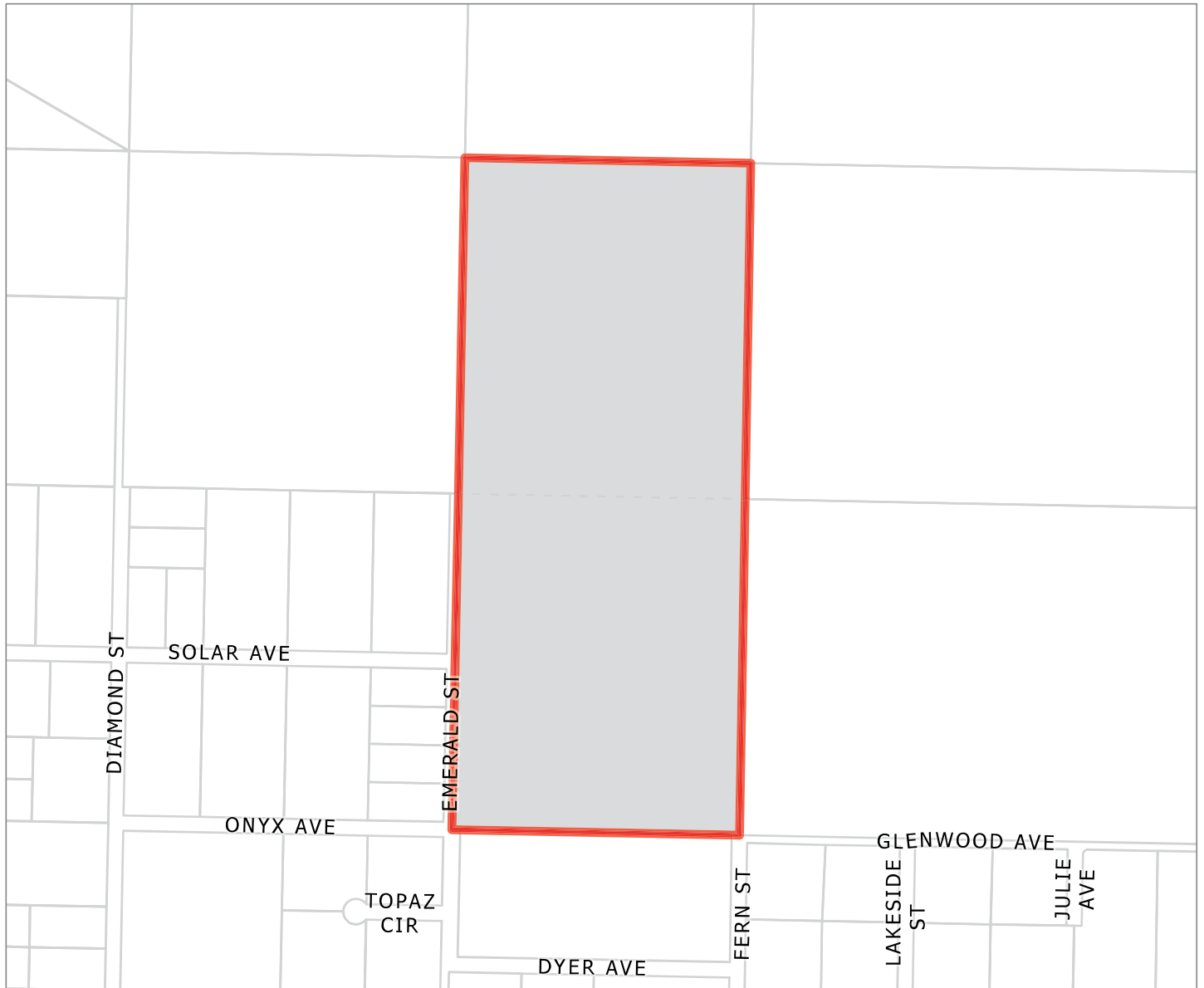


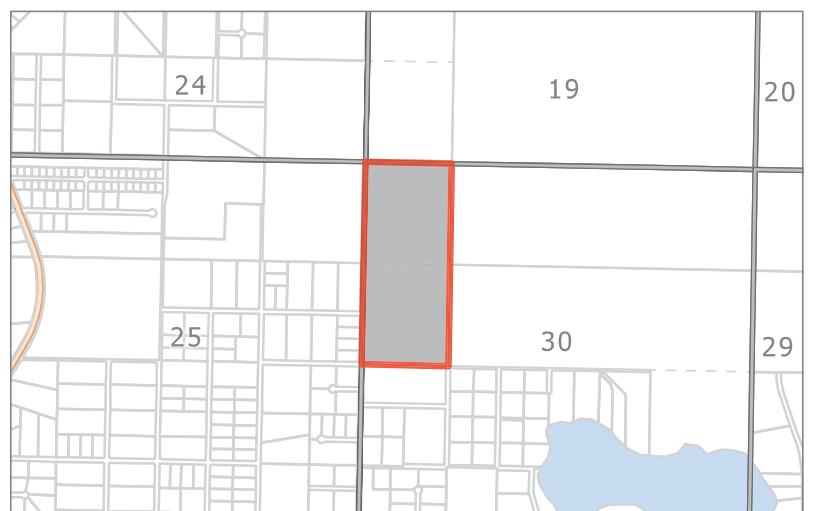
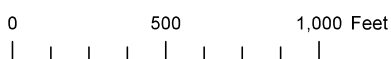
## **E. NEW BUSINESS**

- 8. Trust Land Survey 2024 Emerald Subdivision; 2024-066  
Fixed Height, LLC / Alaska Mental Health Trust Authority  
