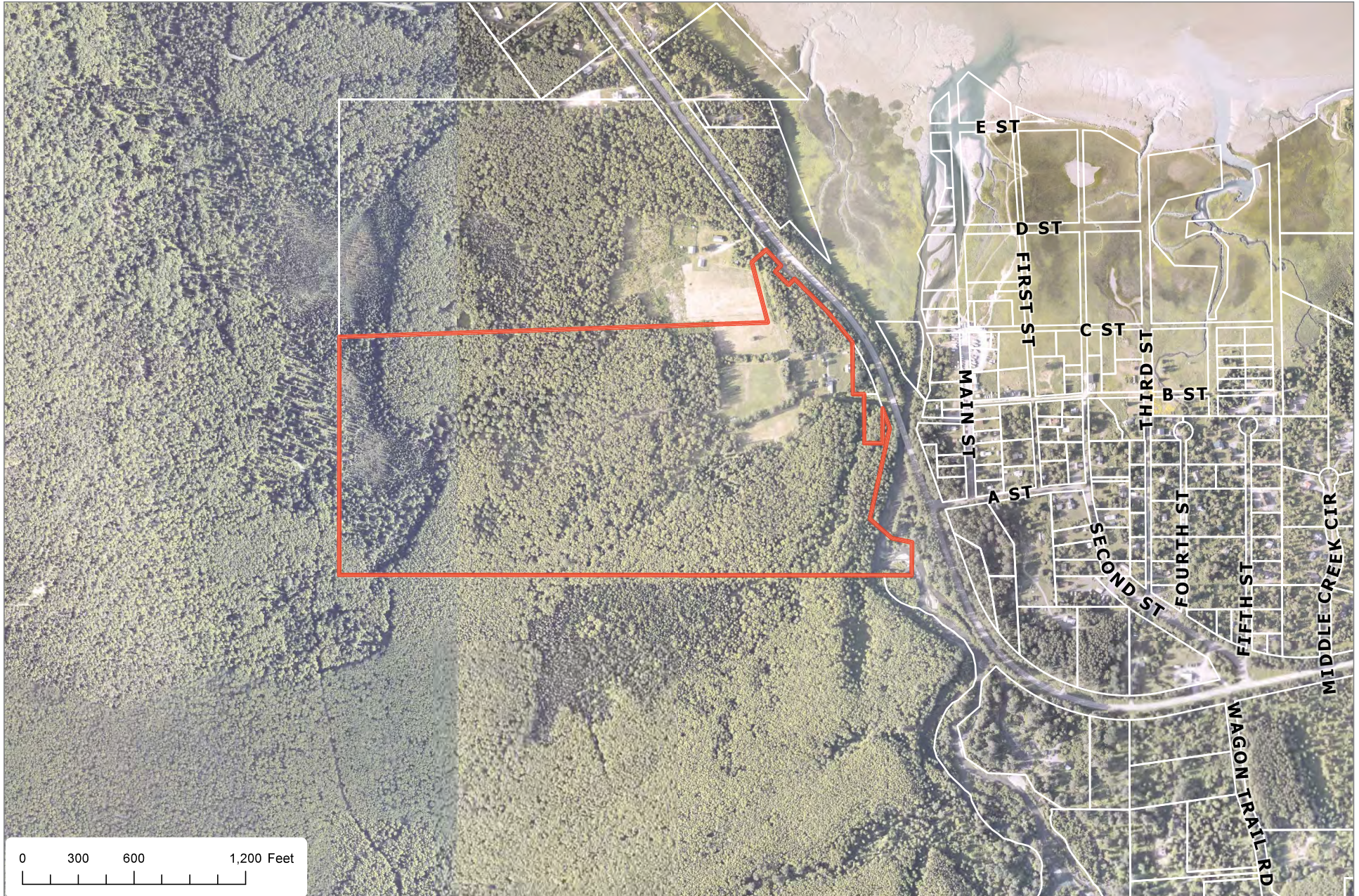
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

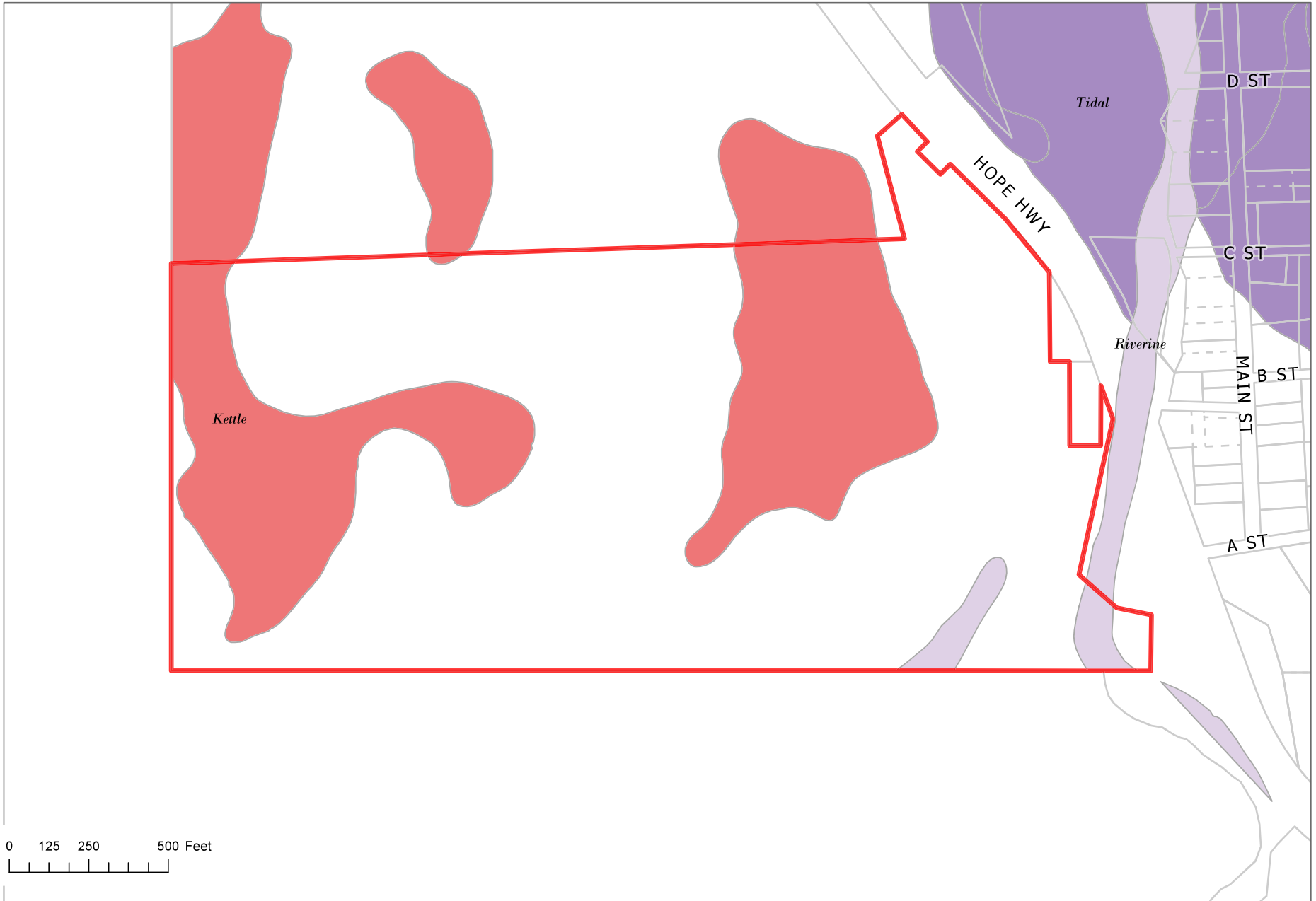
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

