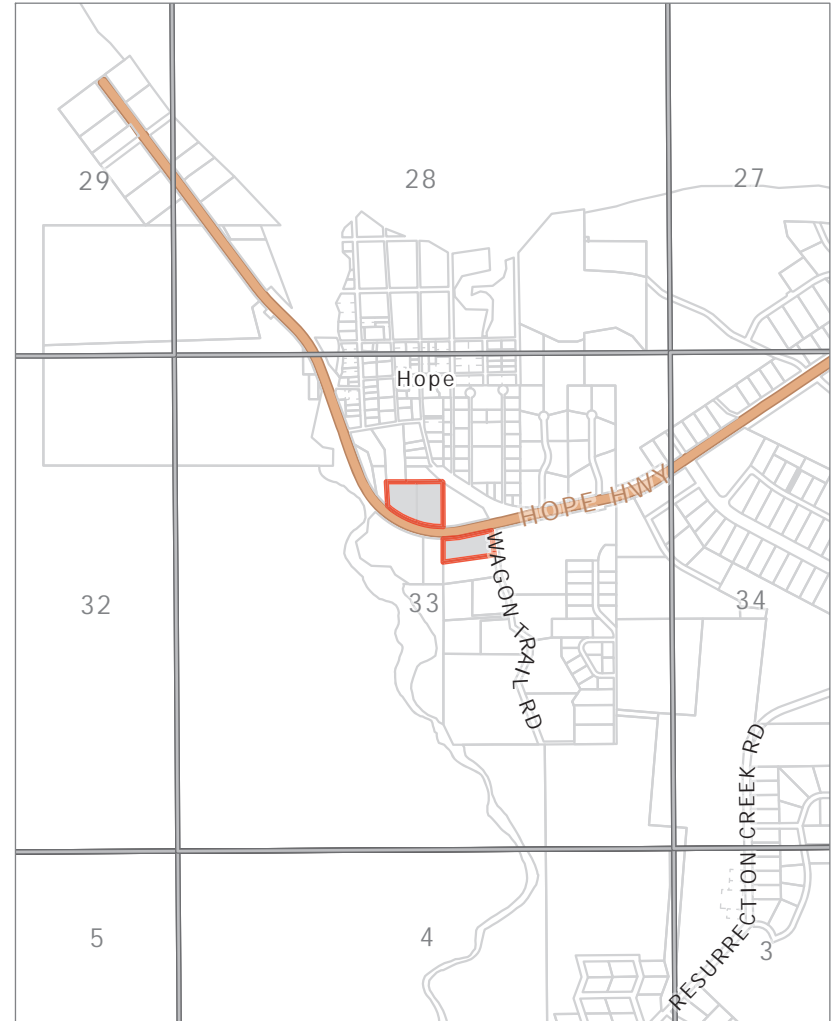
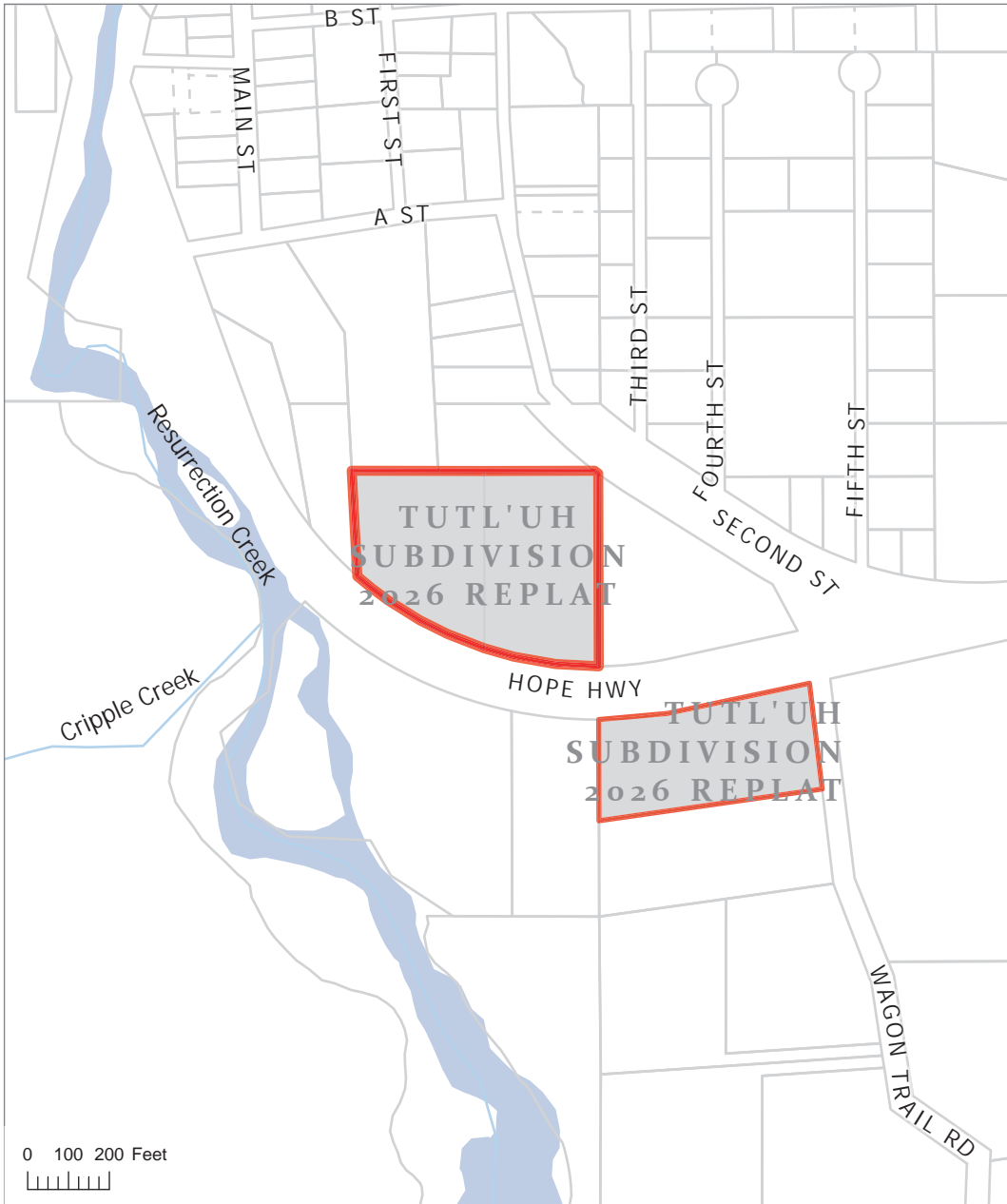


## **E. NEW BUSINESS**

3. Tutl'uh Subdivision 2026 Replat; KPB File 2025-116  
McLane Consulting Group / Gwartney  
Location: Hope Hwy, Second Street & Wagon Trail Road  
Hope Area / Hope-Sunrise APC

