

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

C. CONSENT AGENDA

- *1. Time Extension Request**
- a. Seward Highway MP 17-23 Rehabilitation ROW Acquisition Plat
KPB File 2015-137**

TIME EXTENSION REQUEST

KPB File No.	2015-137
Applicant / Owner:	Louise Hooyer / State of Alaska
Surveyor:	P. Louise Hooyer, State of Alaska DOT & PF
General Location:	Primrose

STAFF REPORT

PC Meeting: Administrative Approval

2015

During the regularly scheduled meeting of December 14, 2015, the Plat Committee reviewed and granted conditional approval of the preliminary plat for two years.

2017

The surveyor requested a time extension on September 25, 2017, stating that the State of Alaska was still in the process of acquisition which would be followed by several years of construction. On October 5, 2017, the Planning Director granted approval of the subject time extension according to KPB 20.25.110 for two years through December 14, 2019.

2019

The Planning Department received a time extension request on September 17, 2019, due to the Department of Transportation (DOT) continuing to acquire properties. Construction was slated to begin 2018. DOT is unable to record the plat until construction is complete which may not be until 2023. The Planning Director approved the time extension request on September 25, 2019, valid through December 14, 2023.

2023

On October 24, 2023, the Planning Department received a time extension request from the surveyor. The project has been delayed and construction is on-going. Scheduled completion is 2024 or later.

This time extension request is the third time extension request associated with this subdivision plat. This time extension request will extend the subdivision approval to December 14, 2026. If the plat is not recorded before December 14, 2026, or a time extension is not requested, then the approval will expire and a new plat submittal will be required to complete the subdivision

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

STAFF RECOMMENDATIONS: Extend preliminary plat approval for three years to December 14, 2026, subject to the following:

1. Copy of plat with current utility reviews being submitted with the final plat
2. Plat must comply with current Kenai Peninsula Borough Code, KPB 20.10.070.

NOTE: NOTE: Per KPB 20.10.070, (C) 1. Additional time extensions may be granted by the planning director for specified time periods upon finding that it is in the public interest to do so. Submittal of documentation from an affected agency, or if located within city limits, the city advisory planning commission, indicating concurrence with a time extension request must be submitted with the request.

END OF STAFF REPORT

APPROVED

Robert Ruffner the Planning Director

12-8-2023

Date

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

TIME EXTENSION REQUEST FORM

Name of Subdivision: _____

Location of Subdivision: _____

KPB Number: _____

Date of Planning Commission Approval(s)

Reason for time extension request.

Date: _____

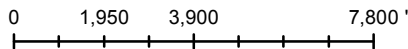
Signature of Surveyor/Property Owner: _____



Approximate
Project Area:
Proposed
Preliminary
Right-of-Way
Acquisition



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 Map



Esolomon, KPB
Date: 10/16/2015

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R1	R22

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT

SEWARD HIGHWAY MP 17 - 22.5 REHABILITATION 311032/Z536100000

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION IN ACCORDANCE WITH KPB 20.10.070 AT THE MEETING OF

DATE _____
BOROUGH OFFICIAL _____

FOR SURVEY AND EXISTING RIGHT-OF-WAY INFORMATION SEE THE RECORD OF SURVEY RIGHT-OF-WAY BASE MAP, PLAT 2013-2 SEWARD RECORDING DISTRICT.

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

DATE _____ REGISTRATION NUMBER _____
ROBERT M. KEINER



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

DATE _____ REGISTRATION NUMBER _____
P. LOUISE HOOPER



DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

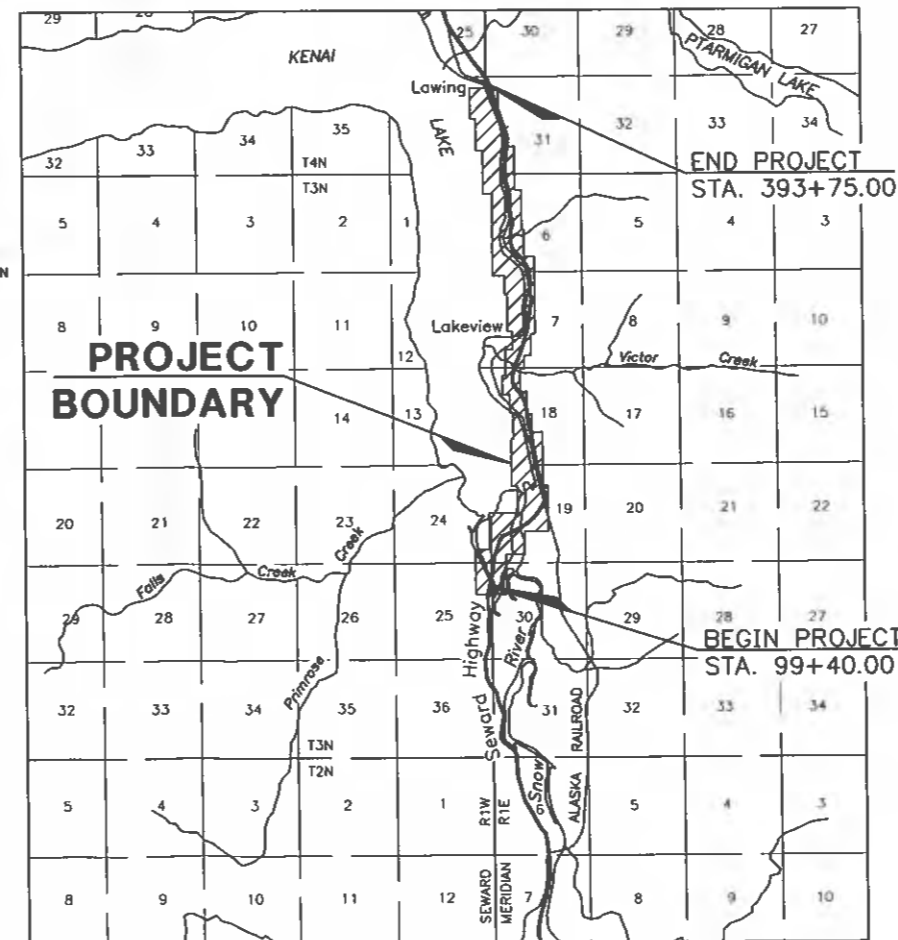
APPROVED _____ Date _____ 20____

REGIONAL CHIEF RIGHT-OF-WAY AGENT _____

WITHIN A PORTION OF SECTIONS 5 & 8, T17N, R1E AND SECTION 35, T18N, R1E AND SECTION 2 T17N, R1E, SEWARD MERIDIAN

RECORD OF SURVEY - SEWARD RECORDING DISTRICT

STATE BUSINESS-NO FEE



SITE MAP

U.S.G.S. QUADRANGLE SEWARD B-7, ALASKA, 1994
1 INCH = 1 MILE



ACQUISITION DATES: 2015 - 2017
CONSTRUCTION DATES: 2018

PROJECT LENGTH 5.57 MILES

KPB 2015-137

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R2	R22

RIGHT OF WAY

	RECOVERED	SET THIS PROJECT
FEDERAL GOV'T SECTION CORNER		SEC COR
FEDERAL GOV'T 1/4 SECTION CORNER		1/4 COR
FEDERAL GOV'T 1/16 SECTION CORNER		1/16 COR
FEDERAL GOV'T SURVEY MONUMENT		
GOV'T CONTROL STATION		
PRIMARY MONUMENT (BRASS/AL CAP)		
MISC SECONDARY CORNER		
PRIMARY CENTERLINE MONUMENT		
SECONDARY CENTERLINE MONUMENT		
RANDOM CONTROL MONUMENT		
TOWNSHIP AND RANGE LINES		
SECTION LINE		
1/4 SECTION LINE		
1/16 SECTION LINE		
CORPORATE or CITY LIMITS		
EXISTING RIGHT-OF-WAY		
RIGHT-OF-WAY OR EASEMENT REQUIRED		
PROJECT RIGHT-OF-WAY LINE		
EXISTING RIGHT-OF-WAY EASEMENT		
EXISTING PROPERTY LINE		
CONTROLLED ACCESS LINE		C/A
EXISTING UTILITY EASEMENT		
PROPOSED UTILITY EASEMENT		
EXISTING CENTERLINE		
PROJECT CENTERLINE		27+00
RAILROAD CENTERLINE		

RIGHT OF WAY

GOVERNMENT PROPERTY LINE	
ALASKA RAILROAD PLAT LINE	
RIGHT OF WAY PARCEL TAKE	
CHUGACH NATIONAL FOREST GOVERNMENT EASEMENT LINE	
PROPOSED EASEMENT	

UTILITIES

STORM DRAIN MANHOLE	
CURB INLET CATCH BASIN	
FIELD INLET CATCH BASIN	
CULVERT	
CLEANOUT	
SANITARY SEWER MANHOLE	
SEPTIC	
FIRE HYDRANT	
WELL	
VALVE OR RISER	
UTILITY POLE	
UTILITY POLE WITH LUMINAIRE	
GUY POLE	
GUY WIRE ANCHOR	
TRANSMISSION TOWER (WOOD)	
TRANSMISSION TOWER (STEEL)	
ELECTRICAL PEDESTAL	
ELECTRICAL TRANSFORMER	
ELECTRIC METER	
ELECTRICAL OUTLET	
ELECTRIC MANHOLE	
TELEPHONE PEDESTAL	
TELEPHONE MANHOLE	
FIBER OPTIC MANHOLE	
CABLE TV PEDESTAL	
SATELLITE DISH	
JUNCTION BOX(S)	
TRAFFIC CONTROLLER	
ELECTROLIER	
HIGHTOWER	
SIGNAL POLE WITH MAST	

TOPOGRAPHY

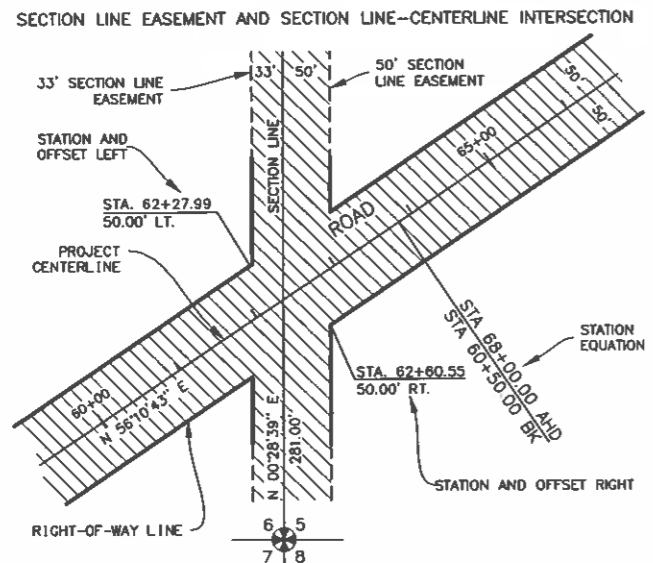
CONIFER TREE	
DECIDUOUS TREE	
SHRUB	
VEGETATION BOUNDARY	
WETLANDS	
CREEK	
RIVER	
LAKE / POND	
DRAINAGE FLOW	
INTERCEPTOR DITCH	
MARSH	
CHANNEL CHANGE	

MISCELLANEOUS

BUILDING	
TANKS: ABOVE GROUND	
UNDERGROUND	
FUEL VENT	
GAS PUMP	
MAILBOX	
PRIVATE SIGN	
TRAFFIC SIGN	
POST / BOLLARDS	
LANDSCAPE LIGHT	
BOULDER OR BOULDERS	
PLANTER	
2x4 POST	
ALASKA RAILROAD	ARR
TANGENT TO SPIRAL (POINT)	TS
SPIRAL TO CURVE (POINT)	SC
CURVE TO SPIRAL (POINT)	CS
SPIRAL TO TANGENT (POINT)	ST
LENGTH OF SPIRAL	LS
WITNESS DISTANCE	W.D.
WOOD POST (NAIL IN POST)	

ROADWAY

OBLITERATED ROADWAY	
LIMIT OF CUT SLOPE	
LIMIT OF FILL SLOPE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
EDGE OF CONCRETE	
CONCRETE CURB	
CONCRETE CURB & GUTTER	
CONCRETE CURB CUT	
DETECTABLE WARNING TILES	
GUARDRAIL	
DRIVEWAY APPROACH	
BRIDGE	
TUNNEL	
NOISE BARRIER	
FENCE	
RETAINING WALL	
RIPRAP	
HIGHWAY MILEPOST	
RAILROAD MILEPOST	



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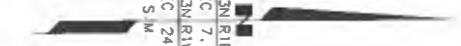
DATE	REVISIONS