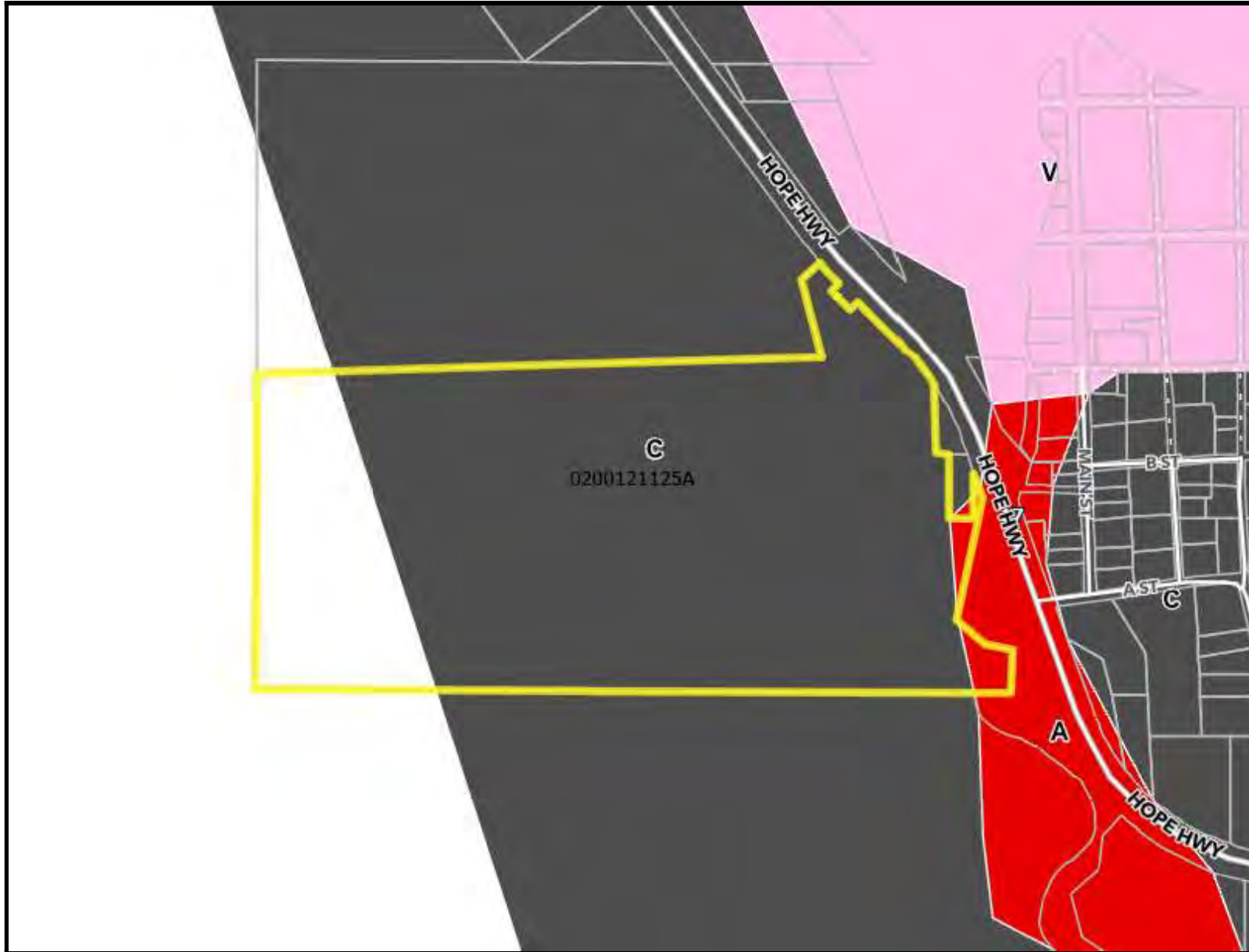
END OF STAFF REPORT



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




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



KPB Parcel ID(s):

03504016

 Selected Parcel
 Boundary or Boundaries

Regulatory Floodplain

FIRM_Panels



Floodplain

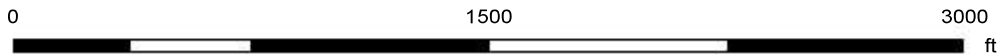
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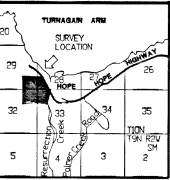
 V

Community Flood Insurance Rate Map (FIRM) Panel(s):

0200121125A



For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.



VICINITY 1" = 100' MAP

2001-8
 RECORDED-~~FILED~~ 20⁰⁰
 Seward
 DATE 4/14/01
 T.D.E. 1101 P.M.
 Prepared by
 Johnson Surveying
 Box 27
 Glen Gulch, AK 99568

CARL & EMMA CLARK ESTATE

A subdivision of a portion of L.S. 1932 146 & 111
 Located in the NW/4 Section 20, SE/4 Section 19 NE/4 Section 32 &
 NW/4 Section 31, T10N R15W 3rd 1/2 Hope Alaska
 Seward Recording District WPP 140 2001-007