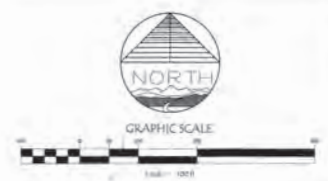
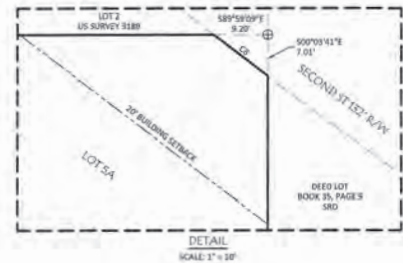
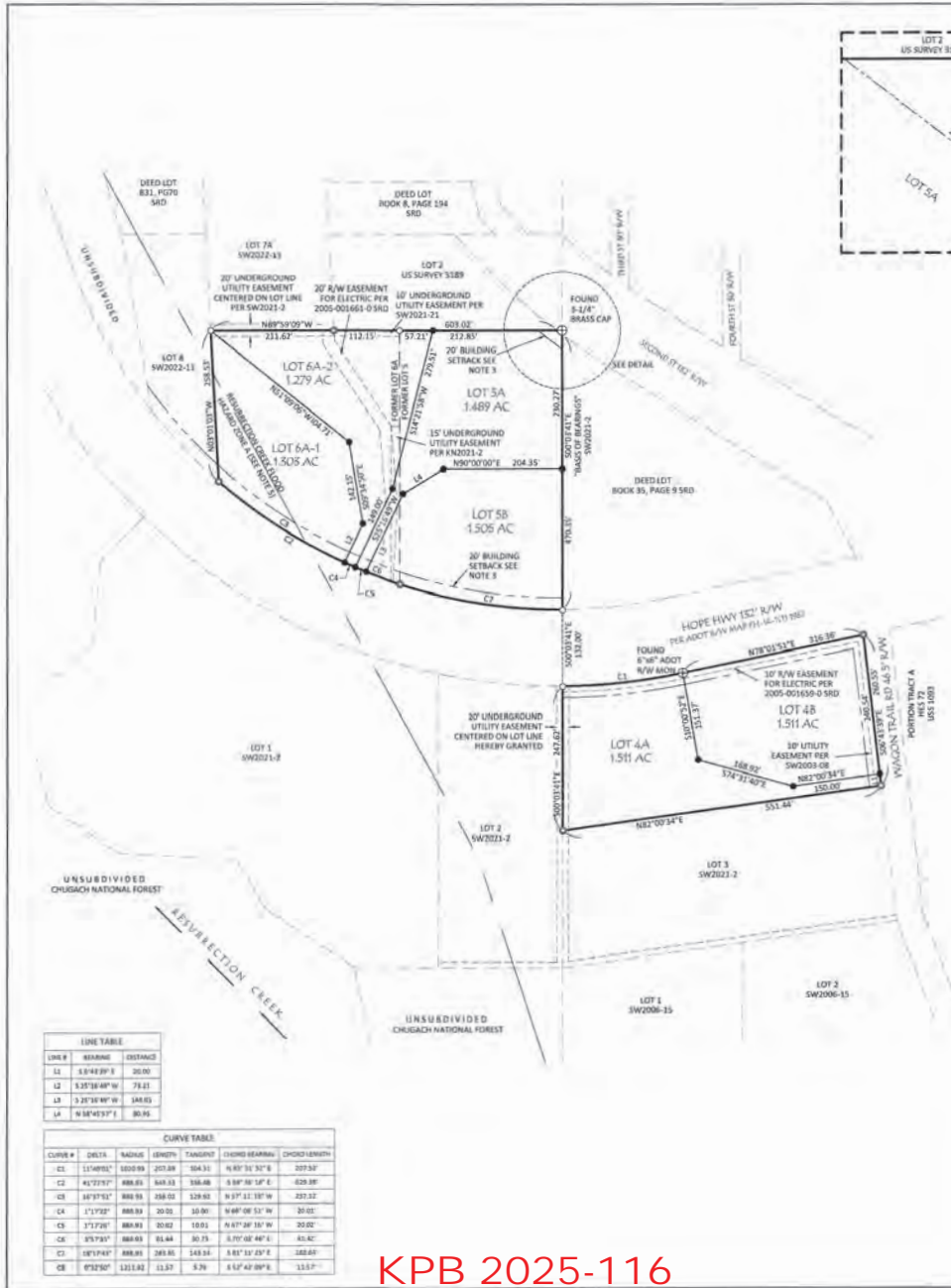


KPB File 2025-116  
T10N R02W SEC33  
Hope

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.



- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 1/2" REBAR UNLESS NOTED
  - FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP #503-5
  - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 15-21129

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

FRANK GWARTNEY aka FRANKEL GWARTNEY  
PO BOX 90227, ANCHORAGE, AK 99509

**NOTARY'S ACKNOWLEDGEMENT**

FOR: FRANK GWARTNEY  
aka FRANKEL GWARTNEY  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_ 2026  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

**NOTES**

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- 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.
- BUILDING SETBACK - A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- FLOOD HAZARD NOTICE - SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN IS DESIGNATED BY FEMA AS A FLOOD HAZARD AREA AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A PER FEMA MAP PANEL NUMBER 02021-3125A. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOOD PLAN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- HOPE HIGHWAY R/W SHOWN PER STATE OF ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (H-14-11).
- THESE PARCELS MAY BE AFFECTED BY THE FOLLOWING:
  - AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON OCTOBER 17, 2002 IN BOOK 11A, PAGE 740 SRD.
  - AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001609-0 SRD.
  - AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001610-0 SRD.
  - AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001611-0 SRD.
  - RESTRICTIVE COVENANTS RECORDED FEBRUARY 26, 2021 IN DOCUMENT NO. 2021-000225-0; THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER AFB 20-60-17008).
  - EXCEPTION GRANTED TO STREET WIDTH (KPB 20-30-120) BY THE PLANNING COMMISSION AT THE NOVEMBER 30, 2022 MEETING WAS CARRIED OVER AT THE JUNE 23, 2022 MEETING. EXCEPTION GRANTED TO EASEMENT REQUIREMENTS (KPB 20-30-0600) AT THE JUNE 18, 2022 MEETING.
  - ACCEPTANCE OF THIS PLAN BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 8°42'39" E	20.00
L2	S 25°18'49" W	78.21
L3	S 21°18'49" W	148.05
L4	N 8°42'39" E	80.95