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY ACQUISITION PLAT
 ALASKA PROJECT
 311032/Z536100000
 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION

DRAWN	AFF	DATE	9/30/2015	SCALE	NTS
CHECKED	EPF	DATE		SHEET	2 OF 22

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R3	R22

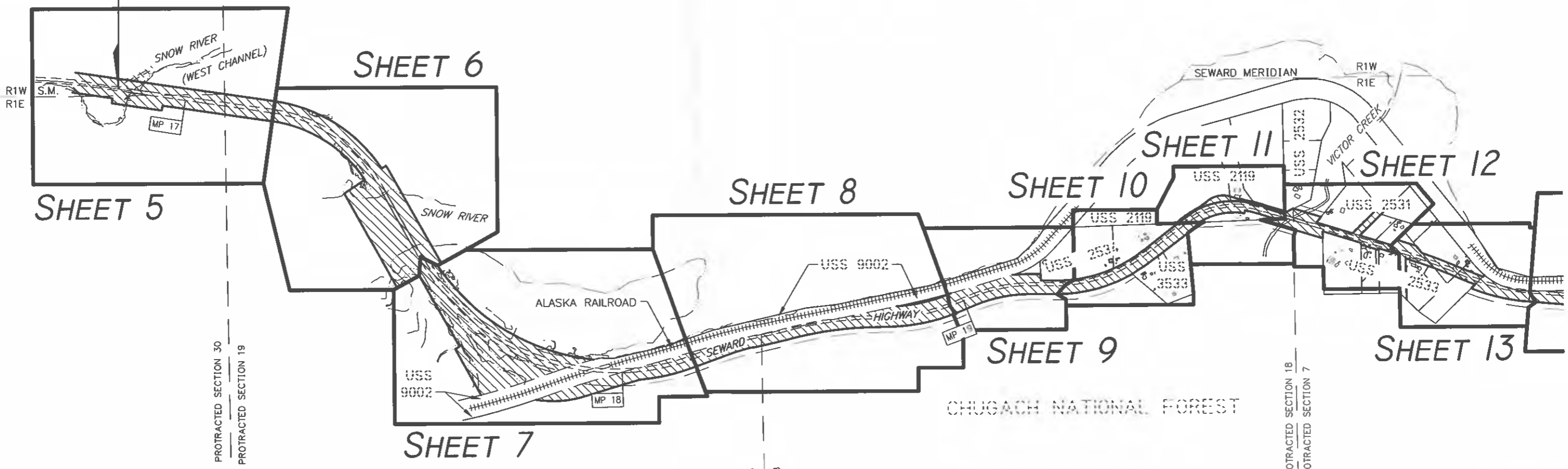
TEN/R1E
SEC 7, 18, 19, 30
TEN/R1W
SEC 24, 25
S.M.



CHUGACH NATIONAL FOREST

KENAI LAKE

BEGIN PROJECT
STA. 99+40.00



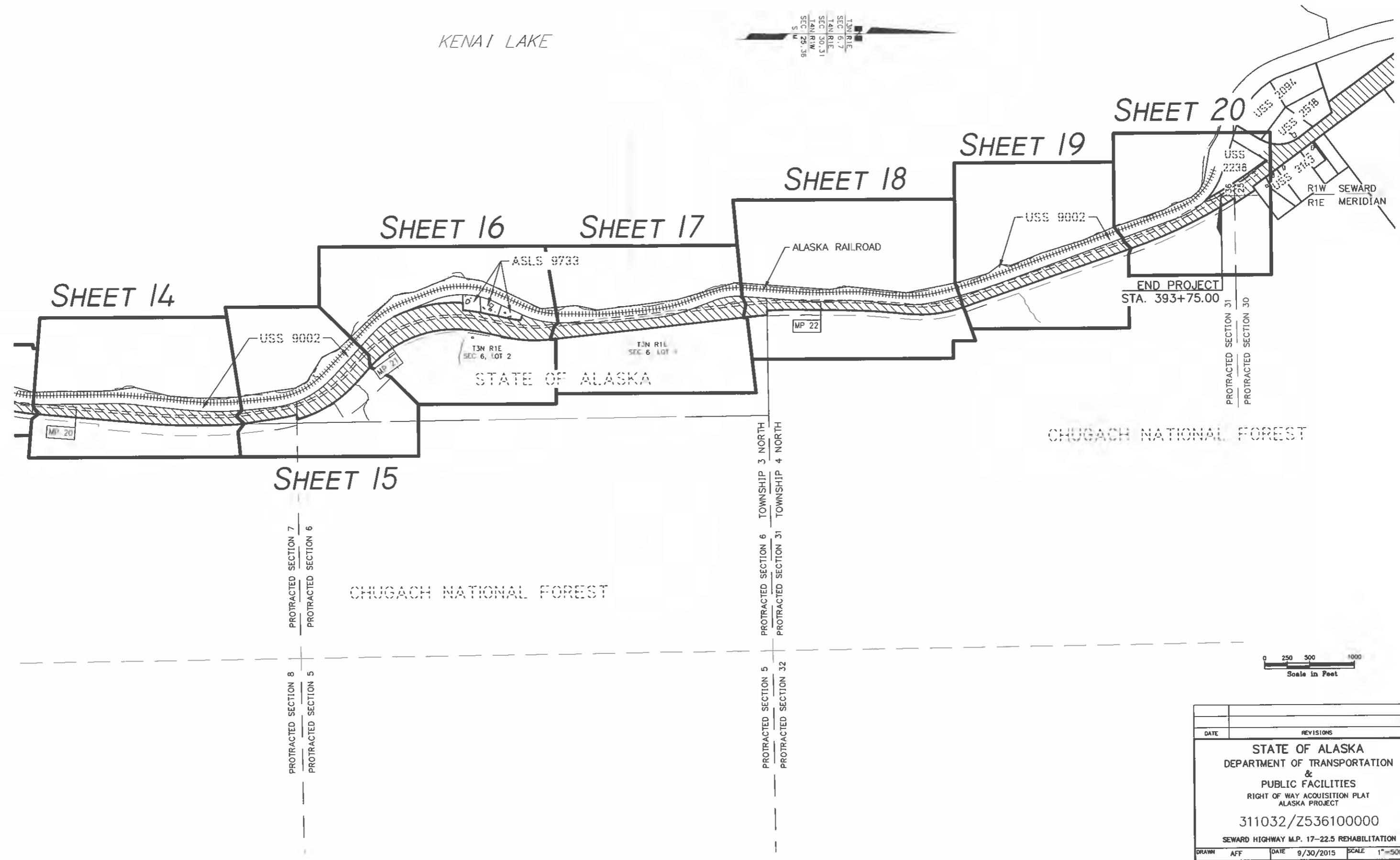
DATE		REVISIONS	
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION			
DRAWN	AFF	DATE	9/30/2015
CHECKED	EPF	DATE	
		SCALE	1"=500'
		SHEET	3 OF 22

V:\Project\Highways\SEWARD_Highway\153610 Seward Hwy MP 17-22.5 Rehab\AutoCAD\DWG-TRACT 10/8/2015 10:13:07 AM

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R4	R22



KENAI LAKE



REVISIONS	
DATE	REVISIONS

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY ACQUISITION PLAT
 ALASKA PROJECT
 311032/Z536100000
 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION

DRAWN	AFF	DATE	9/30/2015	SCALE	1"=500'
CHECKED	EPF	DATE		SHEET	4 OF 22

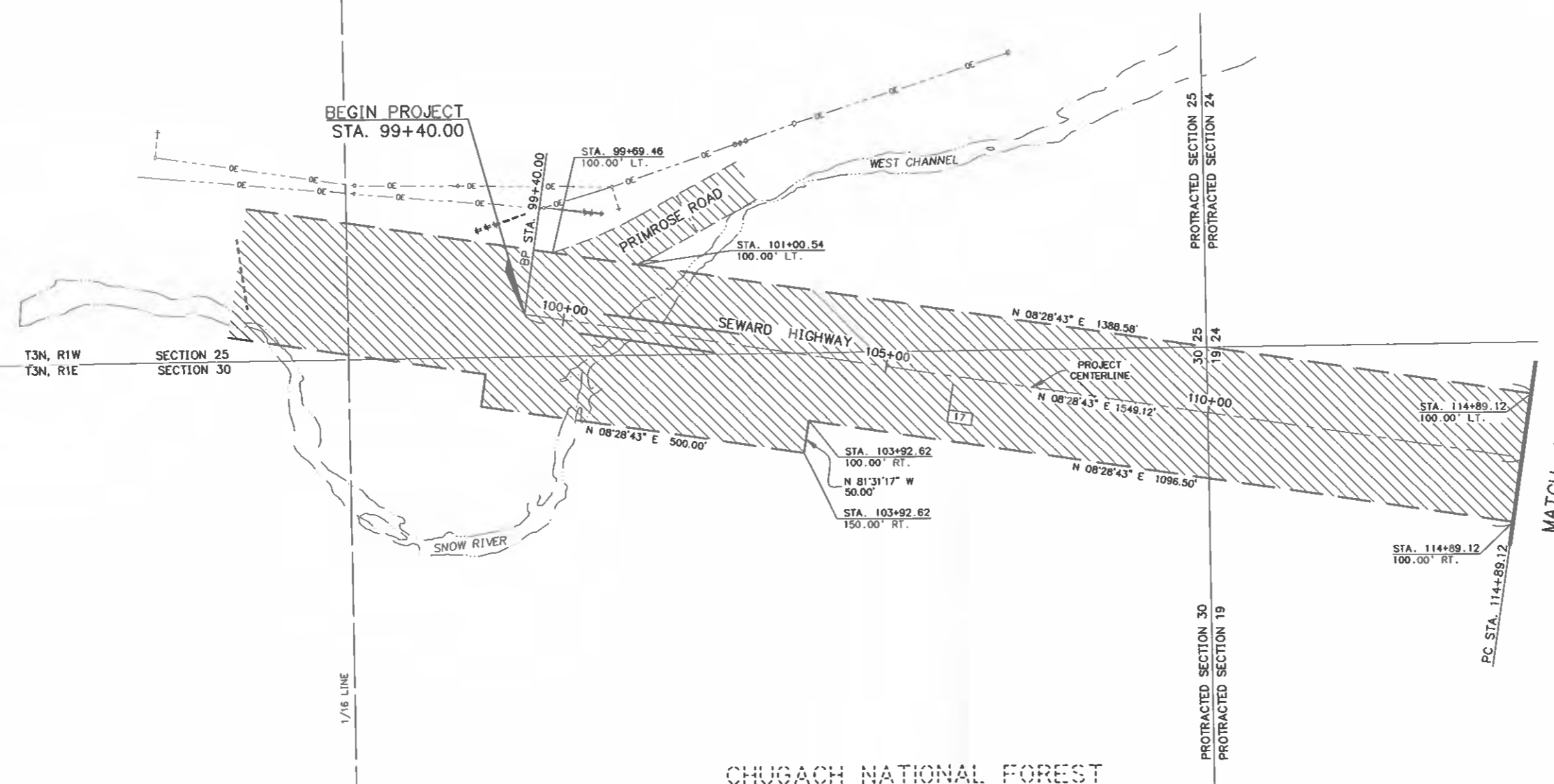
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PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R5	R22

T3N R1W
 SEC. 24, 25
 T1N R1E
 SEC. 19, 30
 S. M.