Prepared for
 Annette B. Miller
 19252 2nd Street
 Eagle River, AK 99577

Prepared by
 Johnson Surveying
 Box 27
 Glen Gulch, AK 99568



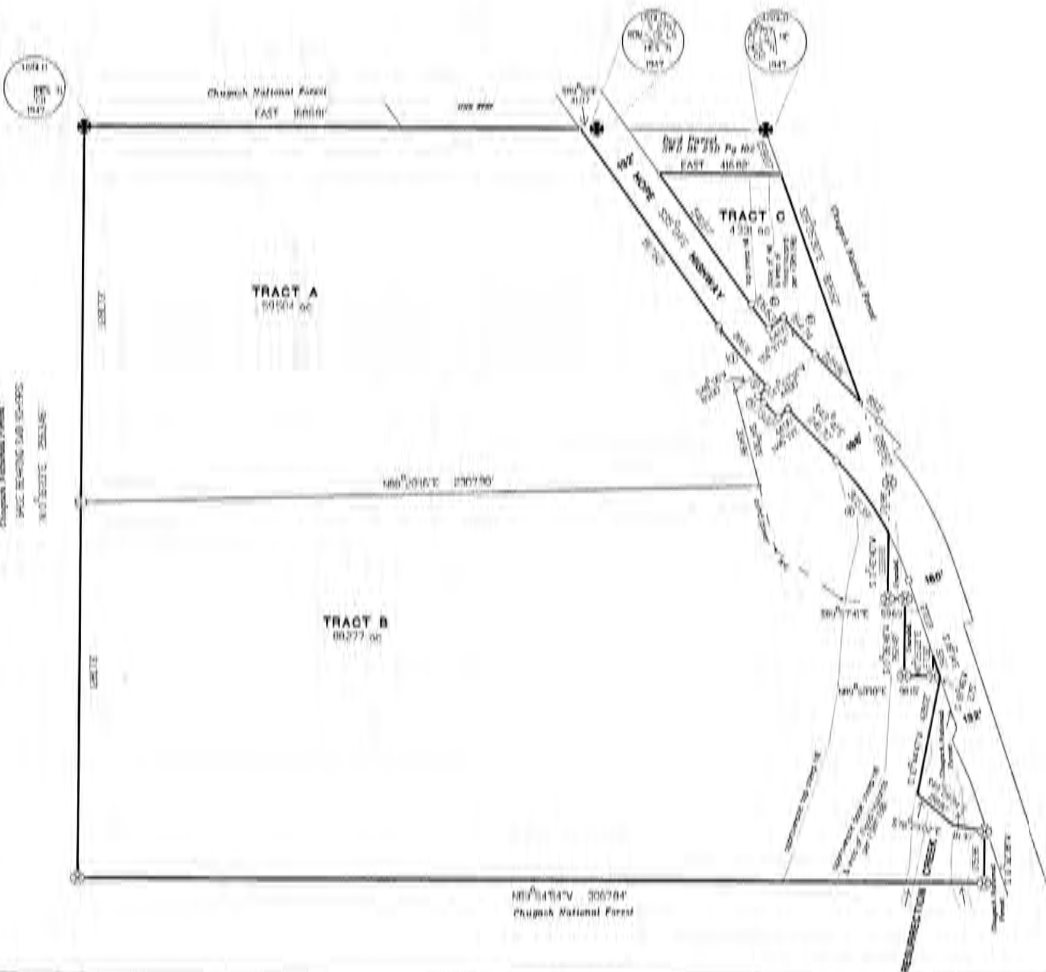
SCALE 1" = 200' AREA = 162,112 acres 3 November, 2000

- LEGEND**
- ★ 1947 USGLD brass cap monument Found
 - ⊙ 1990 USDA 3/4" brass cap monument Found
 - 1/2" x 48" rebar with P plastic cap set
 - () indicates record information 1947 USGLD

- NOTES**
1. A building setback of 20' from all street RDW's is required unless a lesser standard is approved by a resolution of appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
 2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 3. No direct access to State maintained RDW's permitted unless approved by State of Alaska Dept. of Transportation.
 4. Hope Highway RDW is as shown on State RDW Plot FH-14 (II).
 5. Lots in this subdivision may be located within a designated flood hazards area. If such is the case, development must comply with Title 21, Chapter 05 of the Kenai Peninsula Borough of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
 6. Area of this subdivision within the Resurrection Creek Riparian is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.

- CURVES**
- | | |
|----------------|------------------|
| ① Δ = 0°00' | ④ Δ = 10°27'00" |
| R = 197584' | R = 107632' |
| C = 20537' | C = 32437' |
| CB = 32624E | CB = 52025E |
| ② Δ = 1°48'00" | ⑤ Δ = 5°18'12" |
| R = 197584' | R = 179284' |
| C = 6462' | C = 1866' |
| CB = 6253' | CB = N47°08'V |
| CB = 34758E | |
| ③ Δ = 0°48'27" | ⑥ Δ = 7°18'18" |
| R = 197584' | R = 181814' |
| C = 2835' | C = 10662' |
| L = 2835' | CB = N36°43'30"V |
| CB = 34717E | |

WASTEWATER DISPOSAL
 These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.



PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 6 January 2001.
 KENAI PENINSULA BORO. CH
 BY *[Signature]* 4/13/01
 KENNETH J. HARRIS

OWNERSHIP CERTIFICATE & DEDICATION
 I hereby certify that I am the owner of the real property shown and described herein and that I hereby grant the plan of maps and by my free consent grant of easements in the use shown.
 Annette B. Miller
 19252 2nd Street, Eagle River, Alaska 99577-8405
 Notary Representative of the Estate of Carl & Emma Clark

NOTARY'S ACKNOWLEDGEMENT
 For Annette B. Miller (Annette Miller)
 Subscribed and sworn to before me this 14th day of April, 2001.
 Notary Public
 My commission expires 02/28/04