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	114°00'00"	500.00	207.88	504.31	N 8°31'31" E	207.93
C2	41°22'51"	888.00	649.33	358.68	S 8°39'50" E	628.88
C3	167°51'31"	888.00	258.02	128.62	N 37°11'10" W	225.12
C4	171°52'12"	888.00	20.02	10.00	N 68°08'52" W	31.01
C5	171°52'12"	888.00	20.02	10.00	N 67°28'10" W	30.02
C6	173°51'31"	888.00	65.64	30.75	S 77°02'49" E	65.62
C7	167°51'31"	888.00	240.80	120.40	S 67°13'22" E	240.81
C8	173°51'31"	1212.61	13.57	6.79	S 15°47'09" E	13.57

**WASTEWATER DISPOSAL**

SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR A TYPICAL ALTERNATE WASTEWATER DISPOSAL SYSTEM FOR USE ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

**PLAT APPROVAL**

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL

**Plat #**

Area: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_



**T/V/L/U/I SUBDIVISION 2026 REPLAT**  
A SUBDIVISION OF LOTS 4 & 5 OF PLAT 2021-02 & LOT 6A OF PLAT 2022-11 SEWARD RECORDING DISTRICT (SRD)

FRANK GWARTNEY aka FRANKEL GWARTNEY, (OWNER)  
PO BOX 90227, ANCHORAGE, AK 99509

5.95 AC. MAP SITUATED IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH IN THE SEWARD RECORDING DISTRICT.

RECORDING - TESTING SURVEYING - MAPPING  
P.O. BOX 468  
SOLDOTNA, AK 99662  
VOICE: (907) 283-4218  
FAX: (907) 288-6300  
WWW.MGLAECO.COM

KPB File No.: 2026-XX  
Project No.: 252020

Scale 1" = 500' Date: MAR 2026 Book No.: 25-08 Drawn by: BGS

KPB 2025-116

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
TUTL'UH SUBDIVISION 2026 REPLAT**

<b>KPB File No.</b>	2025-116
<b>Plat Committee Meeting:</b>	April 13, 2026
<b>Applicant / Owner:</b>	Frank Gwartney of Anchorage, Alaska
<b>Surveyor:</b>	Andrew Hamilton; McLane Consulting Inc.
<b>General Location:</b>	Between milepost 16 and 17, Hope Highway, Hope

<b>Parent Parcel No.:</b>	035-031-08; 035-031-09; 035-031-12
<b>Legal Description:</b>	035-031-08: T 10N R 02W SEC 33 Seward Meridian SW 2021002 TUTL'UH SUBDIVISION LOT 4  035-031-09: T 10N R 02W SEC 33 Seward Meridian SW 2021002 TUTL'UH SUBDIVISION LOT 5  035-031-12: T 10N R 02W SEC 33 Seward Meridian SW 2022011 TUTLUH SUB CARMODY ADDN LOT 6A
<b>Assessing Use:</b>	035-031-08 and 035-031-09: Residential Vacant 035-031-12: Residential Accessory Building
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide three existing parcels consisting of 2.970 acres, 3.022 acres, and 2.606 acres into six new parcels ranging in size from 1.279 acres to 1.511 acres.

**Location and Legal Access (existing and proposed):**

The subdivision is located within Hope and is divided by the Hope Highway.

Legal access is provided by Hope Highway and Wagon Trail Road. Second Street abuts the northeast corner of proposed Lot 5A; however, due to its location, it is not considered a feasible access point.

Hope Highway is a state-maintained 132-foot-wide right-of-way and provides legal access to all proposed lots. The highway runs centrally through the subdivision, separating the two sections. DOT&PF requires shared driveway for proposed lots 6A-1, 5B, 5A, and 6A-2.

Wagon Trail Road is a 46.5-foot-wide right-of-way located along the southeasterly boundary. The Homestead Entry Survey No. 72 (USS 1093) identified the original unnamed road as 33 feet wide. In 1997, a street naming resolution designated the right-of-way as Wagon Trail Road. Tutsilitnu Subdivision (SW 2003-8) dedicated an additional 13.5 feet to Wagon Trail Road, increasing the right-of-way to 46.5 feet. The adjacent 20.10-acre remaining from Tract A of HES No 72 to the east is privately owned; if subdivided in the future, additional right-of-way dedication would reasonably be expected to be dedicated to meet KPB width requirements. Available imagery shows the Wagon Trail Road as minimally constructed and maintained, serving as primary access for parcels to the south. DOT&PF requires proposed Lots 4A and 4B to take access from Wagon Trail Road.

**Staff recommends** adding a note to the final plat referencing DOT&PF access requirements for the proposed lots.

The proposed subdivision lies within two separate blocks. The north block is a closed block defined by Hope Highway, Second Street, and 'A' Street. The south block is an open block defined by Hope Highway and Wagon Trail Road. The south block is constrained by the Resurrection River and Chugach National Forest lands. Due to the layout of the Hope community, the alignment of Hope Highway, the Chugach National Forest boundaries, and existing structures, any additional dedication required 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.

No section line easements or patent easements affect the subject area.

The boundary of Chugach National Forest lies within the adjacent parcels to the south. **Staff recommends** the surveyor depict and label this boundary on the final plat.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	<ul style="list-style-type: none"> <li>○ No direct access to Hope Highway will be granted for Lot 4A and Lot 4B.</li> <li>○ Lot 4A and Lot 4B must take access through Wagon Trail Road.</li> <li>○ Applicant should apply for shared driveway permits for Lot 6A-1, Lot 5B, Lot 5A, Lot 6A-2.</li> <li>○ Apply for driveway permits at DOT&amp;PF's online ePermits website: <a href="http://dot.alaska.gov/row/Login.po">http://dot.alaska.gov/row/Login.po</a> . Please contact DOT&amp;PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.</li> <li>○ Recommend signage indicating hidden driveway sign for Lot 6A-1, Lot 5B, Lot 5A, Lot 6A-2.</li> </ul> <p>All properties accessing DOT&amp;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>

**Site Investigation:**

The majority of the parcels are identified as vacant per KPB Assessing records. An outbuilding is located in the northeast corner of former Lot 6, near the common lot line with former Lot 4. Upon finalization of the plat, the structure will be situated on proposed Lot 6A-2, and any potential encroachment will be resolved through the replat.

No contour information is provided on the preliminary plat, and KPB contour data is unavailable for this area. The surveyor has provided a written statement confirming that no steep areas exist within the proposed plat.

Available data indicates that no wetlands are present within the subject lots.

KPB reviewers have confirmed that the platting area lies entirely within a non-regulatory Flood Zone, Flood Zone C (FEMA map panel 020012-1125A), an area of minimal flood risk. No depiction of the flood zone is required. **Staff recommends** the flood zone A depiction be removed from the final plat and revise plat note 5 to reference the correct flood zone.