Emerald Street & Fern Street  
Salamatof Area / Nikiski APC**



KPB File 2024-066  
 T 07N R 11W SEC 30  
 Nikiski

6/26/2024





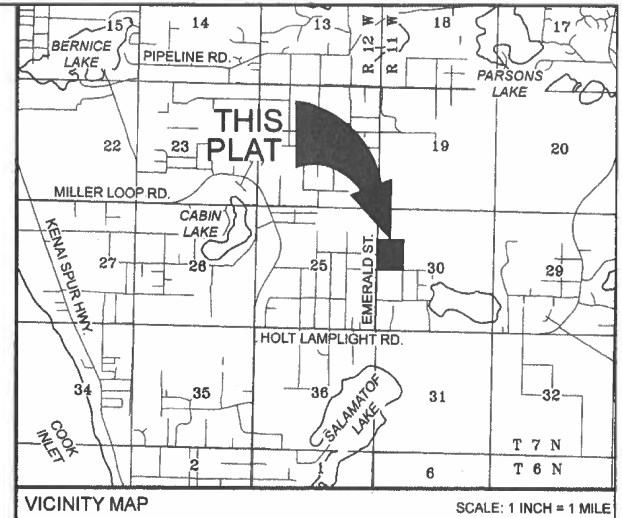
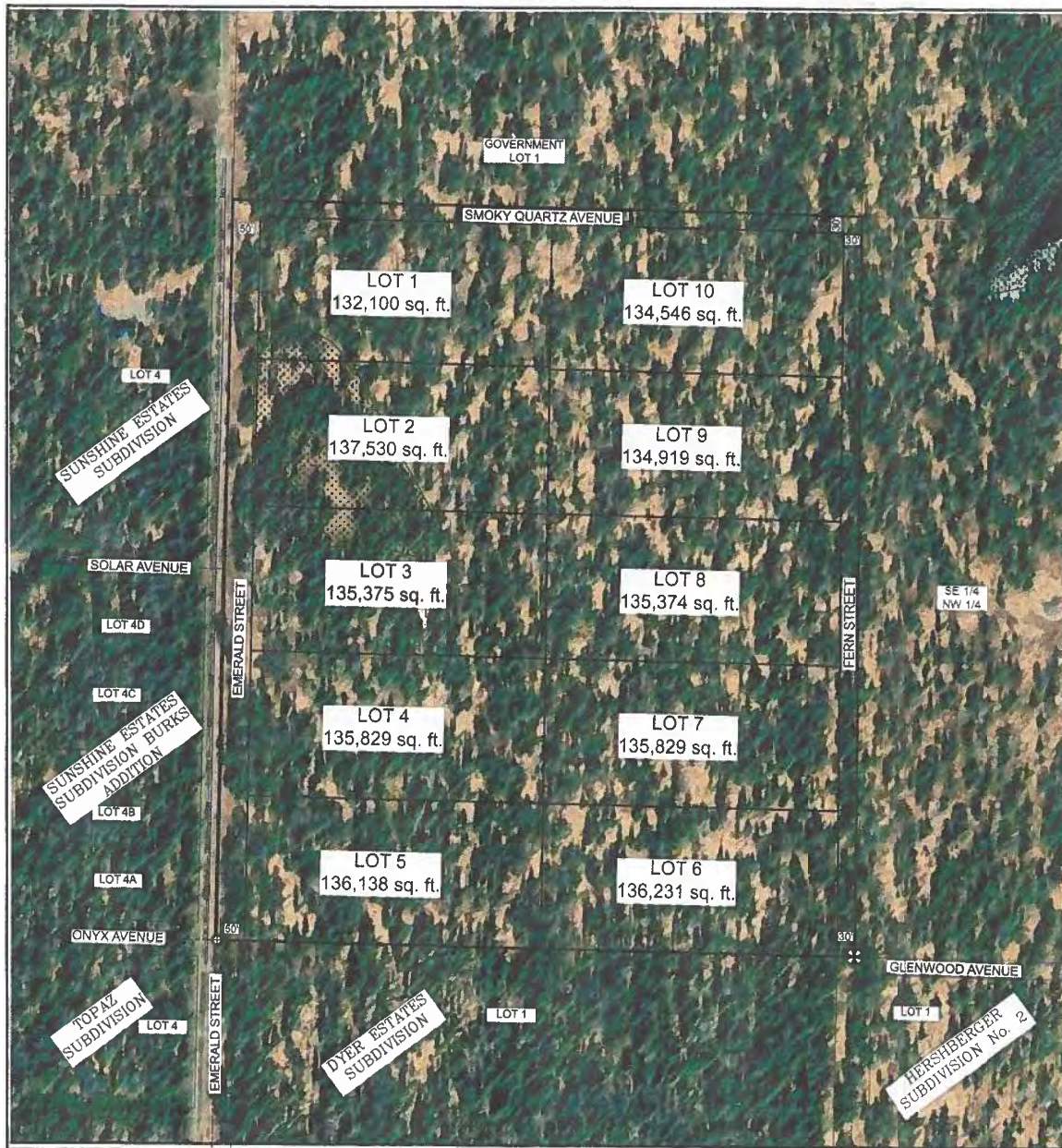