Survey Accepted G.L.O.
May 4, 1918

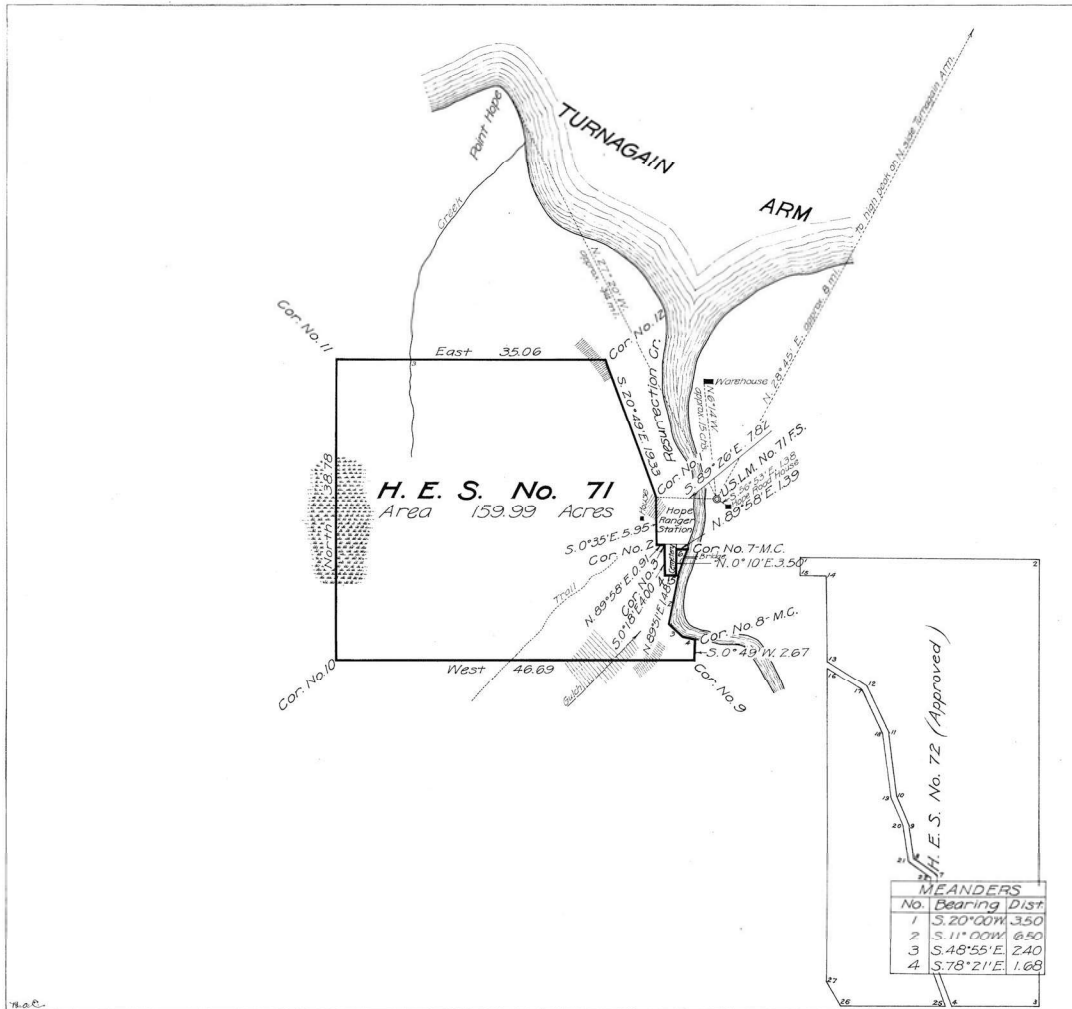
Sur. No. 1092

Plat of
**HOMESTEAD
ENTRY SURVEY**

No. 71

in the

**CHUGACH
NATIONAL FOREST**
Adjacent to town of Hope,
south shore of Turnagain Arm.
Unsurveyed Land.
TERRITORY OF ALASKA



This plat of Homestead Entry Survey No. 71 Territory of Alaska is strictly conformable to the field notes thereof on file in this office, which have been examined and approved.

U.S. Surveyor General's Office
Juneau, Alaska, May 31, 1917.

Charles E. Davidson
U.S. Surveyor General

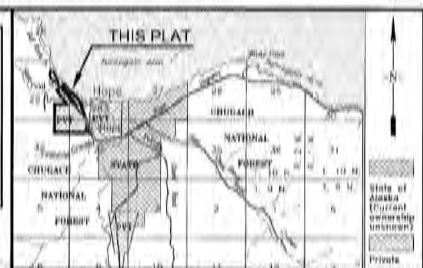
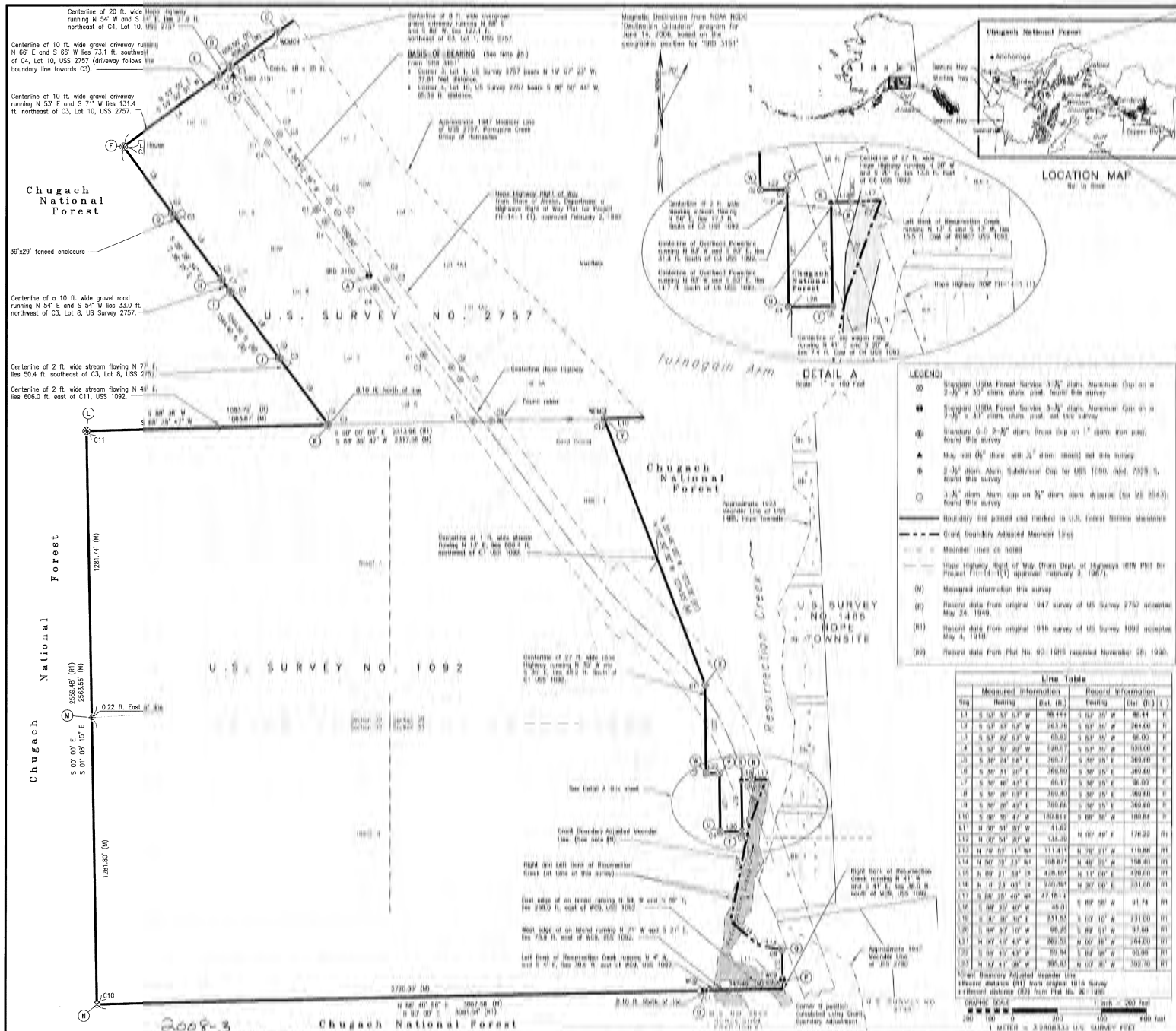
SCALE 10 chains to 1 inch

Surveys Designated	By whom Surveyed	Inst. Cont. Group		When Surveyed		Date of Approval
		No.	Date	Began	Completed	
H.E. Survey No. 71	Geo. W. Root Surveyor-Forest Service	71	June 1, 1916	July 21, 1916	July 23, 1916	May 31, 1917

H. E. Survey No.	Areas in Acres	
	71	Conflicts
In Section		
In Section		
In Section		
Total	159.99	

Act of June 11, 1906	Act of Aug. 11, 1916.
List No. 6-1554	Dated Nov. 6, 1914
Latitude 60° 55' 14" N.	Observations at
Longitude 149° 38' W.	U.S.L.M. No. 71 F.S.
Mean Mag. Decl. 27° 50' E.	

Vol. 426 p. 212



Compilation of Seward (D-R), Alaska - 1901 Primary Base Series (astronomy and Chugach National Forest US-October, Land Ownership) shown is current as of January 1, 2008.

VICINITY MAP Scale: 1" = 1 Mile

- NOTES:**
- The survey conforms to minimum standards set forth in ASPS (115000).
 - Land ownership shown current as of January 1, 2008.
 - The Forest Service surveying field crew consisted of Randy Suberg, R.S.; Brent Meyers and Andre Koppala, Survey Technicians.
 - The bearings shown on this plat are true unless otherwise noted.
 - The Geographic Position for 1983 3100 and 1983 3151 and the State of Bearing between 1983 3100 and 1983 3151 were computed using National Footing System (NFS) methods. The stations were post-recessed, adjusted, and fully instrumented independently as National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) Kona 1 (K1M1) and the Surveyors' Leaning Anemometer (SLA) on east of the 20th Principal Meridian (20th Principal Central Meridian). GPS network solutions were processed and adjusted using Florida International Office Software (FIO).
 - This survey does not constitute a subdivision as defined by Alaska statute 40.16.180(c).
 - Section line location derived from Bureau of Land Management (BLM) Township and Range, page 3.11.
 - An encumbrance found along the boundary line not shown on this plat was mentioned to Forest Service Districts. Interior instruments are not mentioned; interior lines gradually posted and marked were delineated.
 - An Annuity Acton near the southeast corner of US 1092 created the current Restoration Creek Channel. As a result, a portion of the east boundary indicates this survey using Great Boundary Adjustment) follows the original 1916 survey (meander line of US 1092).