An unnamed anadromous stream flows near the proposed plat, and KPB reviewers have identified the area as being within a habitat protection district. **Staff recommends** adding the Anadromous Waters Habitat Protection District note to the final plat in accordance with KPB 20.30.290.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie
-------------------------	---

	<p>Floodplain Status: IS in flood hazard area  Comments: This is within non-regulatory C Zone. An area with minimal risk. No depictions plat note should be present.</p> <p>Flood Zone: C  Map Panel: 020012-1125A  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: IS totally or partially within HPD  Comments: Portions of this plat fall under jurisdiction of KPB 21.18 Anadromous Streams and no work can be done within 50 feet of the water without consultation from the River Center.</p>
State of Alaska Fish and Game	No Response

**Staff Analysis**

The land was originally surveyed as Lot 1, US Survey 3189, and Tract B, US Survey 1093. It has since been subdivided through the following actions:

- 2003: Tutsilitnu Subdivision subdivided a portion of Tract B (USS 1093) into Tract B1 and Tract B2.
- 2004: A Plat Waiver (PW 2004-26) was granted, creating parcels 1-3 from Tract B1.
- 2021: Tutl’uh Subdivision (SW 2021-2) subdivided parcel 1 (PW 2004-26) and a portion of Lot 1 (USS 3189) into seven lots.
- 2022: Tutl’uh Subdivision Carmody Addition (SW 2022-11) replated Lots 6 and 7 (SW 2021-2) into Lots 6A and 7A.

The proposed plat will subdivide Lots 4 and 5 (SW 2021-2) and Lot 6A (SW 2022-11) into six new lots.

Proposed lots 4A, 5A, and 6A-2 are flag lots, and each access strip meets the requirements of KPB 20.30.190(B). **Staff recommends** including the standard flag lot note on the final plat.

The proposed plat will create additional developable lots, each less than 200,000 square feet. A soils report is therefore required, and an engineer must sign the final plat. The Wastewater Disposal Note will be reviewed once the soils report has been submitted.

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 identifies beneficial interest holders.

Hope/Sunrise Advisory Planning Commission minutes were not available at the time this staff report was prepared (KPB 21.02.020). If available, they will be included in the desk packet.

**Utility Easements**

Multiple utility easements are located within the subject platting area.

Tutsilitnu Subdivision (SW 2003-8) granted a 10-foot utility easement along all street rights-of-way, increasing to 20 feet within 5 feet of side lot lines. This easement affects proposed lots 4A and 4B. **Staff recommends** the easement

be correctly depicted within 5 feet of the side lot lines on the final plat and that a plat note be provided referencing the utility easement. The easement label should include a reference to the corresponding plat note.

Tut'uh Subdivision (SW 2021-2) granted underground utility easements as depicted on the preliminary plat. **Staff recommends** modifying the label for the 20' underground utility easement located on the western boundary of Lot 4A to reference the parent plat.

Staff has determined that the easements listed in plat notes 8.1 and 8.3 do not affect this plat. **Staff recommends** the applicant confirm these easement locations and, if in agreement, remove the notes and request that the title company remove the associated easements from the final CTP.

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.

The northern portion of the subdivision should include a 10' utility easement adjacent to all rights-of-way, granted by this plat pursuant to KPB 20.30.060 (D).

**Utility provider review:**

HEA	This subdivision is not located within HEA's service area. No comments at this time.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn          Affected Addresses:          18938 Hope Hwy.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:          Hope Hwy, Second St, Wagon Trail Rd, Third St, Fourth St</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:          18938 Hope Hwy will remain with lot 6A-2</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>
LOZMS Planner	<p>Reviewer: Raidmae, Ryan          There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:          There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather          Comments: No comment</p>

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

---

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- o Label the 20' building setback on Lots 4A and 4B.

Plat notes

- o Plat note 8.4: correct the typo by removing "8" in the first word "an."
- o Plat note 8.5: CCR as recorded in document serial number 2021-000225-0 SWD affects only proposed lots 4A and 4B. Include recording district in plat note.

---

**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:**
- Within the legal description:
    - o Modify legal description to include N1/2 of Section 33
    - o Include names of parent plats
  - Remove AKA Frankel Gwartney from the ownership to reflect CTP and KPB records.
- 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:**
- o Depict and label the boundary of Chugach National Forest
- 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:**
- o Provide a label for R02W.
  - o Depict and label Porcupine Creek within section 29.
  - o Depict and label Bear Creek within sections 29, 33 and 34.
  - o Depict and label Cripple Creek within Sections 32 and 33.
  - o Provide a label for wagon Trail Road.
  - o Distinguish the boundary of Chugach National Forest more clearly as it affects the entire vicinity map excluding only a portion within sections 28 and 33.
- 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:**
- o Modify the utility easement label located on the western boundary of Lot 4A to "per SW 2021-2"

- Staff has determined that the easement described within recorded document Book 114 Page 740 SWD does not affect this plat. Please confirm and if in agreement, remove plat note 8.1.
- Staff has determined that the easements listed in document 2005-00166-0 SWD does not affect this plat. Please confirm and if in agreement, remove plat note 8.3 and request title company to remove from the final CTP.
- Per SW 2003-8: depict the easement within 5' of side lot lines and provide a plat note referencing the utility easement extending to 20' within 5' of side lot lines for proposed lots 4A and 4B. Include reference of the corresponding plat note within the utility easement label.

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:**

- Please include surveys and associated lots on applicable parcels abutting plat. Deed references may be kept:
  - Revise book number: Book 35D Page 9 SWD; Include: PTN of Tract B, USS 1093
  - Book 8, Page 194 SWD; USS 1485 South 90' Block 11
  - Book 31, Page 70 SWD; PTN Lot 1, USS 3189

**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.

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note.

**Staff recommendation:** Northern portion of subdivision should include 10' utility easement GTP.

20.30.120. Streets-Width requirements.

A. The minimum right-of-way width of streets shall be 60 feet.

1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

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 area are permitted within the panhandle portion of the flag lots 4A, 5A, and 6A-2.

20.30.240. Building setbacks.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

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.

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

---

**KPB 20.60 – Final Plat**

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

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

20.60.160. Easements. 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.

20.60.190. Certificates, statements, and signatures required.

A. *Certificate of ownership, dedication, and acknowledgement.*

**Staff recommendation:**

- o Remove Frankel Gwartney from ownership line and notary's acknowledgement.
- o Revise the Plat Approval to KPB 20.60.190 (C)