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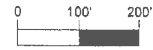





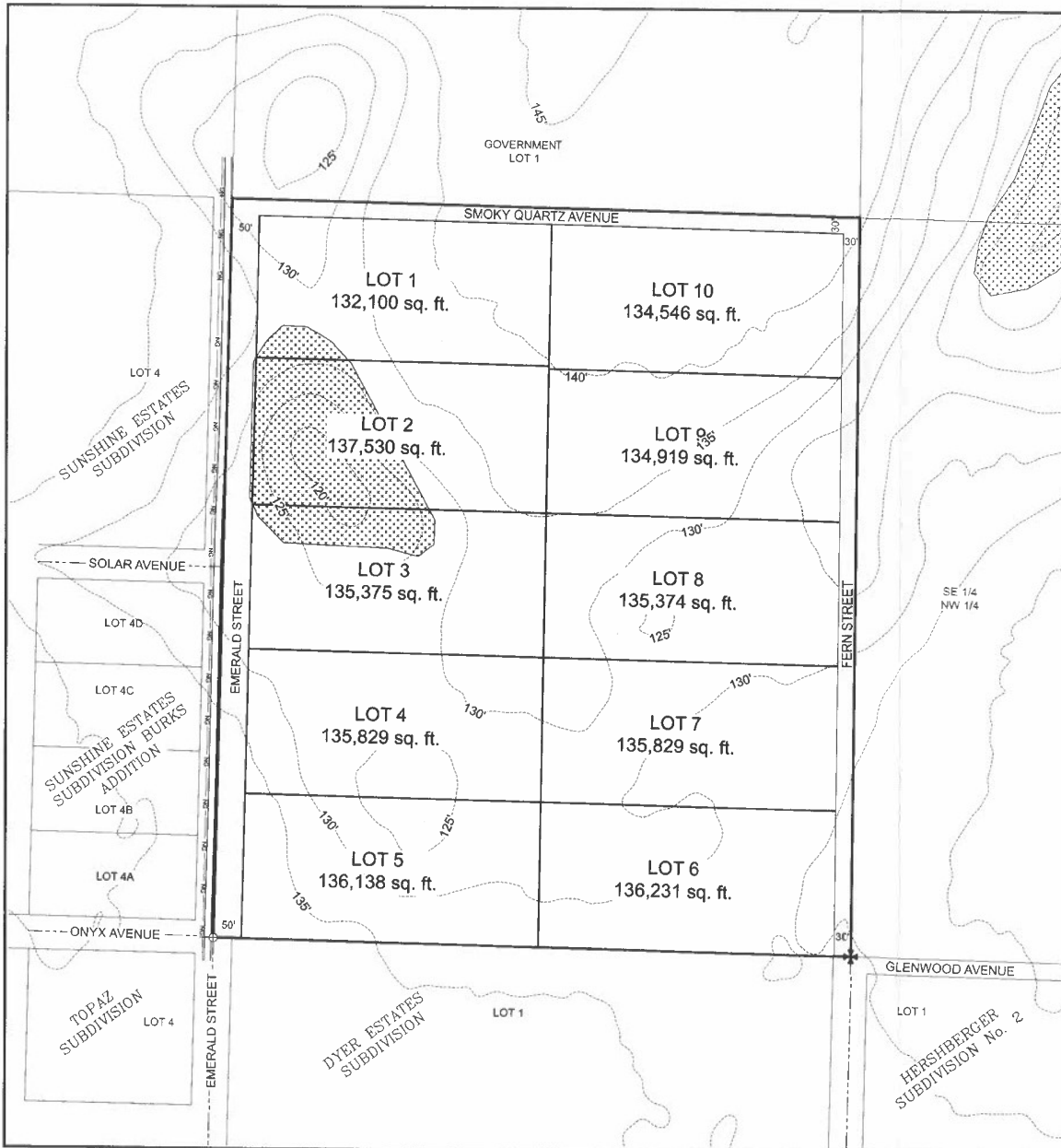


**LEGEND**

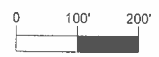
-  FOUND 2.5" BRASS CAP MONUMENT
-  FOUND 2.5" DIAMETER IRON PIPE
-  RIGHT-OF-WAY CENTERLINE
-  SUBDIVISION BOUNDARY
-  PROPERTY LINE CREATED BY THIS PLAT
-  WETLAND - TYPE "DEPRESSION" (FROM KENAI PENINSULA BOROUGH GIS DATASET "KWF WETLANDS ASSESSMENT")



<b>EXHIBIT</b>	
<b>EMERALD SUBDIVISION</b>	
A SUBDIVISION OF	
GOVERNMENT LOT 2, SECTION 30 T 7 N, R 11 W, SEWARD MERIDIAN CONTAINING 34.221 ACRES	
	<b>FIXED HEIGHT</b> LLC <small>WWW.FIXEDHEIGHT.COM</small> 907.290.8949 225 W 23rd AVE. ANCHORAGE, AK 99503 C.O.A. 122544
SCALE: 1" = 200'	DRAWN BY: BS
PROJECT NO.: 24048	CHECKED BY: ATP



- LEGEND**
- FOUND 2.5" BRASS CAP MONUMENT
  - FOUND 2.5" DIAMETER IRON PIPE
  - RIGHT-OF-WAY CENTERLINE
  - SUBDIVISION BOUNDARY
  - PROPERTY LINE CREATED BY THIS PLAT
  - WETLAND - TYPE "DEPRESSION" (FROM KENAI PENINSULA BOROUGH GIS DATASET "KWF WETLANDS ASSESSMENT")



<b>EXHIBIT</b>	
<b>EMERALD SUBDIVISION</b>	
A SUBDIVISION OF	
GOVERNMENT LOT 2, SECTION 30 T 7 N, R 11 W, SEWARD MERIDIAN CONTAINING 34.221 ACRES	
	<b>FIXED HEIGHT</b> LLC 907.280.8949 WWW.FIXEDHEIGHT.COM 225 W 23rd AVE. ANCHORAGE, AK 99503 C.O.A. 122544