CHUGACH NATIONAL FOREST



MATCH LINE
 SHEET 6

CHUGACH NATIONAL FOREST



DATE	REVISIONS	BY

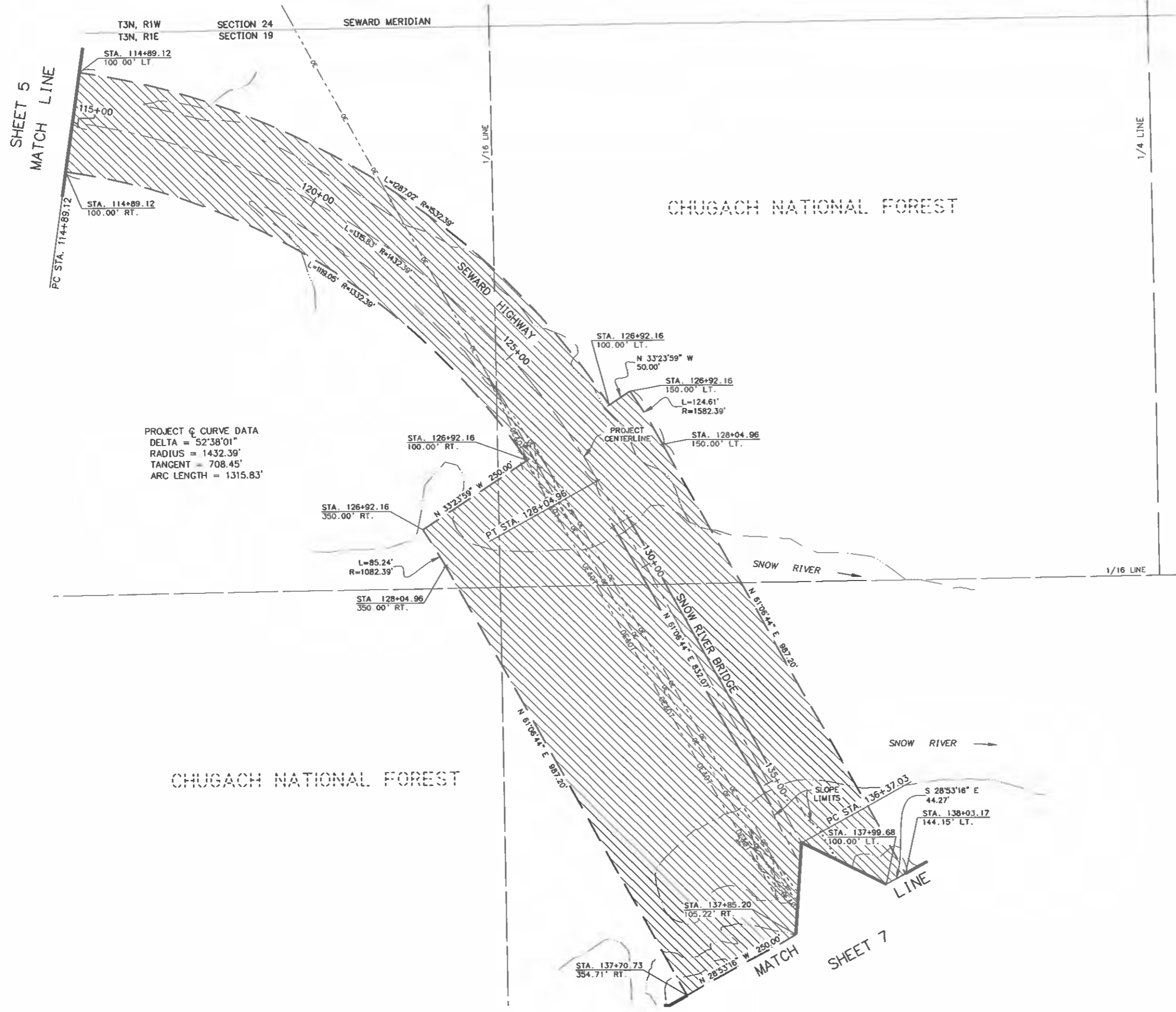
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY ACQUISITION PLAN
 ALASKA PROJECT

 311032/Z536100000
 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION

DRAWN	AFF	DATE	10/09/2015	SCALE	1"=100'
CHECKED	EPF	DATE		SHEET	5 OF 22

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PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R6	R22



PROJECT CURVE DATA
 DELTA = 52°38'01"
 RADIUS = 1432.39'
 TANGENT = 708.45'
 ARC LENGTH = 1315.83'

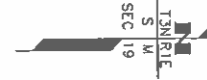
CHUGACH NATIONAL FOREST

CHUGACH NATIONAL FOREST

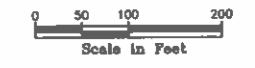
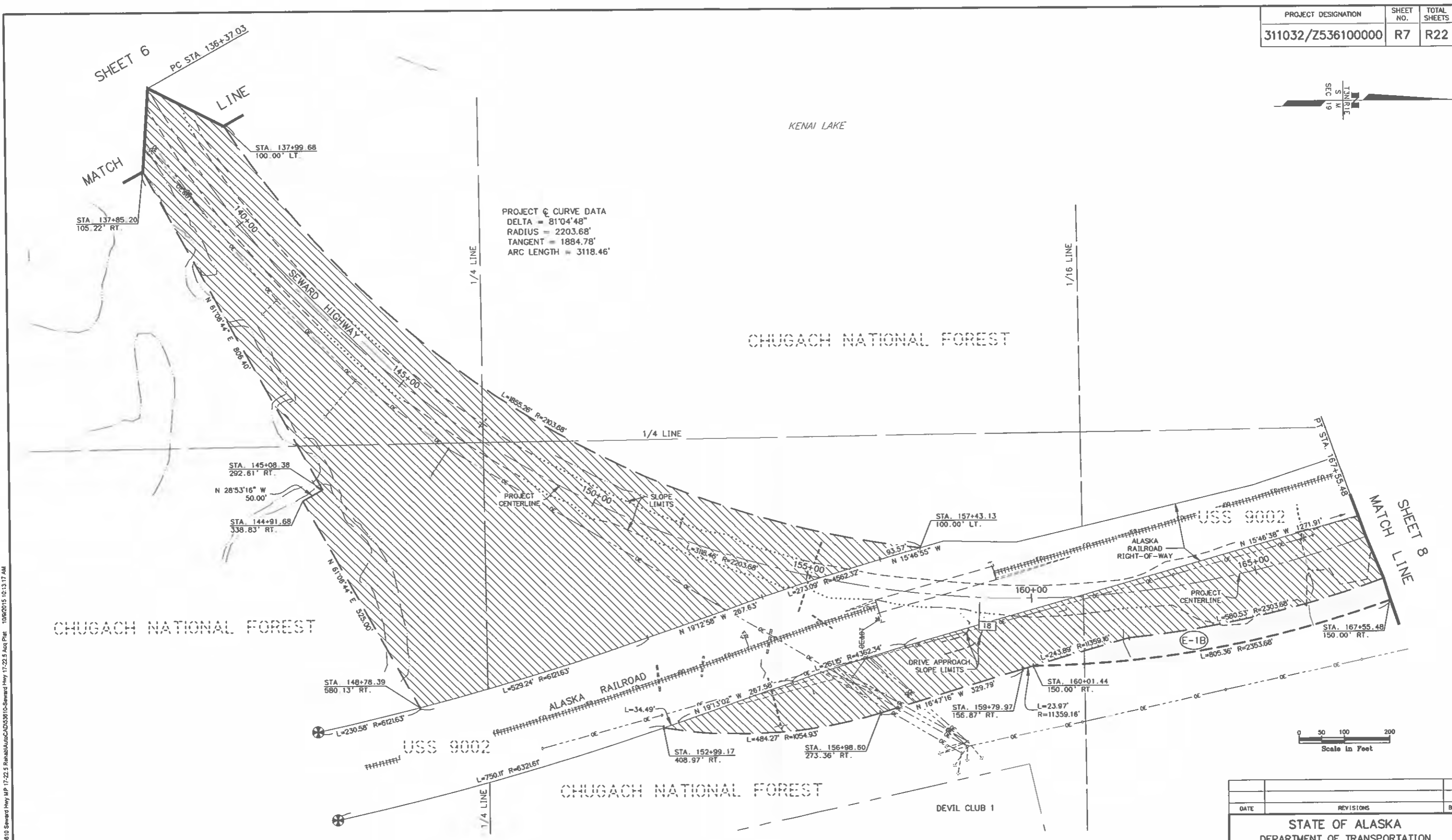
DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION		
DRAWN	AFF	DATE 10/09/2015
CHECKED	EPF	DATE
		SCALE 1"=100'
		SHEET 6 OF 22

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PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R7	R22



PROJECT & CURVE DATA
 DELTA = 81°04'48"
 RADIUS = 2203.68'
 TANGENT = 1884.78'
 ARC LENGTH = 3118.46'



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-1B	ROW EASEMENT	U.S. FOREST SERVICE	Large	6.51 AC	6.51 AC	Large	
E-1A	DELETED						

PARCEL INFORMATION

DATE	REVISIONS	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY ACQUISITION PLAT
 ALASKA PROJECT

311032/Z536100000

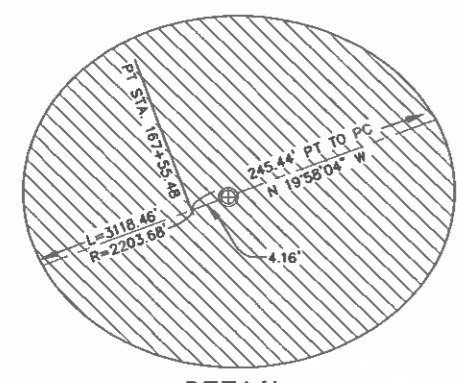
SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION

DRAWN	AFF	DATE	10/09/2015	SCALE	1"=100'
CHECKED	EPF	DATE		SHEET	7 OF 22

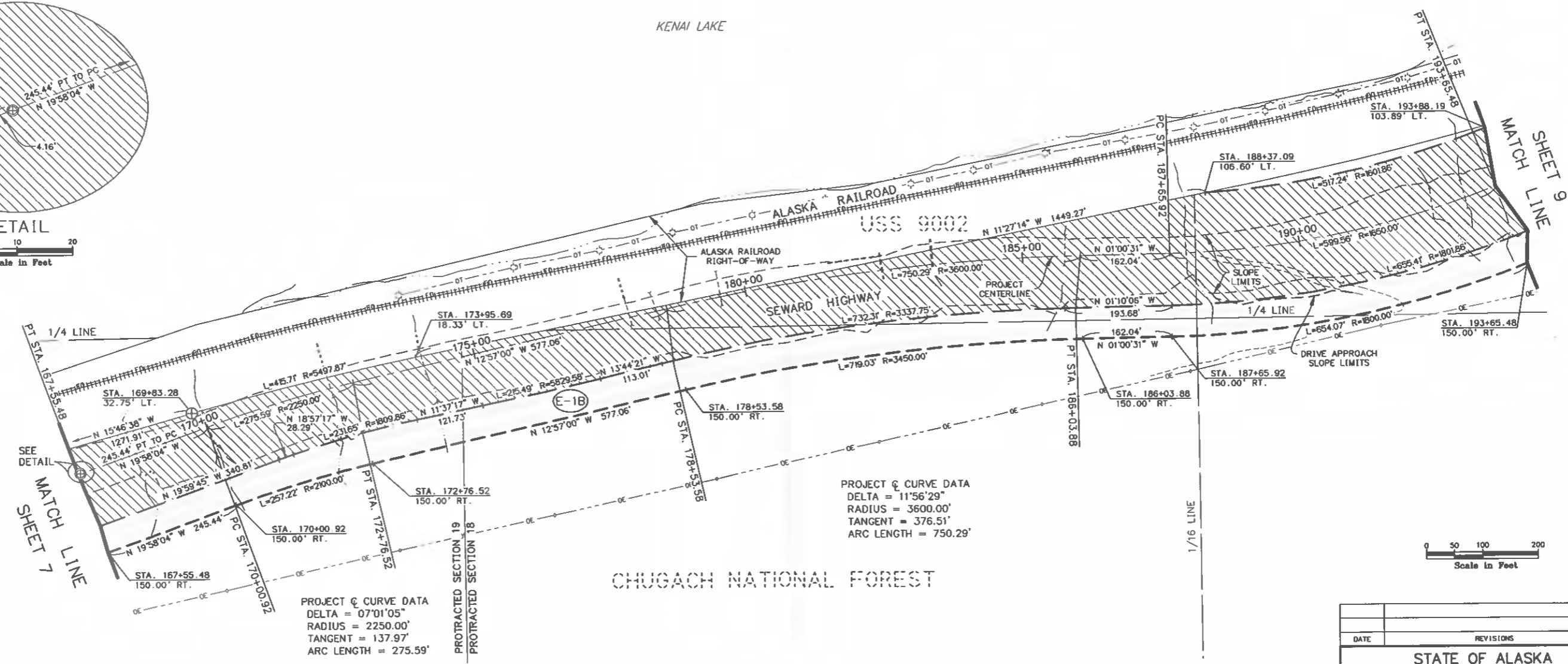
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PROJECT & CURVE DATA
 DELTA = 20°49'11"
 RADIUS = 1650.00'
 TANGENT = 303.12'
 ARC LENGTH = 599.56'



DETAIL
 Scale in Feet
 0 10 20



PROJECT & CURVE DATA
 DELTA = 11°56'29"
 RADIUS = 3600.00'
 TANGENT = 376.51'
 ARC LENGTH = 750.29'

Scale in Feet
 0 50 100 200

PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-1B	ROW EASEMENT	U.S. FOREST SERVICE	Large	6.51 AC	6.51 AC	Large	