C. Statement of Plat Approval

**Staff recommendation:** modify plat approval to reflect code.

---

**RECOMMENDATION:**

**STAFF RECOMMENDS:**

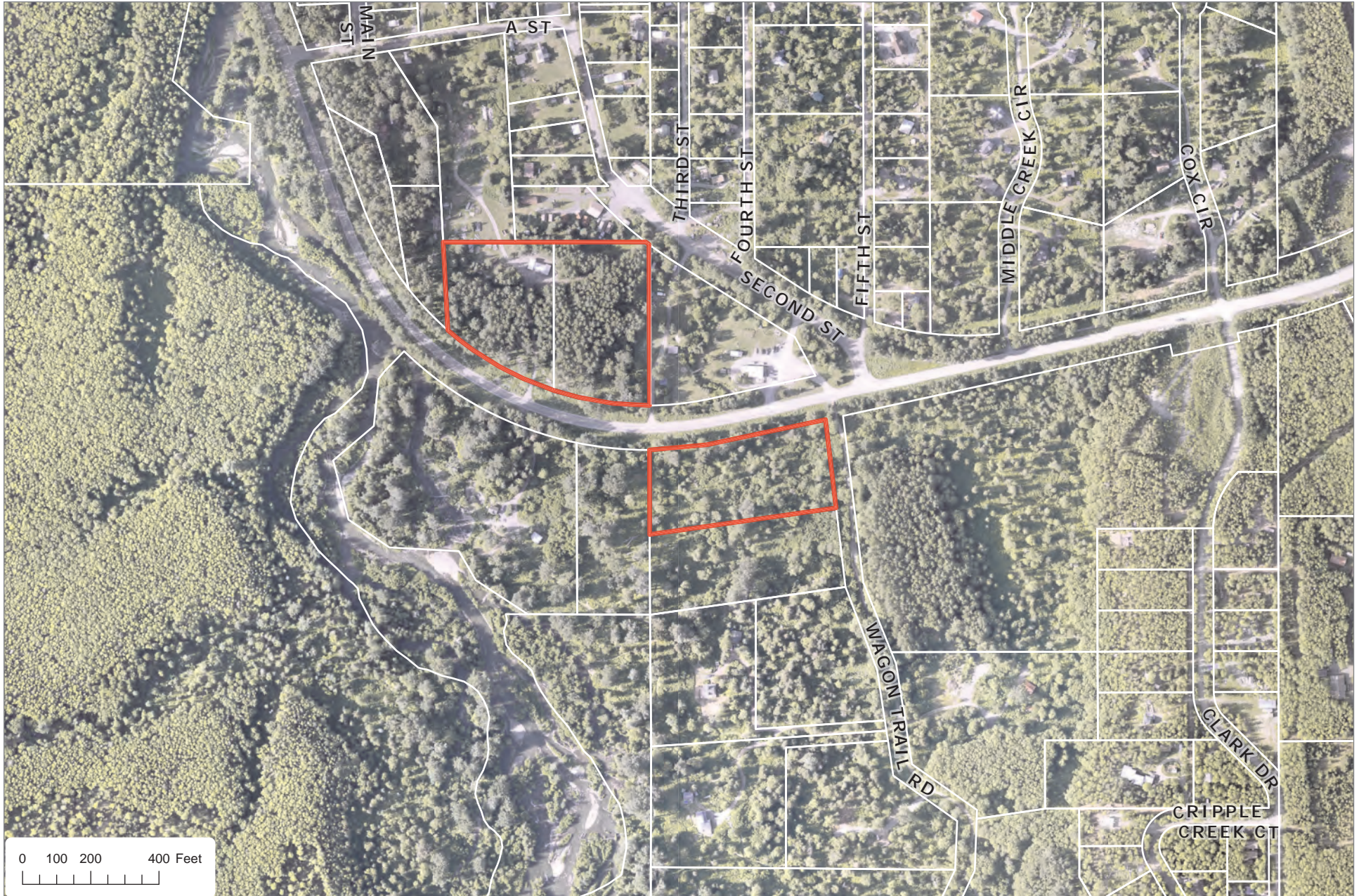
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

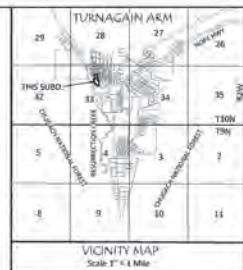
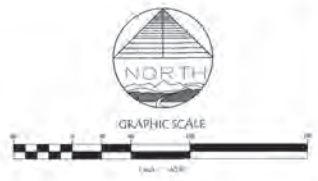
**END OF STAFF REPORT**



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.



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	ANGEMENT	CHORD BEARING	CHORD LENGTH
1	217°42'	888.91	537.08	271.58	N 53° 02' 11\"	538.41
2	217°07'	888.91	508.48	180.20	N 42° 37' 21\"	507.04
3	107°47'	888.91	162.61	84.05	S 84° 28' 18\"	167.97

- NOTES**
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  - 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.
  - BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
  - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA. DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A PER FEMA MAP PANEL NUMBER 02002-1125A. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.09 OF THE KENAI PENINSULA BOROUGH CODE.
  - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  - HOPE HIGHWAY RAW PER ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 19-14-111.
  - THESE PARCELS MAY BE AFFECTED BY THE FOLLOWING:
    - AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON OCTOBER 17, 2002 IN BOOK 114, PAGE 740 SRD.
    - AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-051661-0 SRD.
  - EXCEPTION GRANTED TO STREET WIDTH (RPR 20.30.120) BY THE PLANNING COMMISSION AT THE NOVEMBER 30, 2020 MEETING WAS CARRIED OVER AT THE JUNE 15, 2021 MEETING. EXCEPTION GRANTED TO EASEMENT REQUIREMENTS (RPR 20.30.0000) AT THE JUNE 15, 2021 MEETING.
  - ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCUMBRANCES.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

*Frank Gwartney*  
 FRANK GWARTNEY  
 PO BOX 90227, ANCHORAGE, AK 99509

**NOTARY'S ACKNOWLEDGEMENT**

FOR: FRANK GWARTNEY  
 ACKNOWLEDGED BEFORE ME THIS  
 16<sup>th</sup> DAY OF August, 2022  
 MY COMMISSION EXPIRES: 10-17-23

*Tanja Wealber*  
 TAJANA WEALBER  
 NOTARY PUBLIC FOR THE STATE OF ALASKA

**WASTEWATER DISPOSAL**  
 SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR ALTERNATE SYSTEMS ARE INCLUDED ON THE INSTRUMENTS. SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PER 18 AAC 07.001.

*July M* 8/19/2022

2022-11  
 Plat #  
 2408  
 10/28/22  
 Date  
 2:09 P



COPY # 111510 AK DATE

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 13, 2022.