SCALE: 1" = 200'	DRAWN BY: BS
PROJECT NO.: 24048	CHECKED BY: ATP



AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT  
TRUST LAND SURVEY 2024 EMERALD SUBDIVISION**

<b>KPB File No.</b>	2024-066
<b>Plat Committee Meeting:</b>	July 22, 2024
<b>Applicant / Owner:</b>	Alaska Mental Health Trust Authority, Anchorage, Alaska
<b>Surveyor:</b>	Buku Saliz / Fixed Height LLC
<b>General Location:</b>	Nikiski / Nikiski APC

<b>Parent Parcel No.:</b>	013-120-92
<b>Legal Description:</b>	T 7N R 11W SEC 30 SEWARD MERIDIAN KN GOVT LOT 2
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 34.22 acres tract into 10 lots ranging in size from 132,100 sq ft to 137,530 sq ft and three road dedications.

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

Legal access to the plat is from Emerald St., located at the southwest corner of the subdivision, and Solar Ave. at the middle of the subdivision on the west side. Both roads are borough-maintained dedications, Emerald St. being 66' wide and Solar Ave being 60' wide. Neither one is developed completely to the subdivision boundary at this time. Both roads are accessed from Holt Lamplight Rd., Emerald St. directly from Holt Lamplight, and Solar Ave. from Sunflower St. off Holt Lamplight Rd.