PARCEL INFORMATION

DATE	REVISIONS	BY	
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION			
DRAWN	AFF	DATE	SCALE
CHECKED	EPF	DATE	SHEET
		10/09/2015	1"=100'
			8 OF 22

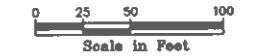
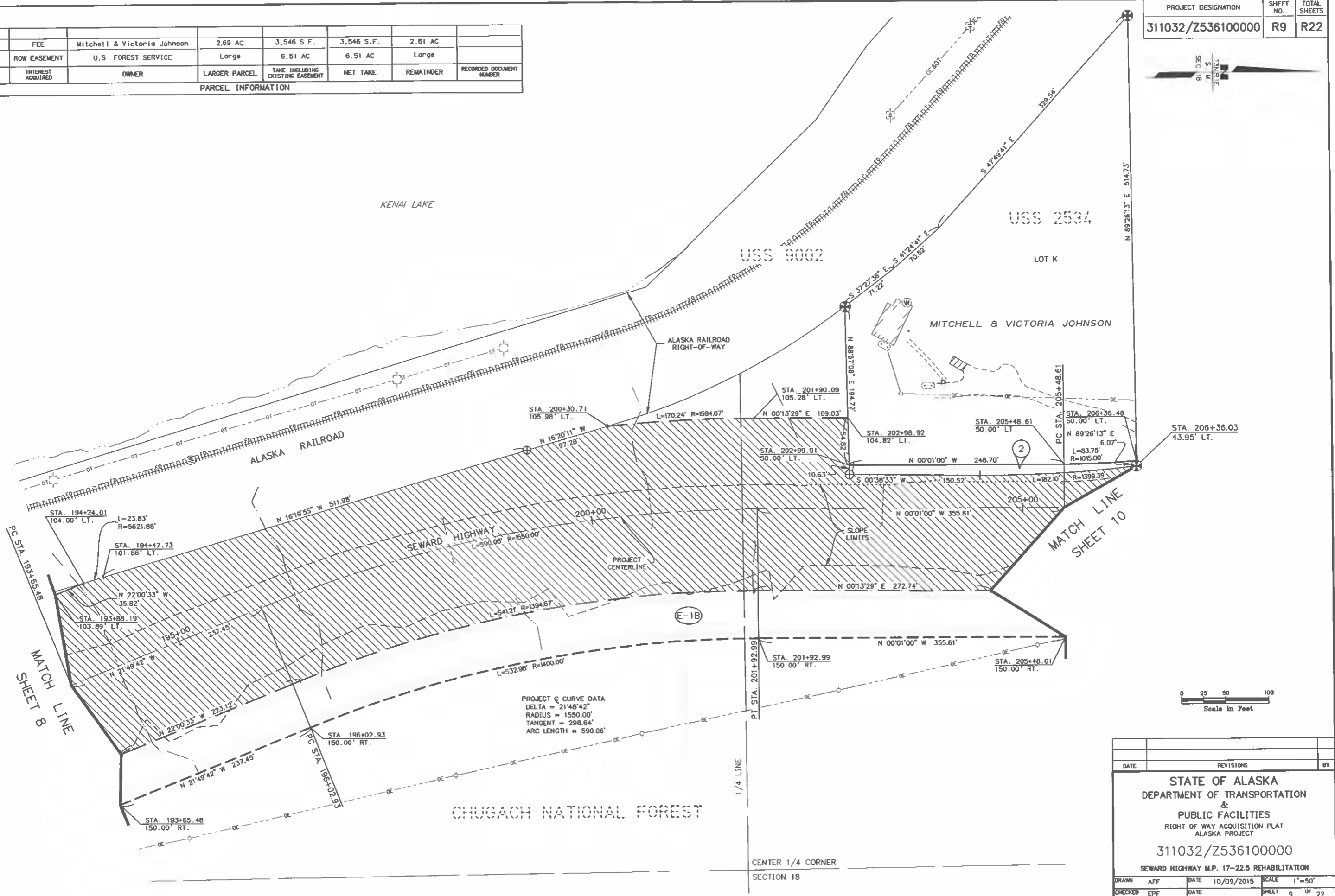
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PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
2	FEE	Mitchell & Victoria Johnson	2.69 AC	3,546 S.F.	3,546 S.F.	2.61 AC	
E-1B	ROW EASEMENT	U.S. FOREST SERVICE	Large	6.51 AC	6.51 AC	Large	
PARCEL INFORMATION							

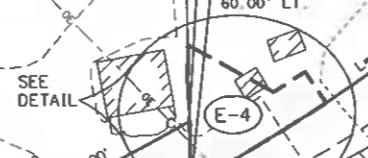
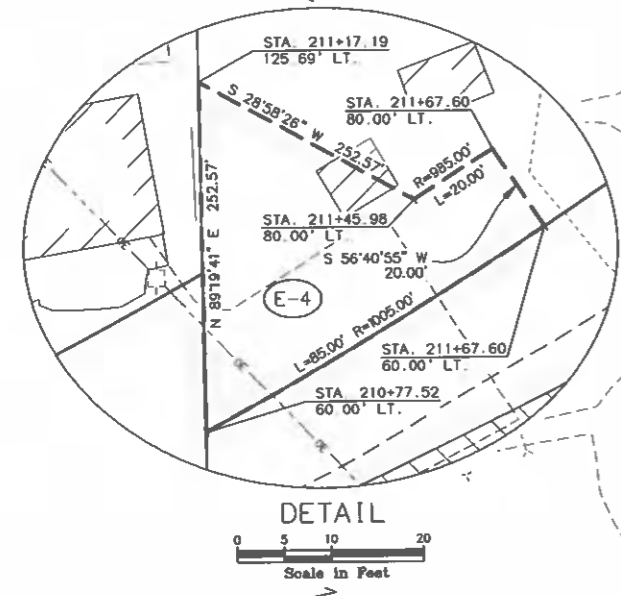
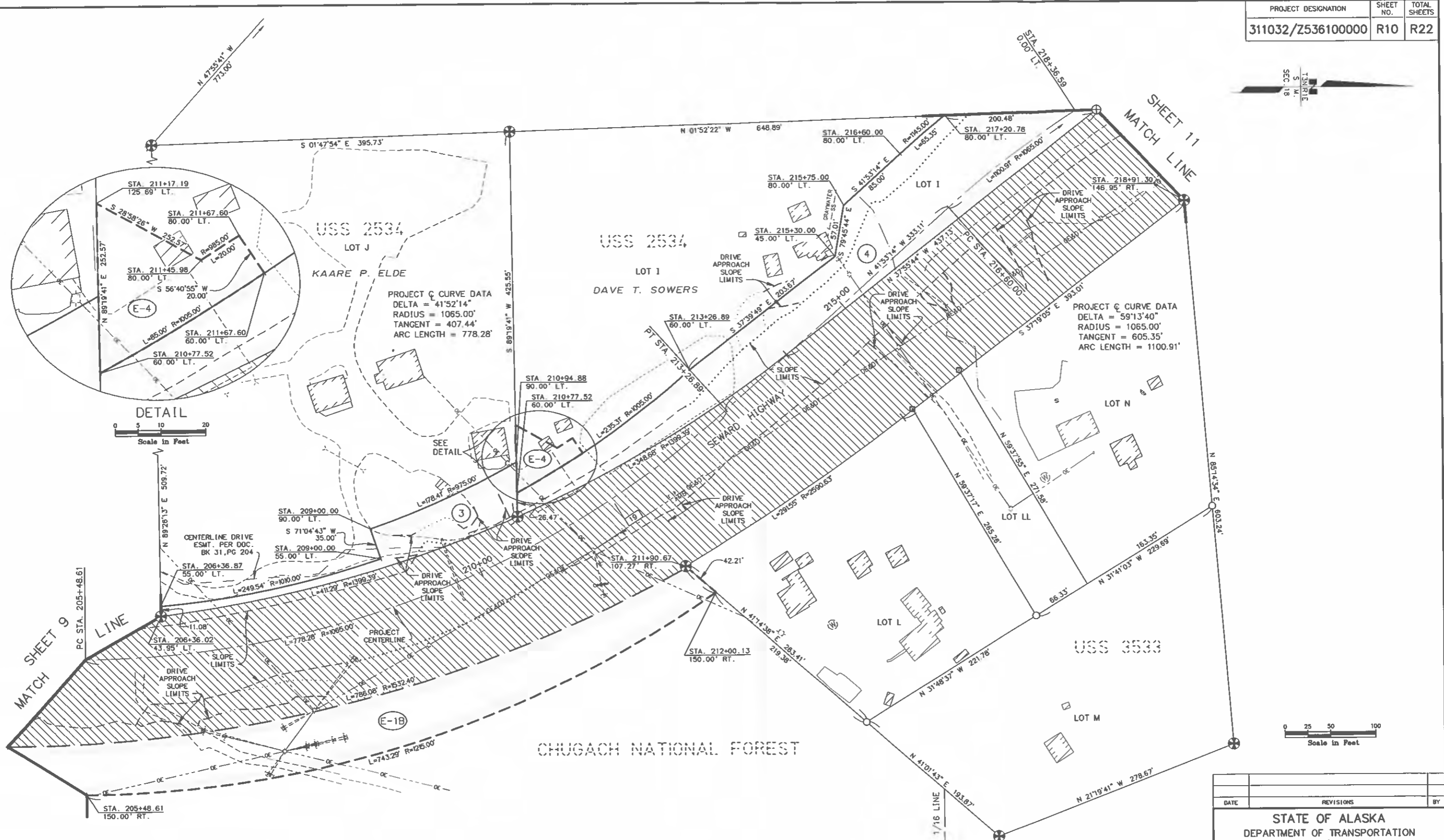
PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R9	R22



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DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAN ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION		
DRAWN	AFF	DATE 10/09/2015 SCALE 1"=50'
CHECKED	EPF	DATE SHEET 9 OF 22



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-4	Elec. Esmt.	Dave T. Sowers	2.45 AC	2,785 S.F.	2,785 S.F.	2.45 AC	
4	FEE	Dave T. Sowers	3.44 AC	43,262 S.F.	43,262 S.F.	2.45 AC	
3	FEE	Kaare P. Elde	4.40 AC	10,815 S.F.	10,815 S.F.	4.16 AC	
E-1B	ROW EASEMENT	U.S. FOREST SERVICE	Large	6.51 AC	6.51 AC	Large	

PARCEL INFORMATION

DATE	REVISIONS	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY ACQUISITION PLAT
 ALASKA PROJECT
 311032/Z536100000
 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION

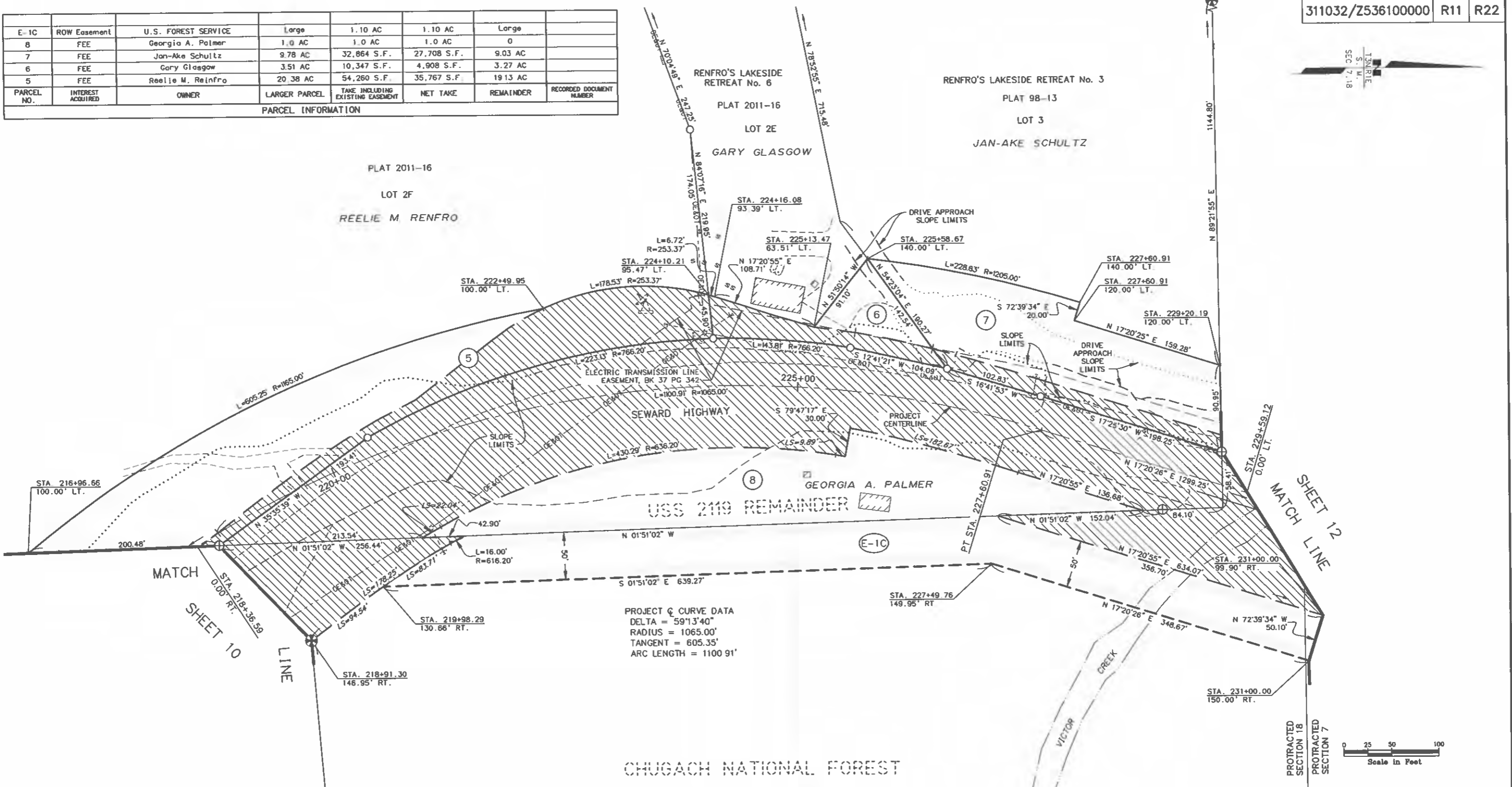
DRAWN	AFF	DATE	10/09/2015	SCALE	1"=50'
CHECKED	EPF	DATE		SHEET	10 OF 22