*Shane Thompson*  
 AUTHORIZED OFFICIAL DATE

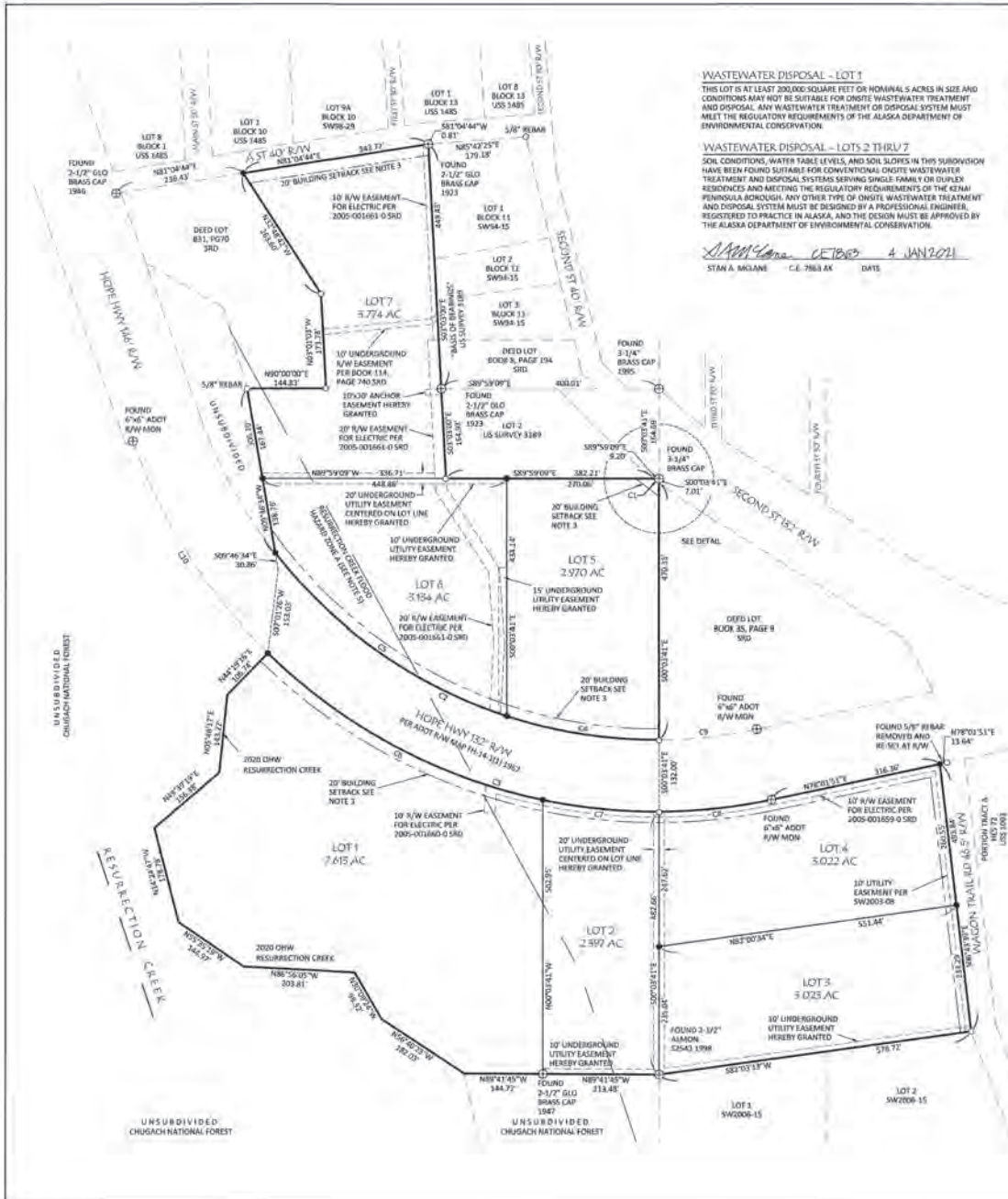
**T/UTL/SH SUBDIVISION CARMODY ADDITION**  
 A RESUBDIVISION OF LOT 6 & LOT 7 T/UTL/SH SUBDIVISION (SW2021-2)

FRANK GWARTNEY, (OWNER)  
 PO BOX 90227, ANCHORAGE, AK 99509

6.908 AC, M/S, SITUATED IN THE NW1/4 SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT.

ENGINEERING (ETRIC) SHEPHERD, MARRAS P.O. BOX 400 SEWARDNA, AK 99605 PHONE (907) 283-4218 FAX (907) 283-5200 WWW.AKENGINEERS.COM	KPB File No. 2022-088 Project No. 2722016
--	--

Scale 1" = 60' Date: MAY 2022 Book No.: 22-02 Drawn by: JAH

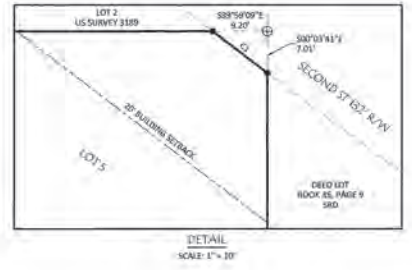
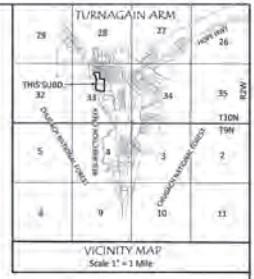


**WASTEWATER DISPOSAL - LOT 1**  
 THIS LOT IS AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**WASTEWATER DISPOSAL - LOTS 2 THRU 7**  
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE FAMILY OR DUPLICATE RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

*Stan A. McLane* 05/18/03 4 JAN 2011  
 STAN A. MCLANE C.E. 7663 AK DATE

CURVE #	DELTA	ARC LENGTH	PERCENT	CHORD BEARING	CHORD LENGTH
C1	072°59'	111.43	5.78	S 83°42'09" E	33.97
C2	327°00'	88.01	4.80	S 04°12'37" W	28.11
C3	171°22'	329.31	180.31	S 77°47'27" E	103.10
C4	107°47'	88.01	4.80	N 07°11'25" W	28.24
C5	373°23'	88.01	4.80	N 59°07'27" W	28.91
C6	32°37'23"	302.51	166.14	S 67°37'30" E	122.38
C7	17°05'11"	302.51	166.14	S 68°37'37" E	123.67
C8	17°05'11"	302.51	166.14	N 67°51'37" S	121.93
C9	173°37'12"	88.01	4.80	N 67°30'47" E	28.17
C10	289°51'31"	322.01	176.32	S 67°30'47" E	104.47



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

*Frank Gwartney*  
 FRANK GWARTNEY aka FRANKEL GWARTNEY  
 PO BOX 90227, ANCHORAGE, AK 99509

**NOTARY'S ACKNOWLEDGMENT**  
 FOR: FRANK GWARTNEY aka FRANKEL GWARTNEY  
 ACKNOWLEDGED BEFORE ME THIS  
 6<sup>th</sup> DAY OF January, 2011  
 MY COMMISSION EXPIRES 10-17-23

*Tonia Walth*  
 TONIA WALTH  
 NOTARY PUBLIC FOR THE STATE OF ALASKA

- NOTES**
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  - BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEY STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
  - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A PER FEMA MAP PANEL NUMBER 020312-1125A. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINSTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
  - PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS STREAM HABITAT PROTECTION AREA. DEVELOPMENT MAY BE RESTRICTED UNDER CHAPTER 21.18 BOROUGH CODE OF ORDINANCES.
  - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  - HOPE HIGHWAY R/W PER ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FH-14-11-11
  - EXCEPTION GRANTED TO STREET WIDTH (EPB 20.30.120) BY THE PLANNING COMMISSION AT THE NOVEMBER 30, 2010 MEETING.