The plat is not vacating any right-of-way but is dedicating three roads. **Staff recommends:** Owner dedicate a 30' right-of-way on the south end of the plat as an extension of the two roads on the east and west of the plat.

The subdivision is affected by a 50' section line easement on the west side of the plat. **Staff suggests:** Surveyor may want to reduce the road dedication of Emerald St. to 33' to match the dedication to the south and show the limits of the 50' section line easement on the plat.

Block length is not compliant. Staff has spoken to the surveyor and client representative about the road addition and both were receptive. **Staff recommends:** Connect with the Addressing Administrator to get the correct name for the new road on the south. To the west is Onyx Avenue and to the east is Glenwood Avenue.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: The subdivision represented in the plat prelim represents only about half of parcel 01312092. Subdivision impacts the RSA category classification of the supporting egress road "Emerald St".
SOA DOT comments	No Comment

**Site Investigation:**

There are no buildings or improvements are apparent per KPB GIS data. **Staff recommends:** Surveyor note any structures that may be encroaching to or from the property on the final submittal after doing the field survey. If any

are noted, they should be shown or emailed to staff and include a solution to rectify the issue.

There are no steep areas on the plat as the land is high on the north and south ends and low towards Solar Ave. There is a low wetland area near the west side as shown on the exhibit.

The River Center review did not identify this plat to be located in a FEMA map flood hazard area or floodway or in an anadromous water habitat protection district.

With the wetland being located on the plat, plat note #6 should remain on the final submittal.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

**Staff Analysis**

This parcel was originally surveyed as Government Lot 2 of Section 30, Township 7 North, Range 11 West, SM Kenai Recording District, Alaska. This is the first division of the parcel since the original survey by the Department of the Interior Bureau of Land Management in 1953.

A soils report will be required and an engineer will sign the final plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Nikiski Advisory Planning Commission minutes for the 7/18/24 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

**Utility Easements**

The plat is proposing a 10' utility easement along the front 10' adjoining all right-of-ways as shown and noted on the plat.

*UTILITY EASEMENTS OF RECORD? ARE THEY DEPICTED AND NOTED ON THE PLAT?*

*NEW UTILITY EASEMENT REQUESTS FROM PROVIDERS.*

*UTILITY EASEMENT VACATIONS SHOWN ON THIS PLAT?*

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. As of the staff report writing, no comments have come back with additional easements.

**Utility provider review:**

HEA	No comment
-----	------------



ENSTAR	No comment
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  EMERALD ST, FERN ST, SOLAR AVE, ONYX AVE, GLENWOOD AVE.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes</p> <p>List of Approved Street Names:  SMOKY QUARTZ AVE</p> <p>List of Street Names Denied:</p> <p>Comments:  No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
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>
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- Add the date of July 22 to the Plat Approval
- Add block numbers to the lots to the west and southeast
- Additional as below

*Plat notes:*

- 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 (KPB 14.06).
- Plat notes 7 and 12 appear to be the same, please check.
- Notes 3 and 11 can be removed from the final plat.

**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:**  
 Add the KPB number of 2024-066  
 Title has 2024-XX, either remove the xx or complete with numbers  
 Check total acreage as staff came up with a different total
- 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:**  
 Add 'dedicated this plat' to the right-of-way dedications
- 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:**  
 Add Miller Loop Rd to the south, Island Lake Rd to the north, and Holt Lamplight Rd to the east  
 Label Island Lake and Kidney Lake  
 Pipeline Rd is on upper tier to the east, lower part is Alexander Rd and incorrectly labeled  
 Add the missing section numbers to the map
- 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:**  
 Add a 30' road dedication along the south end of the plat, get with Addressing for correct name  
 Add the section line easement going north and south of the subdivision  
 Add width of Solar Ave
- 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:**  
 Add block numbers to the lots to the west and southeast

**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.

20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10

**Staff recommendation:**

Add road on south and get with addressing for correct name

---

**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:*

**Staff recommendation:** comply with 20.40.

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**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.

20.60.110. Dimensional data required.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

**Staff recommendation:** comply with 20.60.110. Add bearing and measurement to line at southern point between proposed Lots 1 and 10. Perhaps consider using a line table to clarify detail.

20.60.150. Utility easements.

B. The following note shall be shown on the final plat:

No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.