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PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R11	R22

E-1C	ROW Easement	U.S. FOREST SERVICE	Large	1.10 AC	1.10 AC	Large	
8	FEE	Georgia A. Palmer	1.0 AC	1.0 AC	1.0 AC	0	
7	FEE	Jan-Ake Schultz	9.78 AC	32,864 S.F.	27,708 S.F.	9.03 AC	
6	FEE	Gary Glasgow	3.51 AC	10,347 S.F.	4,908 S.F.	3.27 AC	
5	FEE	Reelie M. Renfro	20.38 AC	54,260 S.F.	35,767 S.F.	19.13 AC	
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER

PARCEL INFORMATION



PROJECT & CURVE DATA
 DELTA = 59°13'40"
 RADIUS = 1065.00'
 TANGENT = 605.35'
 ARC LENGTH = 1100.91'

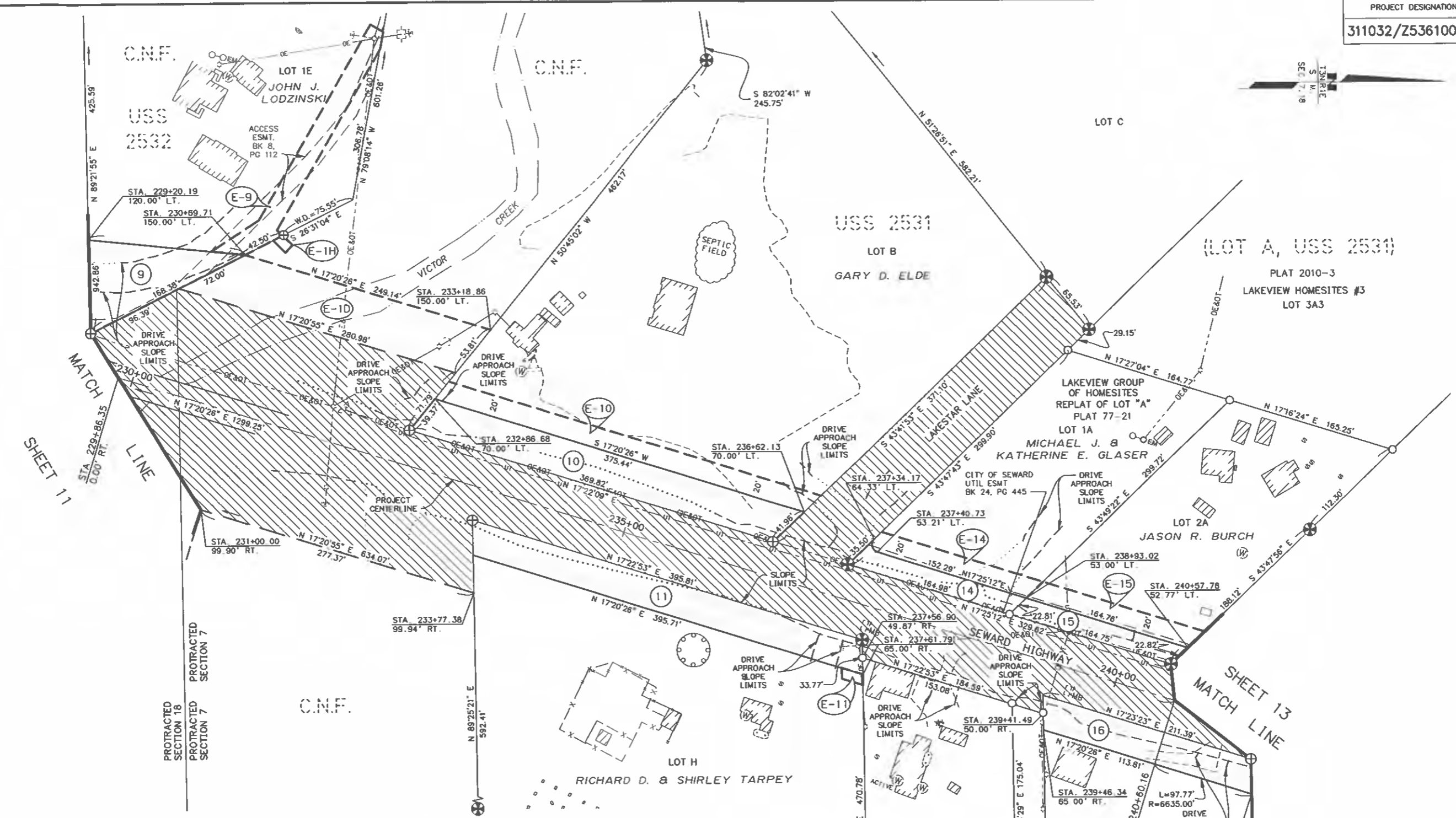
DATE	REVISIONS	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY ACQUISITION PLAT
 ALASKA PROJECT

311032/Z536100000
 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION

DRAWN	AFF	DATE	10/09/2015	SCALE	1"=50'
CHECKED	EPF	DATE		SHEET	11 OF 22

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PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
16	FEE	Walter R. Morris	83,285 S.F.	6,762 S.F.	6,762 S.F.	76,523 S.F.	
E-15	20' Elec. Esmt.	Jason R. Burch	40,054 S.F.	3,295 S.F.	3,295 S.F.	40,054 S.F.	
15	FEE	Jason R. Burch	43,349 S.F.	3,295 S.F.	3,295 S.F.	40,054 S.F.	
E-14	20' Elec. Esmt.	Michael & Katherine Glaser	40,000 S.F.	3,263 S.F.	3,263 S.F.	40,000 S.F.	
14	FEE	Michael & Katherine Glaser	43,335 S.F.	3,335 S.F.	3,335 S.F.	40,000 S.F.	
13	DELETED						
12	DELETED						
E-11	Elec. Esmt.	Richard & Shirley Tarpey	4.60 AC	210 S.F.	210 S.F.	4.60 AC	
11	FEE	Richard & Shirley Tarpey	4.89 AC	12,771 S.F.	12,771 S.F.	4.60 AC	
E-10	20' Elec. Esmt.	Gary Elde	3.97 AC	7,539 S.F.	7,539 S.F.	3.97 AC	
10	FEE	Gary Elde	4.28 AC	13,648 S.F.	13,648 S.F.	3.97 AC	
E-1H	Elec. Esmt.	U.S. FOREST SERVICE	Large	152 S.F.	152 S.F.	Large	
E-1D	ROW Easement	U.S. FOREST SERVICE	Large	0.30 AC	0.30 AC	Large	
E-9	Elec. Esmt.	U.S. FOREST SERVICE	2.20 AC	5,429 S.F.	5,429 S.F.	2.20 AC	
9	FEE	John G. Lodzinski	2.36 AC	6,901 S.F.	6,901 S.F.	2.20 AC	

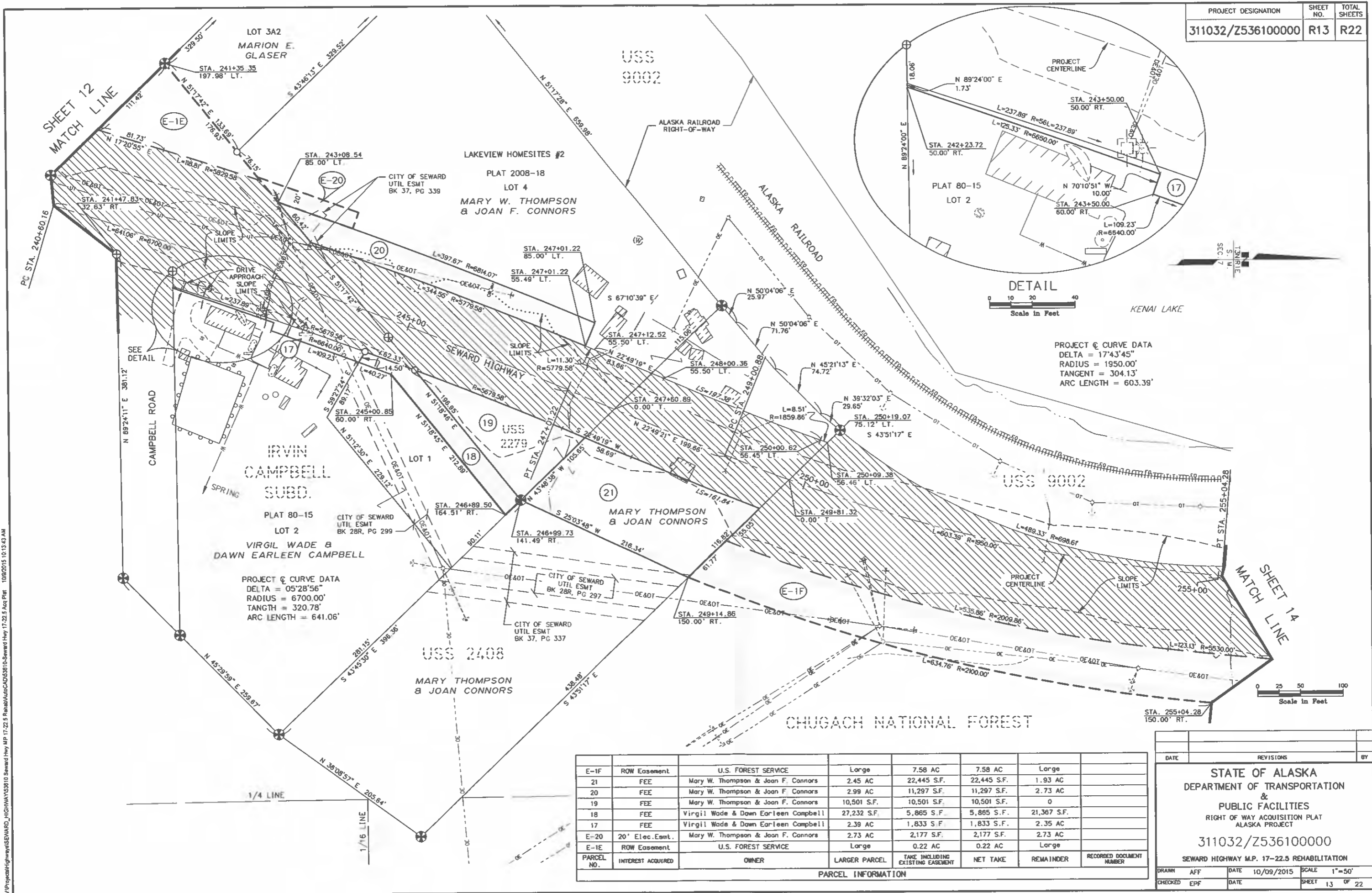
PARCEL INFORMATION

DATE	REVISIONS	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY ACQUISITION PLAT
 ALASKA PROJECT
 311032/Z53610000
 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION

DRAWN	AFF	DATE	10/09/2015	SCALE	1"=50'
CHECKED	EPF	DATE		SHEET	12 OF 22

W:\Projects\Highway\SEWARD_Highway\17-22.5 Rehabilitation\CADD\311032\10-13-15.dwg 10/9/2015 10:13:37 AM



PROJECT @ CURVE DATA
 DELTA = 17°43'45"
 RADIUS = 1950.00'
 TANGENT = 304.13'
 ARC LENGTH = 603.39'

PROJECT @ CURVE DATA
 DELTA = 05°28'56"
 RADIUS = 6700.00'
 TANGENT = 320.78'
 ARC LENGTH = 641.06'

PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-1F	ROW Easement	U.S. FOREST SERVICE	Large	7.58 AC	7.58 AC	Large	
21	FEE	Mary W. Thompson & Joan F. Connors	2.45 AC	22,445 S.F.	22,445 S.F.	1.93 AC	
20	FEE	Mary W. Thompson & Joan F. Connors	2.99 AC	11,297 S.F.	11,297 S.F.	2.73 AC	
19	FEE	Mary W. Thompson & Joan F. Connors	10,501 S.F.	10,501 S.F.	10,501 S.F.	0	
18	FEE	Virgil Wade & Dawn Earleen Campbell	27,232 S.F.	5,865 S.F.	5,865 S.F.	21,367 S.F.	
17	FEE	Virgil Wade & Dawn Earleen Campbell	2.39 AC	1,833 S.F.	1,833 S.F.	2.35 AC	
E-20	20' Elec. Easmt.	Mary W. Thompson & Joan F. Connors	2.73 AC	2,177 S.F.	2,177 S.F.	2.73 AC	
E-1E	ROW Easement	U.S. FOREST SERVICE	Large	0.22 AC	0.22 AC	Large	

DATE	REVISIONS	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY ACQUISITION PLAT
 ALASKA PROJECT
 311032/Z536100000
 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION

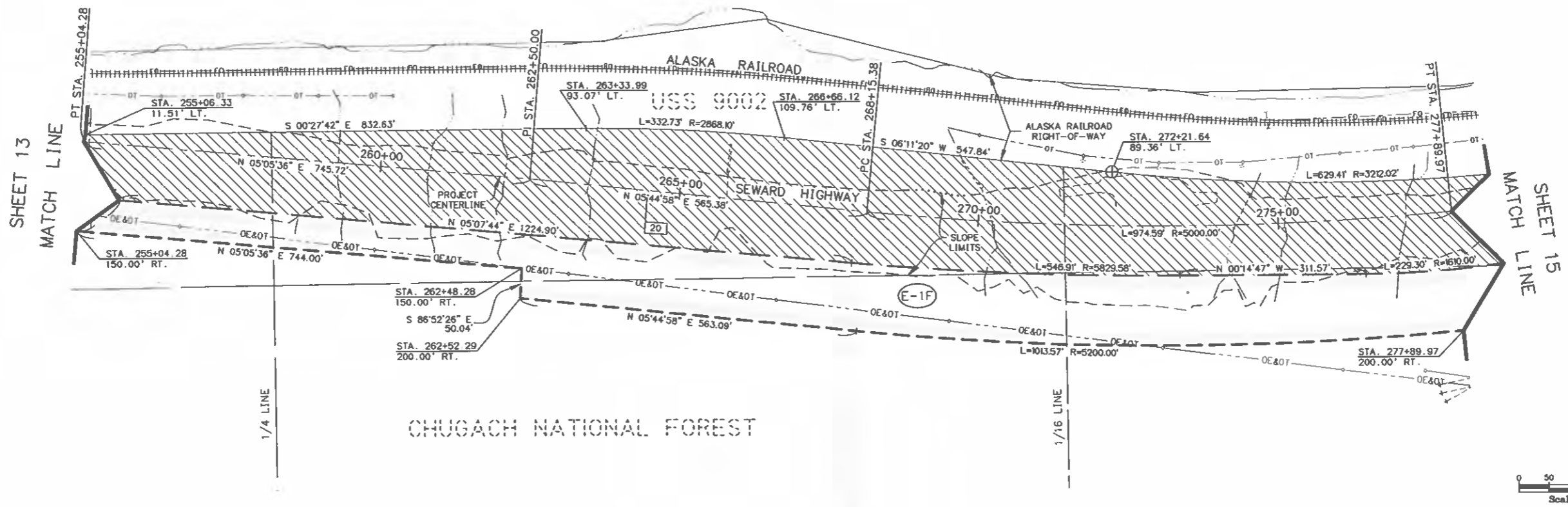
DRAWN	AFF	DATE	10/09/2015	SCALE	1"=50'
CHECKED	EPF	DATE		SHEET	13 OF 22

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KENAI LAKE

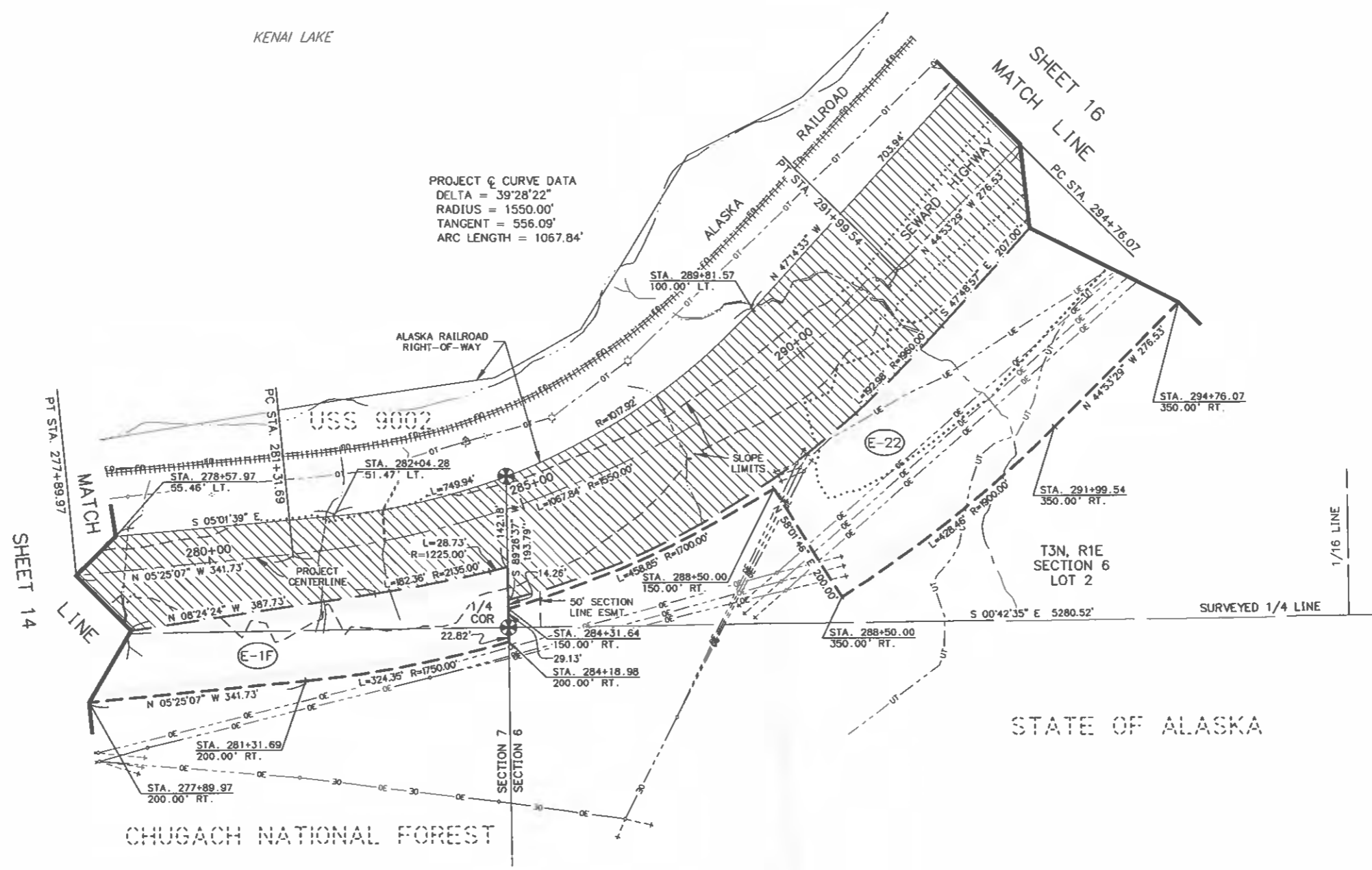
PROJECT @ CURVE DATA
 DELTA = 11°10'05"
 RADIUS = 5000.00'
 TANGENT = 488.84'
 ARC LENGTH = 974.59'



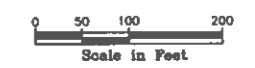
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-1F	ROW Easement	U.S. FOREST SERVICE	Large	7.58 AC	7.58 AC	Large	
PARCEL INFORMATION							

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION		
DRAWN	AFF	DATE 10/09/2015
CHECKED	EPF	DATE
		SCALE 1"=100'
		SHEET 14 OF 22

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PROJECT CURVE DATA
 DELTA = 39°28'22"
 RADIUS = 1550.00'
 TANGENT = 556.09'
 ARC LENGTH = 1067.84'



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-22	ROW Easement	ALASKA DEPARTMENT OF NATURAL RESOURCES	Large	33.09 AC	6.02 AC	Large	
E-1F	ROW Easement	U.S. FOREST SERVICE	Large	7.58 AC	7.58 AC	Large	

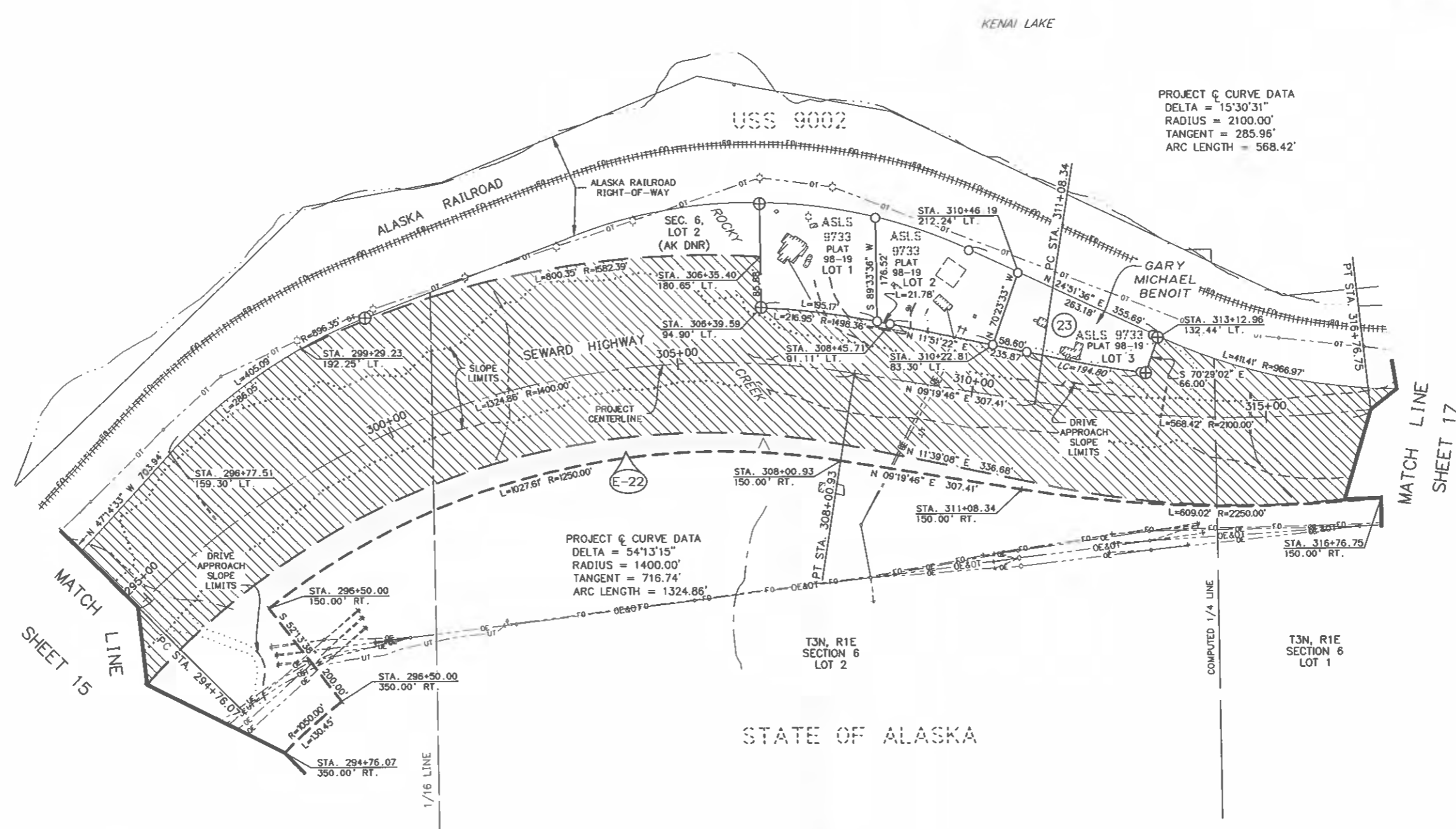
PARCEL INFORMATION

DATE	REVISIONS	BY

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY ACQUISITION PLAT
 ALASKA PROJECT
 311032/Z536100000
 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION

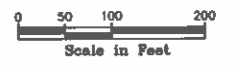
DRAWN	AFF	DATE	10/09/2015	SCALE	1"=100'
CHECKED	EPF	DATE		SHEET	15 OF 22

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PROJECT CURVE DATA
 DELTA = 15°30'31"
 RADIUS = 2100.00'
 TANGENT = 285.96'
 ARC LENGTH = 568.42'

PROJECT CURVE DATA
 DELTA = 54°13'15"
 RADIUS = 1400.00'
 TANGENT = 716.74'
 ARC LENGTH = 1324.86'

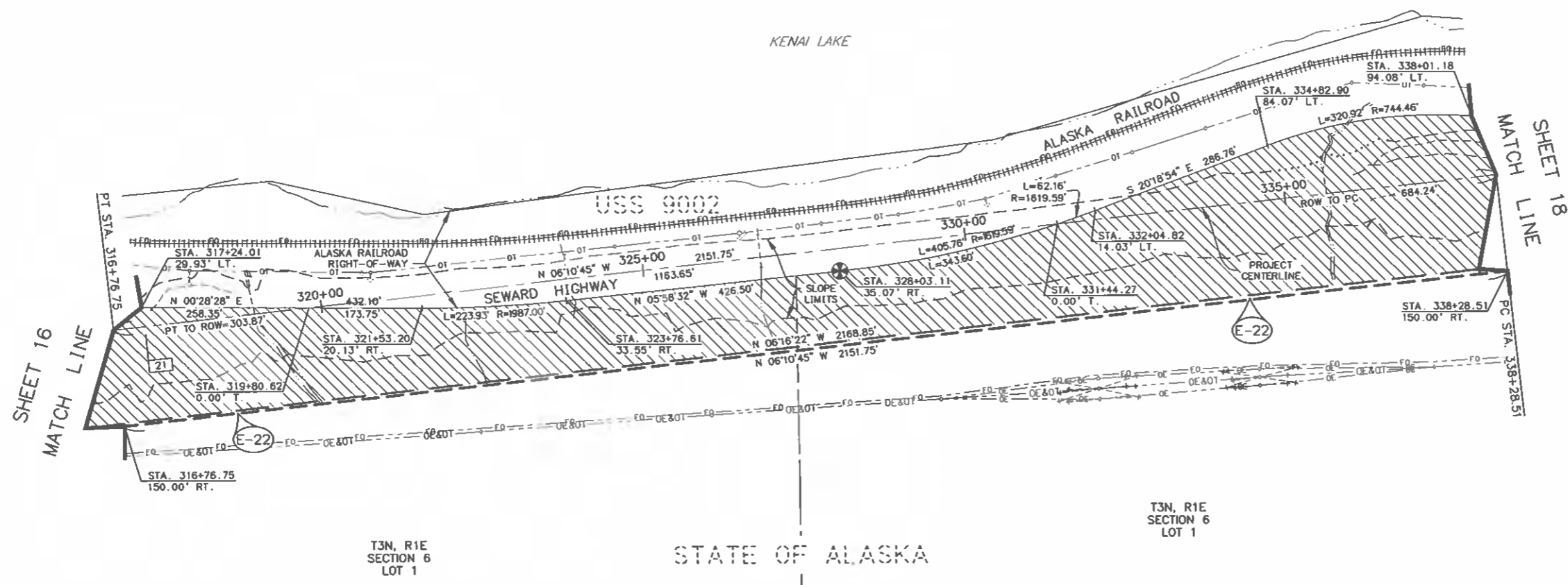


PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
23	FEE	Gary Michael Benoit	26,021 S F	26,021 S.F.	26,021 S F.	0	
E-22	ROW Easement	ALASKA DEPARTMENT OF NATURAL RESOURCES	Large	35.09 AC	6.02 AC	Large	

PARCEL INFORMATION

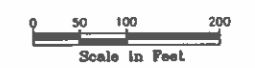
DATE	REVISIONS	BY	
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION			
DRAWN	AFF	DATE	SCALE
CHECKED	EPF	DATE	SHEET
		10/09/2015	1"=100'
			16 OF 22

W:\Projects\Highways\SEWARD_HIGHWAY\53610\Seaward Hwy M.P. 17-22.5\Renab\AutoCAD\311032\Seaward Hwy 17-22.5 Acq.Plat - 10/09/2015 10:13:52 AM



SHEET 16
MATCH LINE

SHEET 18
MATCH LINE

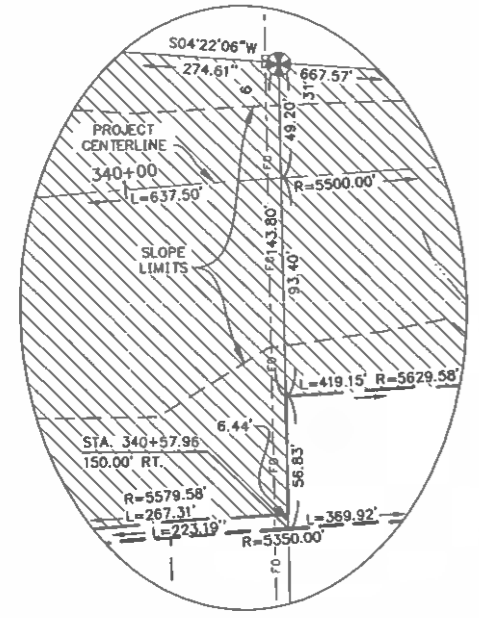


PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-22	ROW Easement	ALASKA DEPARTMENT OF NATURAL RESOURCES	Large	33.09 AC	6.02 AC	Large	

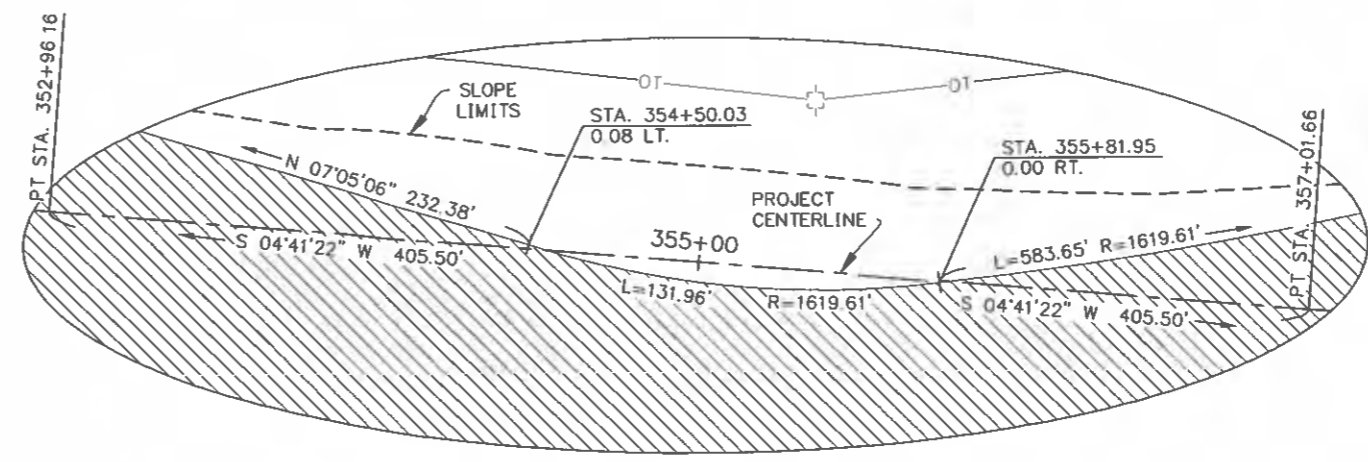
PARCEL INFORMATION

DATE	REVISIONS	BY	
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAN ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION			
DRAWN	AFF	DATE 10/09/2015	SCALE 1"=100'
CHECKED	EPF	DATE	SHEET 17 OF 22

V:\Projects\Highways\SEWARD_Highway\153610_Seward Hwy MP 17-22.5 Right-of-Way\CD\311032_Z53610_Seward Hwy 17-22.5 Act Plat 10/09/2015 10:13:55 AM

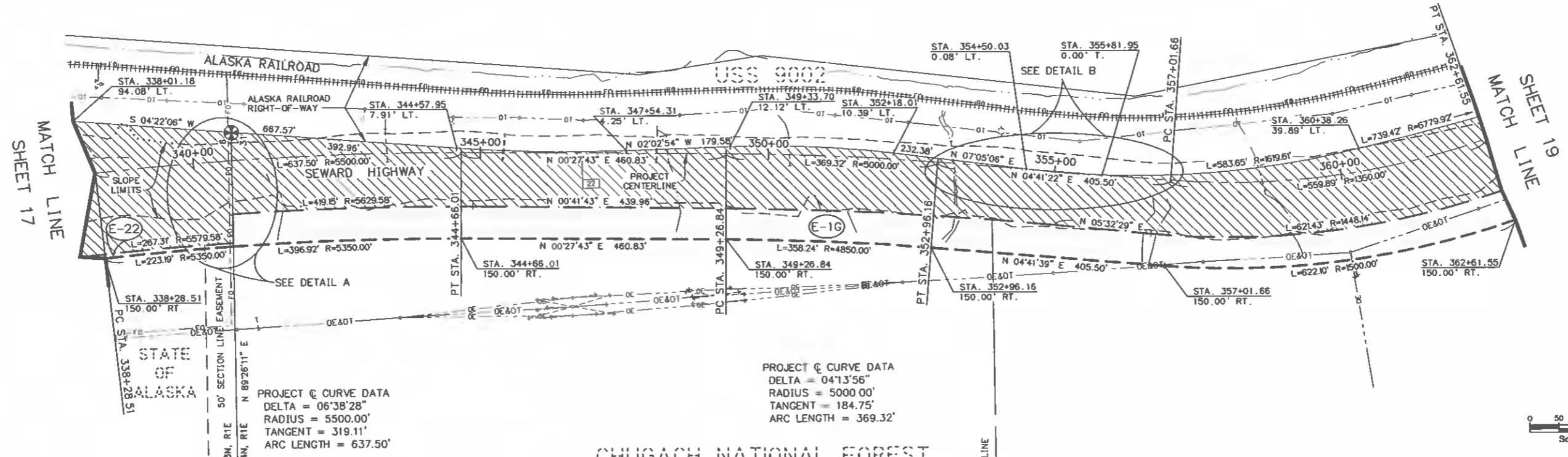


DETAIL A
Scale in Feet
0 20 40 60



DETAIL B
N.T.S.