SURVEY JUSTICE: US 1092 and US 2757:
 U.S. Survey 1092 (Township 10 N, Range 2 W, Seward Meridian, 21). The original survey of U.S. Survey 1092 was executed by George W. Root, USFS Forest Service Surveyor on July 21 to 25, 1916 under special instructions dated January 15, 1916. The plat was approved May 31, 1917 and accepted by the GLO on May 4, 1918.

A Subdivision (Carl & Emma Clark Estate) of a portion of US Survey 1092 (10 N 21 W) was executed by Gerald L. Johnson, Land Surveyor. The plat was recorded on Plat No. 2001-B on April 5, 2001 in the Seward Recording District.

U.S. Survey 2757:
 The original survey of U.S. Survey 2757 was executed by Leonard M. Berlin, Geologist on October 14 to November 1, 1947 under special instructions dated May 13, 1947 and approved May 27, 1947. The plat was accepted on May 24, 1948.

A Report of Lots 4 and 5 of US Survey 2757 and section of full Lone Hope was executed by Gerald L. Johnson, Land Surveyor. The plat was recorded as Plat No. 67-25 on December 29, 1997 in the Seward Recording District.

A Re-division of Lot 4A Porcupine Creek Hamlet's Right #1 was executed by W. Scott Malone, Land Surveyor. The plat was recorded on Plat No. 2003-01 on April 4, 2003 in the Seward Recording District.

U.S. Survey 2757 and 1092:
 A Boundary Reversion Survey of US Survey 1092 and US Survey 2757 was executed by Daniel A. Mohr, Land Surveyor on June 20 to July 30 1980. The plat was recorded as Plat No. 90-1903 on November 26, 1991 in the Seward Recording District.

DETAIL A
 Scale: 1" = 100 feet

LEGEND:

- Standard USFS Forest Service 3-3/8" diam. Aluminum Cap on a 2-3/8" x 30" diam. stake, post, found this survey.
- Standard USFS Forest Service 3-3/8" diam. Aluminum Cap on a 2-3/8" x 30" diam. stake, post, not this survey.
- Standard 6/8 2-3/8" diam. Brass Cap on 1" diam. iron post, found this survey.
- May not be diam with 1/4" diam. stake) not this survey.
- 2-3/8" diam. Alumin. Subdivision Cap for US 1092, 1983, 2001-5, found this survey.
- 3-3/8" diam. Alumin. Cap on 3/4" diam. stake (found for US 2045), found this survey.

Boundary line plotted and marked to U.S. Forest Service standards
 Great Boundary Adjusted Meander Line
 Meander lines on plat
 State Highway Right of Way (from Dept. of Highways ROW Plat for Project 71-14-1 (1) approved February 2, 1987)
 Municipal information this survey
 Record data from original 1947 survey of US Survey 2757 accepted May 25, 1948.
 Record data from original 1916 survey of US Survey 1092 accepted May 4, 1918.
 Record data from Plat No. 60-1903 recorded November 26, 1990.

Line Table					
Sta	Measured Information		Record Information		
	Bearing	Dist. (ft.)	Bearing	Dist. (ft.) (C)	
11	S 03° 32' 52" W	88.44	S 03° 36' W	86.44	R
12	S 04° 22' 52" W	263.76	S 03° 36' W	264.60	R
13	S 04° 22' 52" W	65.83	S 03° 36' W	66.00	R
14	S 04° 30' 28" W	628.07	S 03° 36' W	628.00	R
15	S 04° 24' 58" E	268.71	S 04° 26' E	268.00	R
16	S 04° 51' 20" E	368.60	S 04° 26' E	369.00	R
17	S 04° 48' 43" E	66.17	S 04° 26' E	66.00	R
18	S 04° 26' 00" E	369.40	S 04° 26' E	369.00	R
19	S 04° 26' 43" E	368.68	S 04° 26' E	368.00	R
20	S 04° 50' 47" W	180.81	S 04° 36' W	180.84	R
21	S 04° 51' 30" W	41.82	S 04° 40' E	176.22	R1
22	S 04° 51' 30" W	114.30	S 04° 21' W	110.86	R
23	S 04° 22' 52" W	108.87	S 04° 26' W	108.43	R1
24	S 04° 21' 38" E	428.10	S 04° 26' E	428.00	R1
25	S 04° 23' 01" E	320.94	S 04° 26' E	321.00	R1
26	S 04° 26' 40" E	27.8114	S 04° 26' E		R1
27	S 04° 26' 40" E	46.31	S 04° 26' E	46.74	R1
28	S 04° 26' 40" E	351.55	S 04° 26' E	351.00	R1
29	S 04° 30' 10" W	68.25	S 04° 31' W	67.86	R1
30	S 04° 30' 10" W	262.51	S 04° 30' W	264.00	R1
31	S 04° 40' 43" W	59.84	S 04° 40' W	60.08	R1
32	S 04° 41' 08" W	385.83	S 04° 30' W	392.70	R1

DATE OF SURVEY:	SEWARD RECORDING DISTRICT
RESPONDENT: June 14, 2008	EQUIPMENT: Sokkia 601 202 total station US-Scan Data Collector software Ver. 1.0
PERIOD: June 30, 2008	
RECORD OF SURVEY	
RETRACEMENT SURVEY OF	
U.S. SURVEY NO. 1092 AND	
A PORTION OF U.S. SURVEY NO. 2757	
LOCATED IN SURVEYED SECTIONS 28, 29, 32, 33	
T. 10 N., R. 2 W., SEWARD MERIDIAN	
CHUGACH NATIONAL FOREST	
3301 C STREET, SUITE 300	
ANCHORAGE, ALASKA 99503	
DRAWN BY/DATE:	CHECKED BY/DATE:
FILE NAME: 2008-06-14-2008-06-30-2008	PROJECT NO:
	369-06
	SHEET NO. 1 of 2

2008-3
 Seward Recording District



A
Set a standard USFS Forest Service 3-3/4" diam. steel cap on a 30" diam. post, flush with ground and surrounded by a mound of stones. Monument is located on the southwest side of the loop Highway just NW 1/4 E approximately 9.5 ft. from the southwest side of the loop Highway just N ft. north of a private driveway.
A 13" diam. iron pin with red painted metal base is 18" E, 80.0 ft. dist.
A Metal Signpost with sign that reads 1000 ft. bears N 7° E, 92.8 ft. dist.
S&S 02020 (Dellator)
Loc. - 62° 52' 13.92" N, 140° 03'
Long. 142° 39' 41.66" W (EPOCH 2003.0)
Elevation: 62.1 ft.
The Inverse between S&S 01007 and S&S 31011 is N 34° 12' 00" W (BASIS-OF-BEARING), 100.0 ft. distance

B
Set a 3/4" diam. iron pin with a 1/2" diam. sharp, flush with the pavement and located in a turnout on the left side of the loop Highway near the entrance to Porcupine Campground. The monument is in the northeast corner of the turnout.
The center of a wooden Chugach National Forest Compartment sign bears N 37° W, 22.4 ft. distance.
C3, Lot 1, S2757 bears N 10° 07' 23" W, 17.8 ft. dist.
C4, Lot 10, S2757 bears S 80° 00' 44" W, 65.32 ft. dist.
Geographic Details
Loc. - 62° 52' 13.92" N, 140° 03'
Long. 142° 39' 41.66" W (EPOCH 2003.0)
Elevation: 180.1 ft.