**Staff recommendation:** comply with 20.60.150. Remove 20' easements within 5' of lot lines in the south at corners of new road dedication but place them along lot lines in the north and south where lots join in the center of the plat along the dedications.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** comply with 20.60.190. Update the date in the Plat Approval to July 22, 2024. Add "And Dedication" to the Certificate of Ownership. Add name of new dedication in the south to the list of names in the Certificate of Acceptance. Remove "XX" in Certificate of Ownership or assign numbers.

20.60.200. Survey and monumentation.

**Staff recommendation:** comply with 20.60.200. Provide cap detail for set monuments.

---

**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**

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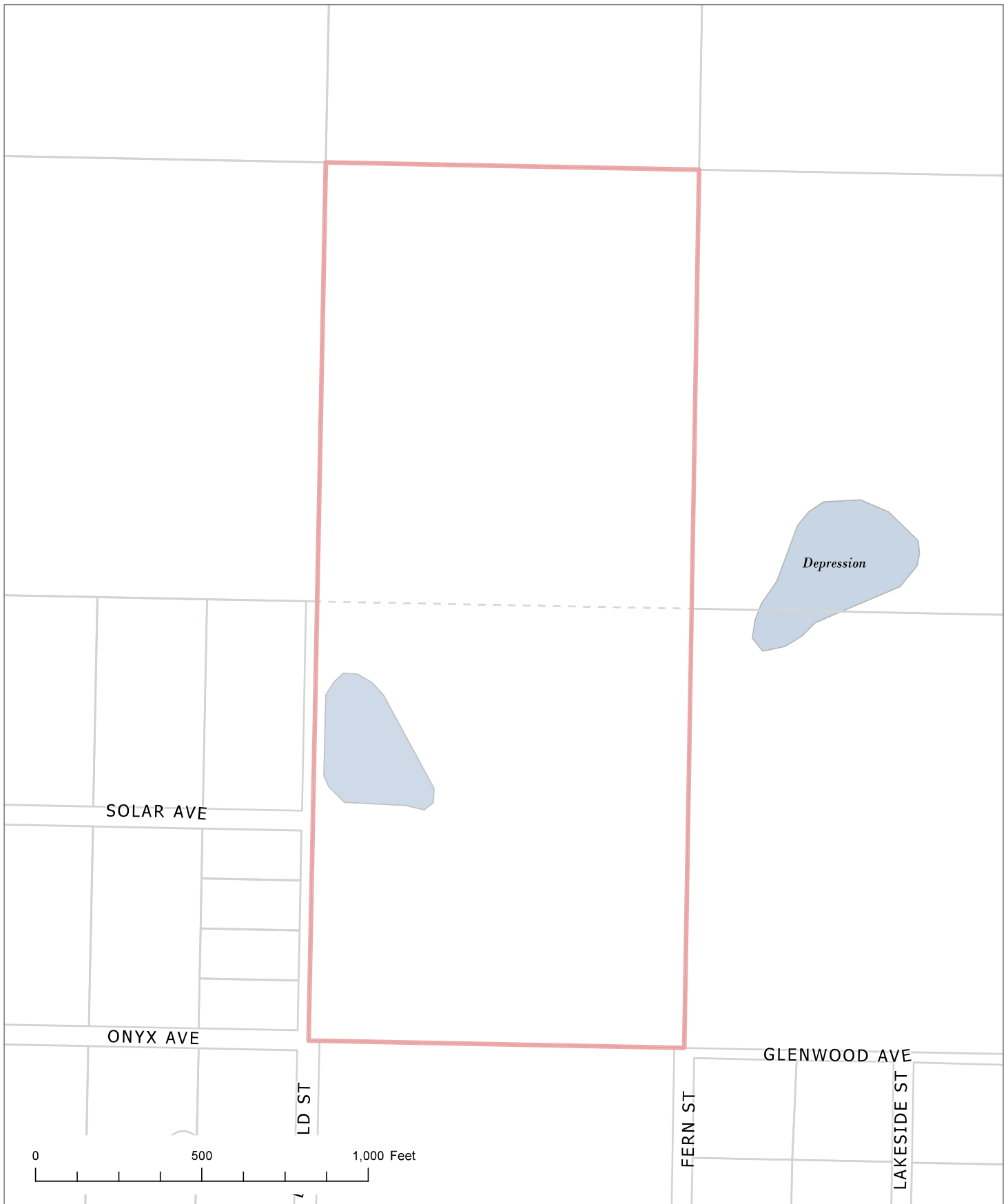