PROJECT & CURVE DATA
DELTA = 23°45'45"
RADIUS = 1350.00'
TANGENT = 284.03'
ARC LENGTH = 559.89'



PROJECT & CURVE DATA
DELTA = 04°13'56"
RADIUS = 5000.00'
TANGENT = 184.75'
ARC LENGTH = 369.32'

Scale in Feet
0 50 100 200

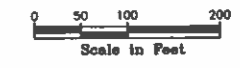
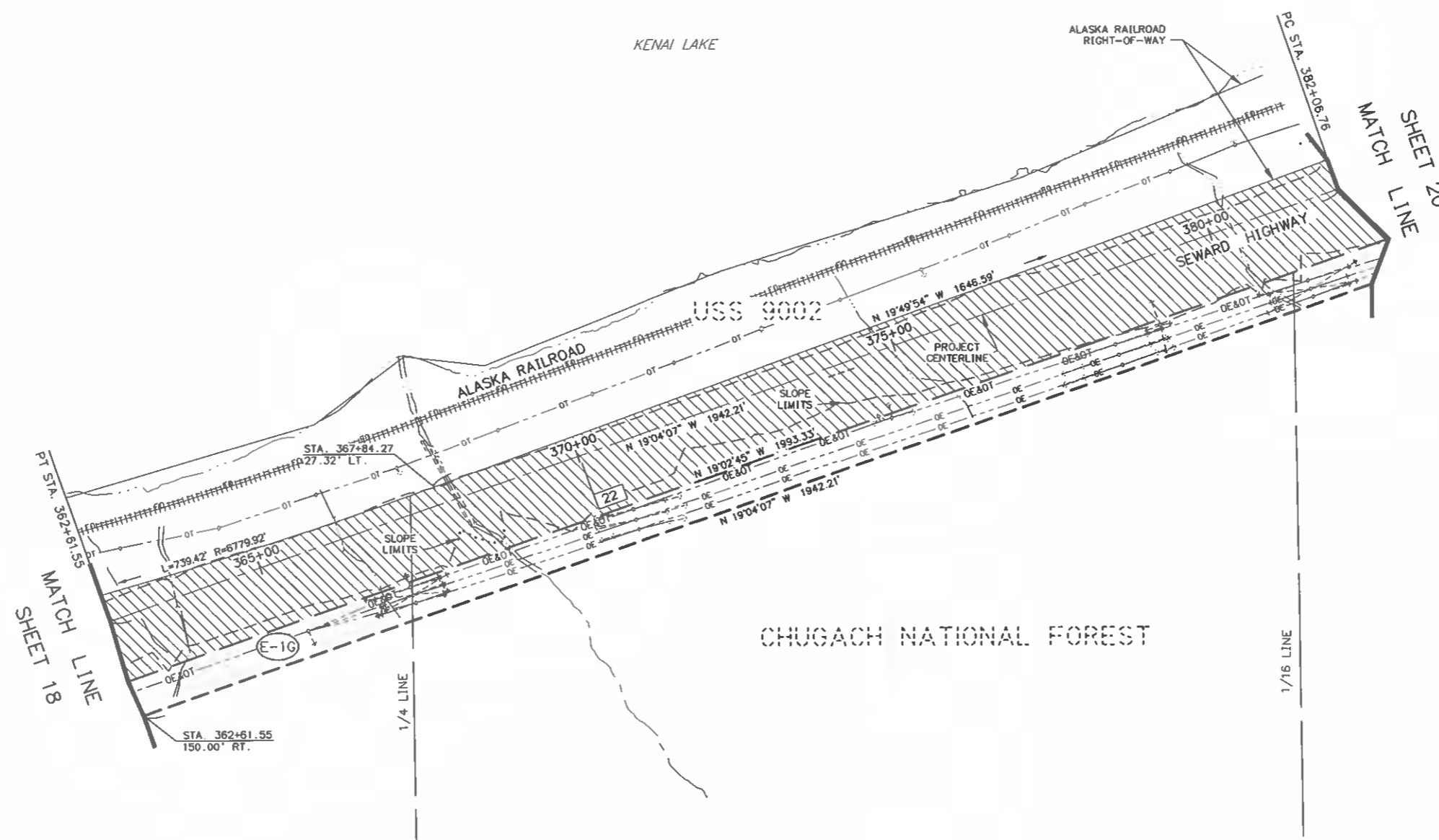
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-1G	ROW Easement	U.S. FOREST SERVICE	Large	6.94 AC	6.94 AC	Large	
E-22	ROW Easement	ALASKA DEPARTMENT OF NATURAL RESOURCES	Large	33.09 AC	6.02 AC	Large	

PARCEL INFORMATION

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION		
DRAWN	AFF	DATE 10/09/2015
CHECKED	EPF	DATE
		SCALE 1"=100'
		SHEET 18 OF 22

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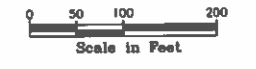
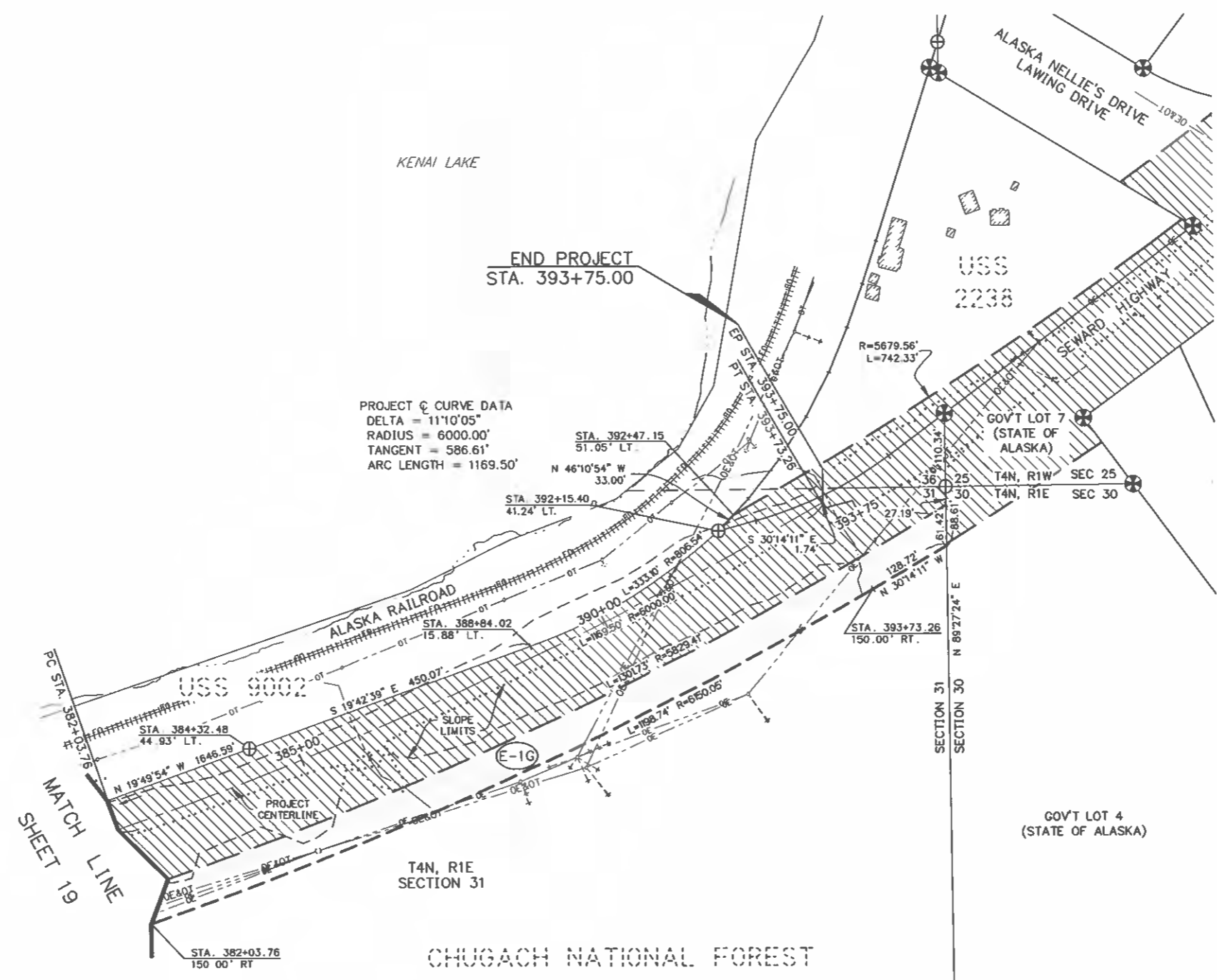
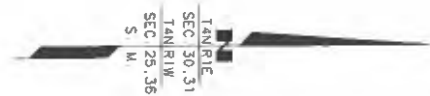
PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R19	R22



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-1G	ROW Easement	U.S. FOREST SERVICE	Large	6.94 AC	6.94 AC	Large	
PARCEL INFORMATION							

DATE	REVISIONS	BY	
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION			
DRAWN	AFF	DATE 10/09/2015	SCALE 1"=100'
CHECKED	EPF	DATE	SHEET 19 OF 22

Y:\Projects\Highways\SEWARD_HIGHWAY\311032\10_Seward Hwy 17-22.5 Acq Plat - 10/09/2015 10:14:02 AM



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
E-1G	ROW Easement	U.S. FOREST SERVICE	Large	6.94 AC	6.94 AC	Large	
PARCEL INFORMATION							

DATE	REVISIONS				
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION					
DRAWN	AFF	DATE	10/09/2015	SCALE	1"=100'
CHECKED	EPF	DATE		SHEET	20 OF 22

W:\Projects\Highways\SEWARD_Highway\3610 Seward Hwy M.P. 17-22.5 Rehab\AutoCAD\3610 Seward Hwy 17-22.5 Acq Plat 10/09/2015 10:14:06 AM

GENERAL NOTES

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
311032/Z536100000	R21	R22

ROW GENERAL NOTES

HORIZONTAL CONTROL STATEMENT

COORDINATE SYSTEM:

THIS PROJECT IS LOCATED ENTIRELY WITHIN THE SEWARD-1 ADJUSTMENT, A LOCAL SURFACE PLANE COORDINATE SYSTEM DEVELOPED BY THE ALASKA DEPARTMENT OF TRANSPORTATION. SEWARD-1 EXTENDS FROM THE CITY OF SEWARD TO MILEPOST 36 OF THE SEWARD HIGHWAY.

BASIS OF COORDINATES:

THE BASIS OF COORDINATES IS USC&GS STATION SEWARD, A BRASS DISC SET IN THE SIDEWALK AT THE CORNER OF 3RD STREET AND JEFFERSON AVENUE. SAID STATION HAS SEWARD-1 COORDINATES OF 30,545.8920 NORTH, AND 42,239.6222 EAST.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS A LOCAL PLANE BEARING BETWEEN USC&GS STATION SEWARD AND AKDOT "GPS 19", A BRASS DISC SET IN THE TOP OF A ROCK OUTCROP ON THE EAST SIDE OF RESURRECTION BAY. AKDOT "GPS 19" BEARS S 86° 18' 24.2" W A DISTANCE OF 14,326.4018 U.S. SURVEY FEET FROM USC&GS STATION SEWARD. AKDOT "GPS 19" HAS SEWARD-1 COORDINATES OF 29,623.0516 NORTH, AND 56,536.2711 EAST.

TRANSLATION PARAMETERS:

TO CONVERT THE LOCAL COORDINATES TO NAD83 (86) ALASKA STATE PLANE ZONE 4 STATE PLANE U.S. FOOT COORDINATES, TRANSLATE USING +2,200,245.8433 FEET NORTH, +1,700,188.8204 FEET EAST, AND SCALE USING 0.99989242.

GENERAL NOTES

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
2. THESE PLANS MAY BE USED FOR THE ESTABLISHMENT OF RIGHT OF WAY LIMITS ONLY. THESE DRAWINGS ARE NOT TO BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS. SURVEY DATA, INCLUDING MONUMENTATION AND TOPOGRAPHIC FEATURES, WAS ACQUIRED FOR AND BY ADOT&PF FROM 2000-2012.
3. ALL DOCUMENTS NOTED IN THIS PLAN SET AND REFERENCED BY INSTRUMENT NUMBER, OR BOOK AND PAGE, ARE RECORDED IN THE SEWARD RECORDING DISTRICT (S.R.D.), UNLESS NOTED OTHERWISE.
4. THE EXISTING HIGHWAY RIGHT OF WAY SHOWN FOR THE SEWARD HIGHWAY THROUGH THE CHUGACH NATIONAL FOREST IS PER THE HIGHWAY EASEMENT DEED RECORDED AT BOOK 18 PAGE 157 S.R.D.

GENERAL NOTES GLOSSARY

AKDOT	ALASKA DEPARTMENT OF TRANSPORTATION
CNF	CHUGACH NATIONAL FOREST
DNR	(ALASKA STATE) DEPARTMENT OF NATURAL RESOURCES
GPS	GLOBAL POSITIONING SYSTEM
NAD83	NORTH AMERICAN DATUM OF 1983
PLO	(FEDERAL) PUBLIC LAND ORDER
SO	(FEDERAL) SECRETARIAL (LAND) ORDER
USC&GS	UNITED STATES COAST & GEODETIC SURVEY

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DATE	REVISIONS	B
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY ACQUISITION PLAT ALASKA PROJECT 311032/Z536100000 SEWARD HIGHWAY M.P. 17-22.5 REHABILITATION		
DRAWN	AFF	DATE 10/09/2015
CHECKED	EPF	DATE
SCALE	SCALE	SHEET 21 OF 22