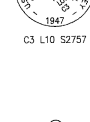
C
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and flush with the ground. The cap is located on top of a bluff overlooking Furzeum Creek and Porcupine Ave.
An alum. post was placed northwest of the cap approx. 1.5 ft. dist.
B's Recovered.
A 16" diam. steel spruce bears N 80° E, 11.0 ft. dist.
An 11" diam. steel spruce bears S 80° W, 18.8 ft. dist.
B's and B's established.
An 11" diam. steel, fully written, bears N 1° E, 28.0 ft. dist.
A 10" diam. iron, mtd. N 87° W, 22.2 ft. dist.
The NE corner of a split (25x18) on Lot 1 bears S 37° W, 106.7 ft. dist.



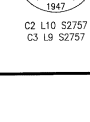
D
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 1" above the ground. The cap is located on the northeast side of the loop Highway near the entrance to Porcupine Campground and midway down a driveway.
An alum. post was placed east in a forest on a 4" x 4" wooden post northwest of the cap approx. 1.5 ft. dist.
B's Recovered.
A 16" diam. iron, with fully heated scribble bears N 80° E, 94.0 ft. dist.
A 20" diam. iron, with fully heated scribble bears S 64° E, 14.2 ft. dist.
B's and B's established.
The NW corner of a cabin (25x18) on lot 1 bears N 64° E, 136.0 ft. dist.
The center of a 6" x 6" concrete post (ROW marker) bears S 55° E, 32.6 ft. dist.



E
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 1" above the ground. The cap is located on the south side of the loop Highway near the entrance to Porcupine Campground.
A 4 x 4 wooden post was placed northwest of the cap approx. 3.3 ft. dist.
B's Recovered.
A 14" diam. iron, with fully heated scribble bears N 7° W, 70.0 ft. dist.
An 11" diam. spruce with fully heated scribble bears S 77° W, 7.4 ft. dist.
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located southwest of a gravel driveway approx 100 ft. from the end of the driveway.
A 4 x 4 wooden post and found west of the cap approx. 1 ft. dist.
B's Recovered.
An 11" diam. steel spruce bears S 70° E, 24.2 ft. dist.
A 7" diam. iron, with heated scribble bears S 9° E, 10.0 ft. dist.
B's and B's established.
An 8" diam. iron, mtd. N 87° W, 49° W, 53.5 ft. dist.
The SW corner of a split addition bears N 80° E, 68.0 ft. dist.



F
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and flush with the ground. The cap is located southeast of a fence surrounding a large electrical tower.
An alum. post was placed SW of the cap approx. 0.7 ft. dist.
B's Recovered.
A 16" diam. iron, with fully heated scribble bears N 43° E, 31.1 ft. dist.
A 10" diam. iron, with partially heated scribble bears S 80° W, 12.5 ft. dist.
B's established.
The SW corner of a fence surrounding an electrical tower bears N 82° E, 15.2 ft. dist.



G
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and flush with the ground. The cap is located southeast of a fence surrounding a large electrical tower.
An alum. post was placed SW of the cap approx. 0.7 ft. dist.
B's Recovered.
A 16" diam. iron, with fully heated scribble bears N 43° E, 31.1 ft. dist.
A 10" diam. iron, with partially heated scribble bears S 80° W, 12.5 ft. dist.
B's established.
The SW corner of a fence surrounding an electrical tower bears N 82° E, 15.2 ft. dist.



H
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and flush with the ground. The cap is located on the north side of a gravel ROW road.
A 4" x 4" wooden post was placed SW of the cap approx. 1.7 ft. dist.
B's Recovered.
An 18" diam. spruce with partially heated scribble bears S 20° W, 26.3 ft. dist.
A 16" diam. spruce with partially heated scribble bears N 107° W, 12.8 ft. dist.



I
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the south side of a gravel ROW road.
A 7" diam. iron, with Forest Service 54 2 and 54 9 signs on SW of the cap approx. 3.5 ft. dist.
B's Recovered.
A 13" diam. spruce with fully heated scribble bears S 12° E, 31.0 ft. dist.
A 14" diam. spruce with fully heated scribble bears S 80° W, 18.2 ft. dist.
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 2" above the ground.
An alum. post was placed southeast of the cap approx. 0.7 ft. dist.
B's Recovered.
A spruce stump bears N 20° E, 25.5 ft. dist.
A spruce stump bears N 81° E, 38.0 ft. dist.
A 10" diam. spruce with fully heated scribble bears N 18° W, 60.0 ft. dist.
B's established.
A 10" diam. spruce bears S 87° W, 5.8 ft. dist.



J
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and flush with the ground.
An alum. post was placed northwest of the cap approx. 1.6 ft. dist.
B's Recovered.
A 13" diam. iron, with fully heated scribble bears N 43° E, 19.0 ft. dist.
A 12" diam. spruce with fully heated scribble bears N 10° W, 11.1 ft. dist.



K
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 3" above the ground.
An alum. post was placed northwest of the cap approx. 1.2 ft. dist.
B's Recovered.
A 10" diam. iron, with visible scribble bears N 43° E, 66.8 ft. dist.
An 18" diam. steel spruce with fully heated scribble bears N 50° E, 32.5 ft. dist.
An 11" diam. steel spruce with fully heated scribble bears S 17° W, 50.1 ft. dist.
A 6" diam. iron, with visible scribble bears N 50° W, 35.5 ft. dist.
A 10" diam. iron, with visible scribble bears S 74° E, 16.5 ft. dist.



L
Recovered a 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located approximately halfway between C10 and C11, S1092.
An alum. post was placed west of the cap approx. 1.0 to 1.5 ft. dist.
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the west bank of Resurrection Creek approx. 40 ft. from the top of the bank. Height is measured using Great Boundary Adjustment.
An alum. post was placed south of the cap approx. 0.5 ft. dist.
B's and B's established.
A 6" diam. iron, mtd. S 87° W, 27.0 ft. dist.
A 6" diam. iron, mtd. S1092 W 81° W, 20° W, 45.0 ft. dist.
A 5-3/4" diam. brass cap mtd. C11, H 81° W, 28.3° W, 8.0° E, 18.0 ft. dist.