Aerial View



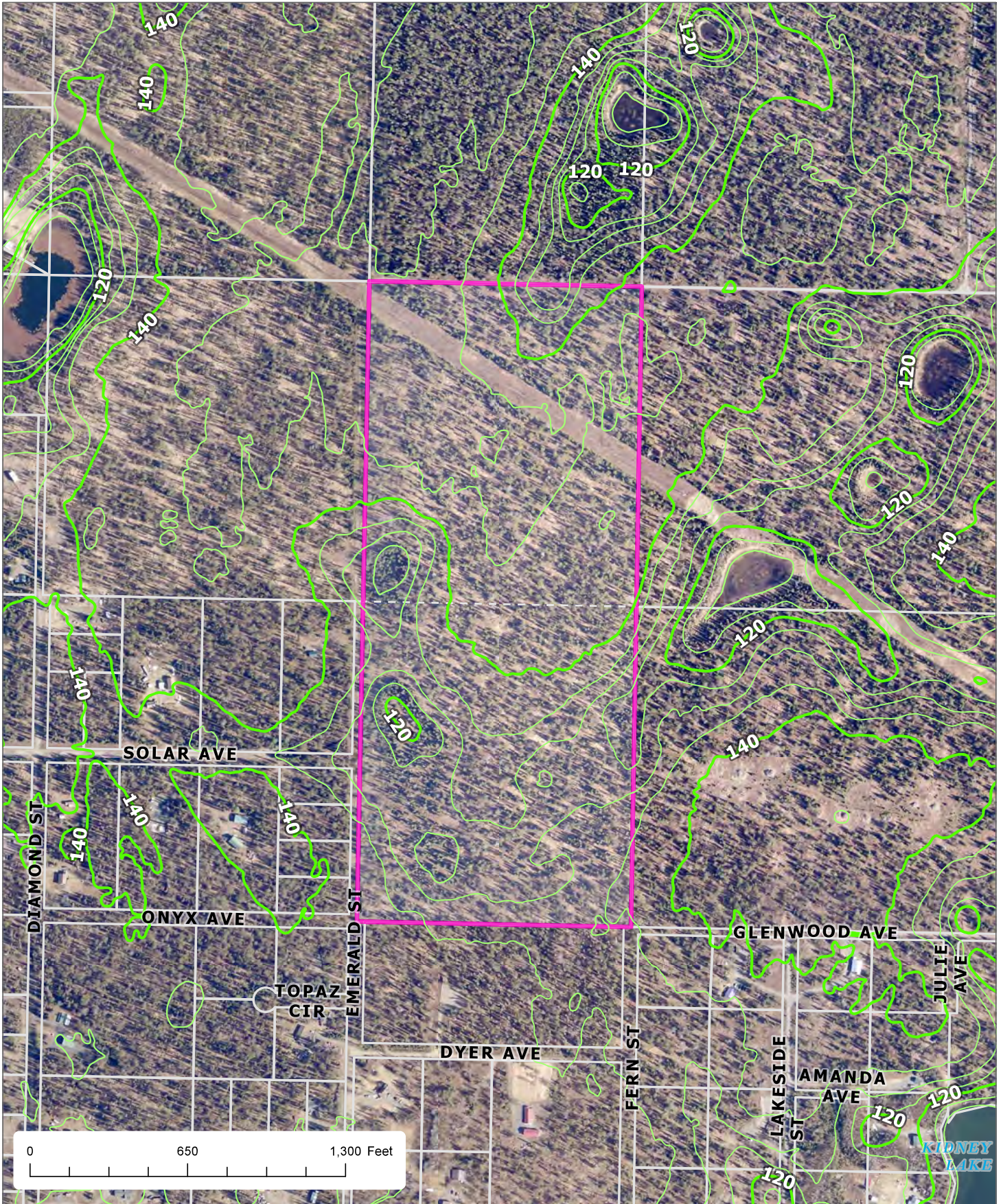
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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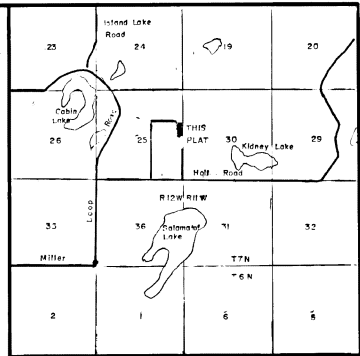


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LOCATION MAP 1" = 1 mi

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Calvin J. Werre Deborah D. Werre*  
 Calvin J. Werre Deborah D. Werre  
 13820 Davis St.  
 Anchorage, Alaska 99516

**NOTARY'S ACKNOWLEDGEMENT**

FOR *Calvin J. Werre & Deborah D. Werre*  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF July 1988

*Anna M. Shreve*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES March 14, 1990