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 30, 2010.

*Scott Walker* 2/12/21  
 AUTHORIZED OFFICIAL DATE

3028-2  
 Plat #  
 Sourced  
 Date 2/17-21  
 Title 21.13 p.1



**TULUHI SUBDIVISION**  
 A SUBDIVISION OF PARCEL 1 OF PLAT WAIVER 2004-26 SEWARD RECORDED DISTRICT (SRD) AND A PORTION OF LOT 1 US SURVEY 3189 EXCEPTING DEED PARCEL PER BOOK 31, PAGE 70 SRD AND HOPE HIGHWAY R/W PER WARRANTY DEED BOOK 310, PAGE 163 SRD.

FRANK GWARTNEY aka FRANKEL GWARTNEY, (OWNER)  
 PO BOX 90227, ANCHORAGE, AK 99509

25.312 AC AM, SITUATED IN SECTION 31, TOWNSHIP 10 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDED DISTRICT.

ENGINEERING TESTING  
 SCOTT WALKER  
 CONSULTING INC.  
 101 BOB BIRD  
 SUITE 207A, AK 99509  
 PHONE: (907) 484-6214  
 FAX: (907) 484-6210  
 WWW.SWALKER.COM

KPB File No. 2020-130  
 Project No. 202020

Scale 1" = 100' Date: AUG. 2020 Book No.: 20-01 Drawn by: JAH



# TUTSILITNU SUBDIVISION

A subdivision of Tract B USS 1093, portion south of Hope Highway. Located in Section 33, T10N R2V, S1M, Hope, Alaska. Seward Recording District KPB File 2003-068

**Prepared for**  
Frank Gwartney  
P.O. Box 90227  
Anchorage, AK 99509

**Prepared by**  
Johnson Surveying  
Box 27  
Clam Gulch, Ak 99568



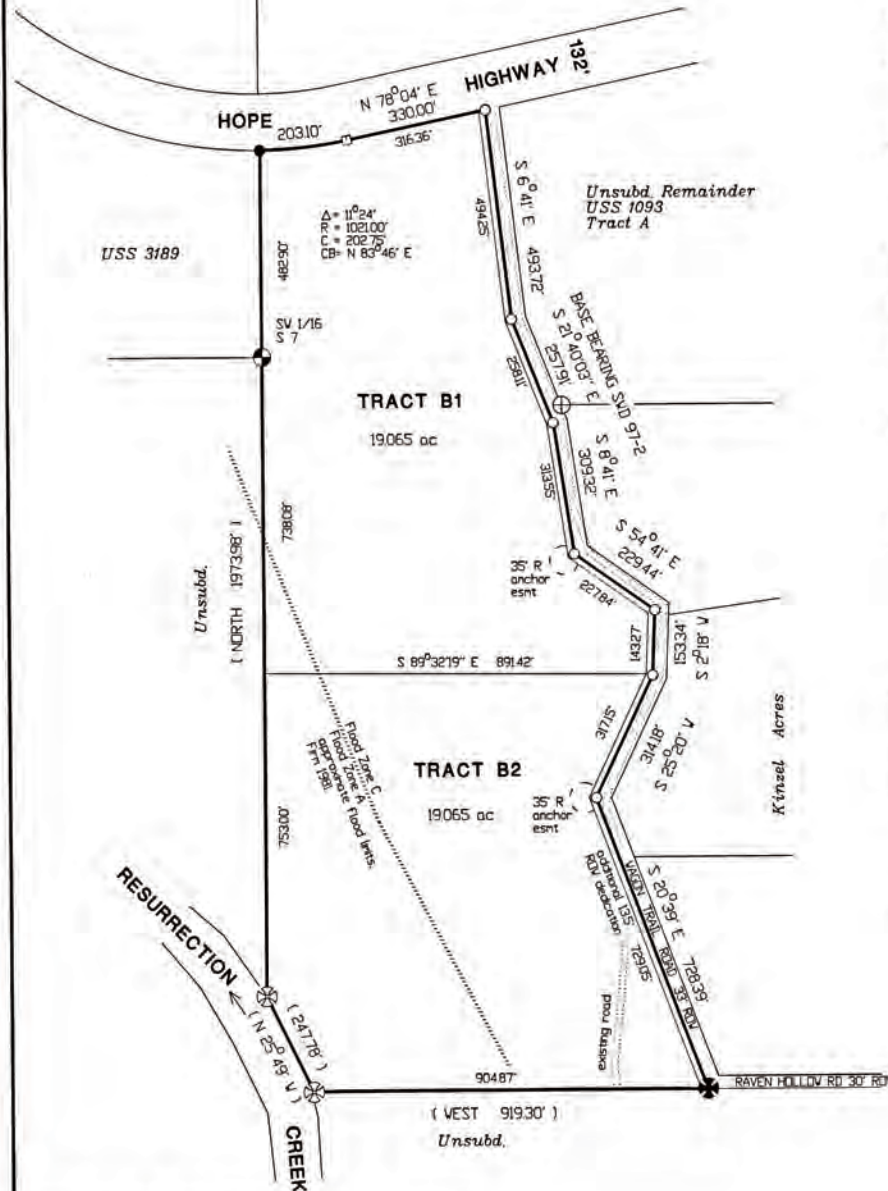
**SCALE 1" = 200'**    **AREA = 38.900 acres**  
**29 March, 2003**

**LEGEND**

- ⊗ - 1990 USDA 3/8" brass cap monument. Found
- ⊙ - 1917 USGLD brass cap monument, record USS 1093.
- - 5/8" x 48" rebar with 2" alcap, set 2000.
- - 1/2" x 48" rebar with 1" plastic cap, set 2000.
- ⊕ - 2 1/2" alcap monument, LS-5733, 1996. Found.
- ⊖ - 3 1/2" alcap, SENTEC, MS-2543, 1998. Found.
- ┌ - lot corner, not set.
- ( ) - indicates record information, 1917 USGLD.

VICINITY 1" = 133 ntes MAP

2003-8  
**RECORDED-FILED**  
Seward REC. DIST.  
DATE Sept 12, 2003  
TIME 11:36 A.M.  
Requested by:  
Johnson Surveying  
Box 27  
Clam Gulch, Ak 99568



**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 28 April, 2003.

KENAI PENINSULA BOROUGH

BY: Max Kinsell 9303  
Authorized Official Date

**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. 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 ROW's permitted unless approved by State of Alaska Dept. of Transportation.
4. Hope Highway ROW is as shown on State ROW Plat FH-14-1(1).
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 06 of the Kenai Peninsula Borough Code 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 Floodway is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
7. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.
8. A partial survey and monumentation exception for this plat was granted by the KPB Planning Commission at the meeting of 4/28/2003.
9. Building setback from Vagon Trail Road to be 35', and from unsurveyed lines, (common lot line Tracts B-1 & B-2, and west boundary of subdivision), to be 50' until such time as these are fully surveyed and monumented.