M
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the west bank of Resurrection Creek approx. 40 ft. from the top of the bank. Height is measured using Great Boundary Adjustment.
An alum. post was placed south of the cap approx. 0.5 ft. dist.
B's and B's established.
A 6" diam. iron, mtd. S 87° W, 27.0 ft. dist.
A 6" diam. iron, mtd. S1092 W 81° W, 20° W, 45.0 ft. dist.
A 5-3/4" diam. brass cap mtd. C11, H 81° W, 28.3° W, 8.0° E, 18.0 ft. dist.



N
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the west bank of Resurrection Creek approx. 40 ft. from the top of the bank. Height is measured using Great Boundary Adjustment.
An alum. post was placed south of the cap approx. 0.5 ft. dist.
B's and B's established.
A 6" diam. iron, mtd. S 87° W, 27.0 ft. dist.
A 6" diam. iron, mtd. S1092 W 81° W, 20° W, 45.0 ft. dist.
A 5-3/4" diam. brass cap mtd. C11, H 81° W, 28.3° W, 8.0° E, 18.0 ft. dist.



O
Set a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located between the loop Highway and the west bank of Resurrection Creek. The cap is approx. 30 ft. from the east bank. Corner is a station occupied using Great Boundary Adjustment.
A 4 x 4 wooden post was placed west of the cap approx. 1.3 ft. dist.
B's Recovered.
A 13" diam. steel spruce mtd. N 87° W, 27° E, 41.7 ft. dist.
A 24" diam. steel spruce mtd. S1092 W 81° W, 23° W, 23.2 ft. dist.



P
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located between the loop Highway and the west bank of Resurrection Creek.
An alum. post was placed north of the cap approx. 0.8 ft. dist.
B's Recovered.
An 18" diam. steel spruce with partially heated scribble bears N 1° E, 47.4 ft. dist.
A 13" diam. steel spruce with partially heated scribble bears S 61° E, 11.1 ft. dist.



Q
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the northeast side of the loop Highway near the Resurrection Creek bridge.
An alum. post was placed north of the cap approx. 0.8 ft. dist.
B's Recovered.
An 18" diam. steel spruce with visible scribble bears north, 47.7 ft. dist.
A 13" diam. steel spruce with partially heated scribble bears N 54° E, 14.0 ft. dist.



R
Set a 3/4" diam. iron pin with a 1/2" diam. sharp, mtd. as shown and flush with the pavement. The monument is located on the southwest side of the loop Highway approx. 27 ft. northwest of the Resurrection Creek bridge. The pin was set at distance intersection between recovered bearing objects noted below (that 90° BE's recorded November 28, 1900).
B's Recovered.
An 8" situated on top of the NW corner of the NW concrete abutment of the Resurrection Creek bridge bears N 79° 52' E, 29.83 ft. dist.
An 8" situated on top of the NE corner of the NW concrete abutment of the Resurrection Creek bridge bears S 10° 32' E, 57.76 ft. dist.



S
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located northwest of the cap approx. 6.0 ft. dist.
An alum. post was placed northwest of the cap approx. 1.6 ft. dist.
B's Recovered.
A 10" diam. iron, with visible scribble bears N 10° E, 2.0 ft. dist.
A 6" diam. iron, with fully heated scribble bears S 30° W, 12.2 ft. dist.
A spruce stump bears N 37° W, 70.8 ft. dist.



T
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located approx. 100 ft. west of corner S, S1092 and on the north side of an old stump row.
An alum. post was placed southeast of the cap approx. 0.0 ft. dist.
B's Recovered.
An 8" diam. steel spruce bears N 70° E, 15.0 ft. dist.
A 10" diam. iron, with visible scribble bears N 62° W, 24.0 ft. dist.
B's established.
A 12" diameter mtd. N 87° W, 30° E, 36.0 ft. dist.



U
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the west bank of Resurrection Creek approx. 40 ft. from the top of the bank. Height is measured using Great Boundary Adjustment.
An alum. post was placed south of the cap approx. 0.5 ft. dist.
B's and B's established.
A 6" diam. iron, mtd. S 87° W, 27.0 ft. dist.
A 6" diam. iron, mtd. S1092 W 81° W, 20° W, 45.0 ft. dist.
A 5-3/4" diam. brass cap mtd. C11, H 81° W, 28.3° W, 8.0° E, 18.0 ft. dist.



V
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the west bank of Resurrection Creek. The cap is approx. 30 ft. from the east bank. Corner is a station occupied using Great Boundary Adjustment.
An alum. post was placed northwest of the cap approx. 1.0 ft. dist.
B's Recovered.
An 18" diam. iron, with visible scribble bears S 87° E, 8.0 ft. dist.
A 14" diam. iron, with visible scribble bears S 61° W, 14.0 ft. dist.



W
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/4" x 30" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the northeast side of the loop Highway approx. 14 ft. from the corner.
An alum. post was placed northwest of the cap approx. 0.8 ft. dist.
B's Recovered.
A 10" diam. spruce with fully heated scribble bears N 1° E, 74.0 ft. dist.
A 16" diam. spruce with fully heated scribble bears S 80° W, 13.0 ft. dist.



X
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located at the bottom of a bluff and at the edge of the Porcupine Ave. roadway.
An alum. post was placed northwest of the cap approx. 1.6 ft. dist.
B's Recovered.
An 18" diam. steel spruce with visible scribble bears S 80° W, 28.2 ft. dist.
An 11" diam. steel spruce with visible scribble bears S 80° W, 28.2 ft. dist.
A 14" diam. steel spruce bears N 60° W, 45.0 ft. dist.
B's established.
An 18" diam. spruce mtd. S1092 (12 ft) bears S 81° W, 60.0 ft. dist.



Y
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the northeast side of the loop Highway near the entrance to Porcupine Campground and midway down a driveway.
An alum. post was placed east in a forest on a 4" x 4" wooden post northwest of the cap approx. 1.5 ft. dist.
B's Recovered.
A 16" diam. iron, with fully heated scribble bears N 80° E, 94.0 ft. dist.
A 20" diam. iron, with fully heated scribble bears S 64° E, 14.2 ft. dist.
B's and B's established.
The NW corner of a cabin (25x18) on lot 1 bears N 64° E, 136.0 ft. dist.
The center of a 6" x 6" concrete post (ROW marker) bears S 55° E, 32.6 ft. dist.



Z
Recovered a standard 6.0 2-3/4" diam. brass cap on a 1" diam. iron post, mtd. as shown and projecting 2" above the ground. The cap is located on the northeast side of the loop Highway near the entrance to Porcupine Campground and midway down a driveway.
An alum. post was placed east in a forest on a 4" x 4" wooden post northwest of the cap approx. 1.5 ft. dist.
B's Recovered.
A 16" diam. iron, with fully heated scribble bears N 80° E, 94.0 ft. dist.
A 20" diam. iron, with fully heated scribble bears S 64° E, 14.2 ft. dist.
B's and B's established.
The NW corner of a cabin (25x18) on lot 1 bears N 64° E, 136.0 ft. dist.
The center of a 6" x 6" concrete post (ROW marker) bears S 55° E, 32.6 ft. dist.

I hereby certify that this official USFS Forest Service survey was prepared in accordance with applicable Federal and State Law, by a Registered Land Surveyor employed by the United States Dept. of Agriculture, Forest Service, and that every error remained in this survey if, by request within the scope of this Federal Employment, the USFS Forest Service shall be responsible for this survey and subsequent government and corrections.

Forest Supervisor
2-26-2008
Date

SURVEYOR'S DECLARATION
I, Randy D. Schwarz, hereby certify that I am a duly licensed Land Surveyor in the State of Alaska, and that the accompanying plat is a true and correct representation of a survey performed by me or under my direct supervision in accordance with the provisions and other details of this act and is correct to the best of my professional knowledge and belief.

Randy D. Schwarz
Registered Land Surveyor
Alaska License No. 428-2008
Date

DATE OF SURVEY: RECORDING: June 14, 2008 EPOCH: June 30, 2008	SEWARD RECORDING DISTRICT EQUIPMENT: Leica HR-302 Total Station 808 Metric Data Collector e/Survey Plus
RECORD OF SURVEY	
RETRACEMENT SURVEY OF U.S. SURVEY NO. 1092 AND A PORTION OF U.S. SURVEY NO. 2757 LOCATED IN SURVEYED SECTIONS 28, 29, 32, 33 T. 10 N., R. 2 W., SEWARD MERIDIAN	
CHUGACH NATIONAL FOREST 3301 C STREET, SUITE 300 ANCHORAGE, ALASKA 99503	
DRAWN BY/DATE: S. Murray 01-14-2008	CHECKED BY/DATE: J. Schmitt 03-06-2008
PROJECT NO: 369-06	SHEET NO: 2 of 2
FILE NAME: p007107_1007.dwg	

2007-3
RECORDED - FILED
Seward
on Feb. 29 - 08
by 11101 - A
Chugach National Forest

Note:
All alum. posts and 4 x 4 wooden posts noted above have Forest Service Boundary sign (4x2) and Survey Monument sign (4x4) attached. All recovered and established B's were painted and bearing tree tags attached unless otherwise noted.

LINE	BEARING	DISTANCE
L1	S 0°42'40" W	350.57
L2	S 89°57'41" E	59.69
L3	S 0°58'58" W	262.48
L4	N 89°53'10" E	58.15
L5	N 0°56'59" E	291.33
L6	N 89°53'19" E	62.10
L7	S 19°46'12" W	290.52
L8	S 49°09'54" E	198.43
L9	S 79°59'02" E	111.37
L10	S 0°36'00" E	362.70
L11	S 0°36'00" E	362.58
L12	N 89°58'00" E	264.00
L13	N 89°51'00" E	97.98
L14	N 0°19'00" E	231.00
L15	N 89°58'00" E	91.74
L16	S 89°58'00" W	231.00
L17	S 89°58'00" W	140.88
L18	S 48°56'00" E	198.40
L19	S 78°21'00" E	140.88
L20	S 1°48'00" W	178.22



TURNAGAIN ARM

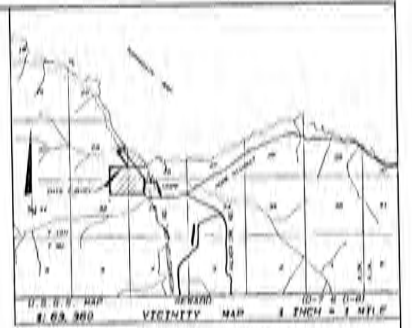
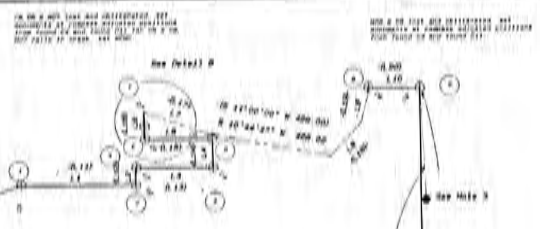
CHUGACH NATIONAL FOREST

CHUGACH NATIONAL FOREST

CHUGACH NATIONAL FOREST

U. S. SURVEY NO. 1092

CHUGACH NATIONAL FOREST



SURVEY HISTORY
 This original survey of U. S. Survey 1092 (Homestead Entry Survey No. 128) was performed from July 21 thru July 26, 1928 and was accepted on May 2, 1929.

In 1978 the U. S. F. B. performed an unrecorded retracement survey of a portion of U. S. Survey 1092 and reestablished corners 10 and 44 (Station Number corner 8). The positions of corners 8 and 10 were reestablished by unadmitted measurements between point 10 and 21 of the survey 1092 and found corner 8 of U. S. Survey 1484 using station 1092. An attempt was made to duplicate a retracement survey of the part of U. S. Survey 1092.

The original survey of U. S. Survey 2797 was performed from October 14 thru November 2, 1947 and was accepted on May 26, 1949.

- NOTES**
- This Survey does not constitute a subdivision as defined by AS 20.05.010 (D).
 - All distances shown are in U. S. Survey Feet.
 - Station corner 8 and corner 10 established by the 1978 U. S. Forest Service survey were not accepted by this survey. The whole block is true and they are shown on this plat for informational purposes only.

- LEGEND**
- Original 2-1/2" Brass Cap Monument recovered this survey.
 - Original 1-3/4" Brass Nailing in concrete recovered this survey.
 - 1-1/2" Aluminum Cap Monument set in 1978 U. S. F. B. survey, recovered and not accepted by this survey.
 - Standard U. S. F. B. 2-1/2" Aluminum Cap on 0-1/2" Aluminum Post set this survey.
 - U. S. Property line posted to contract specifications this survey.
 - The line
 - Record information original survey of U. S. Survey 1092
 - Record information original survey of U. S. Survey 2797.
 - Distance adjusted meridian line.



1 INCH = 3,000.000 U. S. SURVEY FEET
 1 U. S. INCH = 0.0254 METERS

Located in Record Book No. 26, PG. 20821, T. 10N., R. 20W., S. 14829

RECORD OF SURVEY			
CHUGACH NATIONAL FOREST			
KENAI PENINSULA CADASTRAL SURVEY			
CONTRACT NO. 93-0100-0-05288			
BURNHAM RETRACEMENT OF U. S. SURVEY NO. 1092 & 2797			
DENALI RECORDING DISTRICT			
PREPARED BY			
ALASKAN CONSULTING SURVEYORS, INC			
5841 Arctic Blvd. #201			
Anchorage, Alaska 99518			
(907) 562-7950			
SCALE 1"=200'	DATE 10/12/90	FILE 90-19RS	NO. 1 OF 2
DRAWN D. W.	DESIGN L. D.	C. B. NO. 1, 269	SHEET 1 OF 2

TYPICAL MONUMENT SET

TYPICAL MONUMENT FOUND

THIS SURVEY WAS MADE BY ME (AGENT FOR NATIONAL FOREST MANAGEMENT) IN ACCORDANCE WITH THE PROVISIONS OF THE FOREST SERVICE ACT AND THE NATIONAL FOREST MANAGEMENT ACT.

James V. S. 11/16/90

FOREST SUPERVISOR DATE

SURVEYING CERTIFICATE

I, Daniel A. Hill hereby certify that I am a duly licensed land surveyor in the State of Alaska and that the accompanying plat is a true and correct representation of a survey performed by me and that said survey was done from measurements and data made during the course of this survey performed at the request of the U. S. F. B. Forest Service.

Daniel A. Hill 11/27/90

REGISTERED LAND SURVEYOR DATE

90-19RS

Survey 1092

11/29/90

22 CA