**OWNERSHIP CERTIFICATE & DEDICATION**

I hereby certify that I am the owner of the real property shown and described hereon; and that I hereby adopt this plan of replat, and by my free consent grant all easements to the use shown. I further certify that Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Frank Gwartney  
Frank Gwartney  
P.O. Box 90227 Anchorage, AK 99509

**NOTARY'S ACKNOWLEDGEMENT**

For: Frank Gwartney  
Subscribed and sworn to before me this 21st  
day of August, 2003.

Paula Neas-Arnold  
Notary Public for Alaska

My commission expires 11-10-06

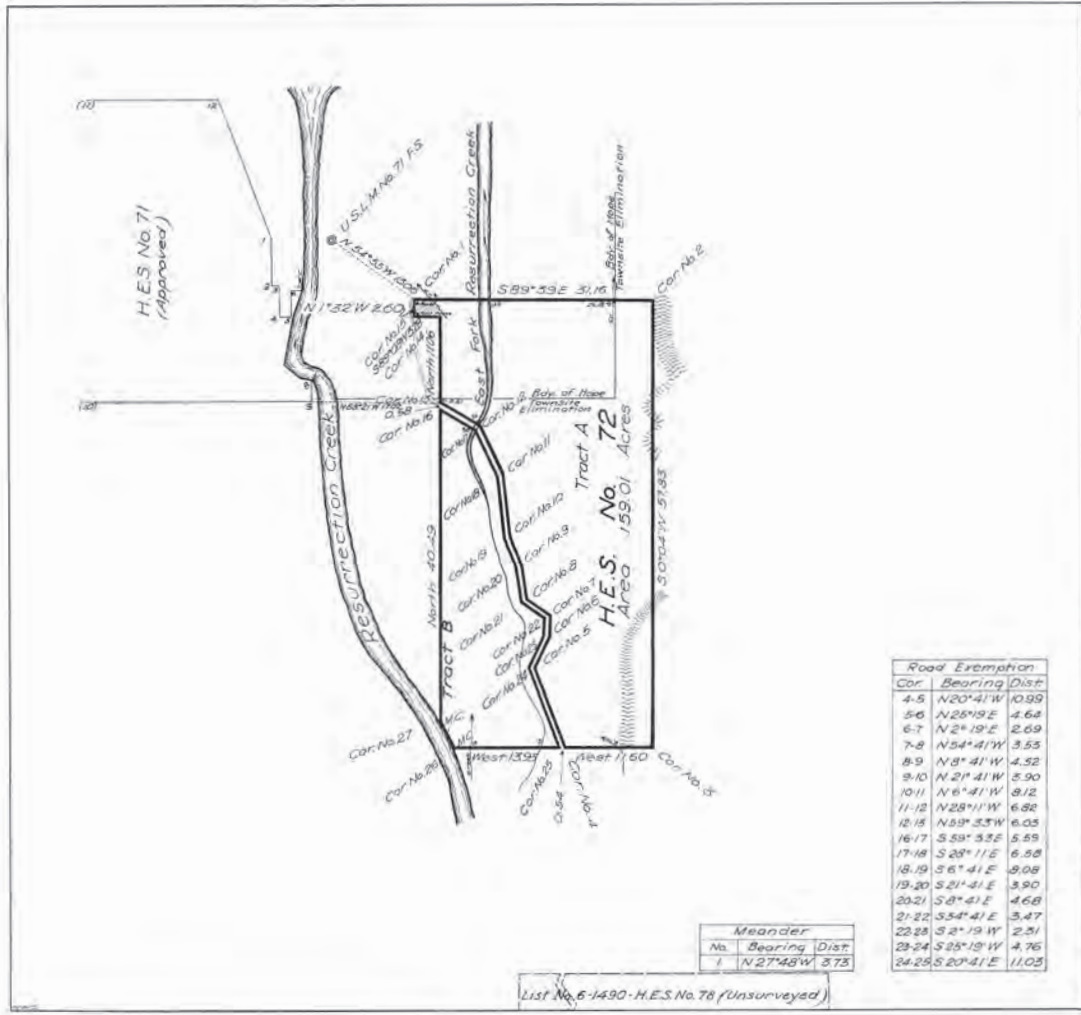


**WASTEWATER DISPOSAL**

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.

Survey accepted G.L.O.  
October 23, 1918

**Survey No. 1093**  
 Plat of  
**HOMESTEAD**  
**ENTRY SURVEY**  
 No. 72  
 in the  
**CHUGACH**  
**NATIONAL FOREST**  
 Adjacent to town of Hope  
 South shore of Turnagain Arm  
 Unsurveyed Land  
**TERRITORY OF ALASKA**



Cor.	Bearing	Dist.
4.5	N20°41'W	10.99
5.6	N25°19'E	4.64
6.7	N2°19'E	2.69
7.8	N54°41'W	3.53
8.9	N8°41'W	4.52
9.10	N2°41'W	5.90
10.11	N6°41'W	8.12
11.12	N28°11'W	6.88
12.13	N59°33'W	6.03
16.17	S59°33'E	5.59
17.18	S29°11'E	6.58
18.19	S6°41'E	9.08
19.20	S21°41'E	3.90
20.21	S8°41'E	4.68
21.22	S54°41'E	3.47
22.23	S2°19'W	2.81
23.24	S25°19'W	4.76
24.25	S20°41'E	11.03

No.	Bearing	Dist.
1	N27°48'W	3.73

This plat of Homestead Entry Survey No. 72 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  
 April 30, 1917

*Charles Edvardson*  
 U.S. Surveyor General

SCALE 10 chains to 1 inch

Survey Designated	By whom Surveyed	Inst. Cont. Group		When Surveyed			Date of Approval
		No.	Date	Began	Completed		
H.E. Survey No. 72	Geo. W. Root Surveyor - Forest Service		June 1, 1916	July 21, 1916	July 27, 1916	April 30, 1917	
H.E. Survey No. 71	Geo. W. Root Surveyor - Forest Service		June 1, 1916	July 21, 1916	July 25, 1916		

Areas in Acres		
H.E. Survey No. 72		Cont. Acres
In Tract A	114.43	
In Tract B	44.58	
In Section		
Total	159.01	

Art. of June 11, 1906	Art. of Aug. 11, 1916
List No. 6-1492	Dated Oct. 21, 1914
Latitude 60°55'44" N	Observations at U.S.L.M. No. 71 F.S.
Longitude 149°38' W	
Mean Mag. Decl. 27°50' E	

Vol. 426 p. 231