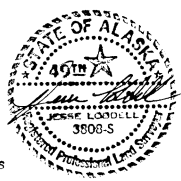
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 6, 1981

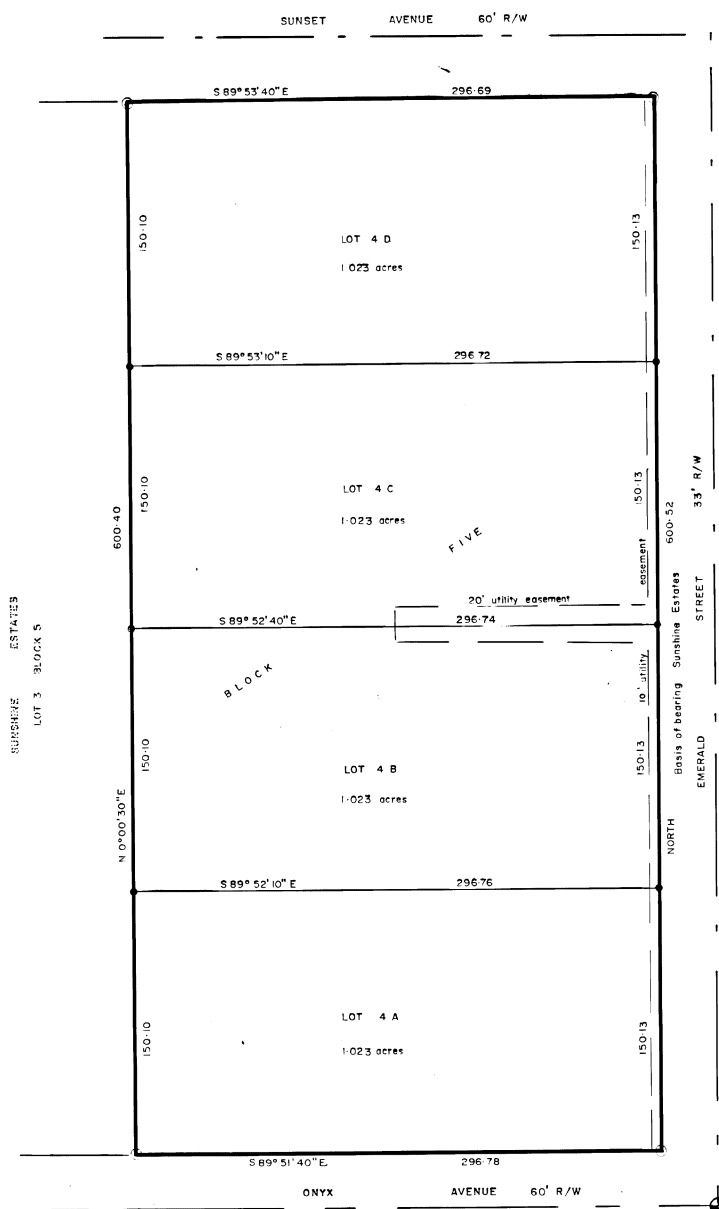
KENAI PENINSULA BOROUGH  
 BY *Richard P. Truysa*  
 AUTHORIZED OFFICIAL

**KENAI RECORDING DISTRICT**

86-202  
 RECORDED FILED 20  
 Kenai REC. DIST. 1  
 DATE 10/10/86  
 TIME 11:22  
 INDEXED BY 102



3808 S  
 SURVEYOR'S REGISTRATION NUMBER, SEAL AND SIGNATURE



SUNSHINE ESTATES  
 LOT 3 - BLOCK 5

NOT SUBDIVIDED

USBLM  
 7/4  
 525,530  
 1953

3 TOPAZ  
 4 SUBDIVISION

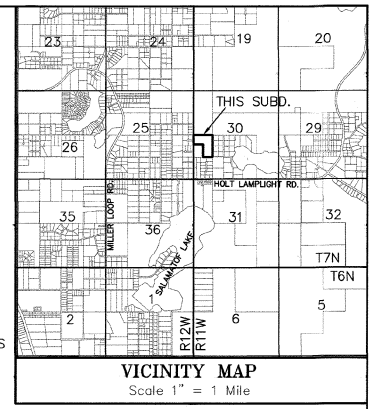
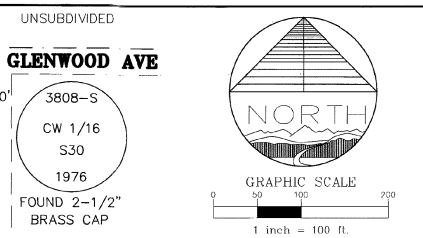
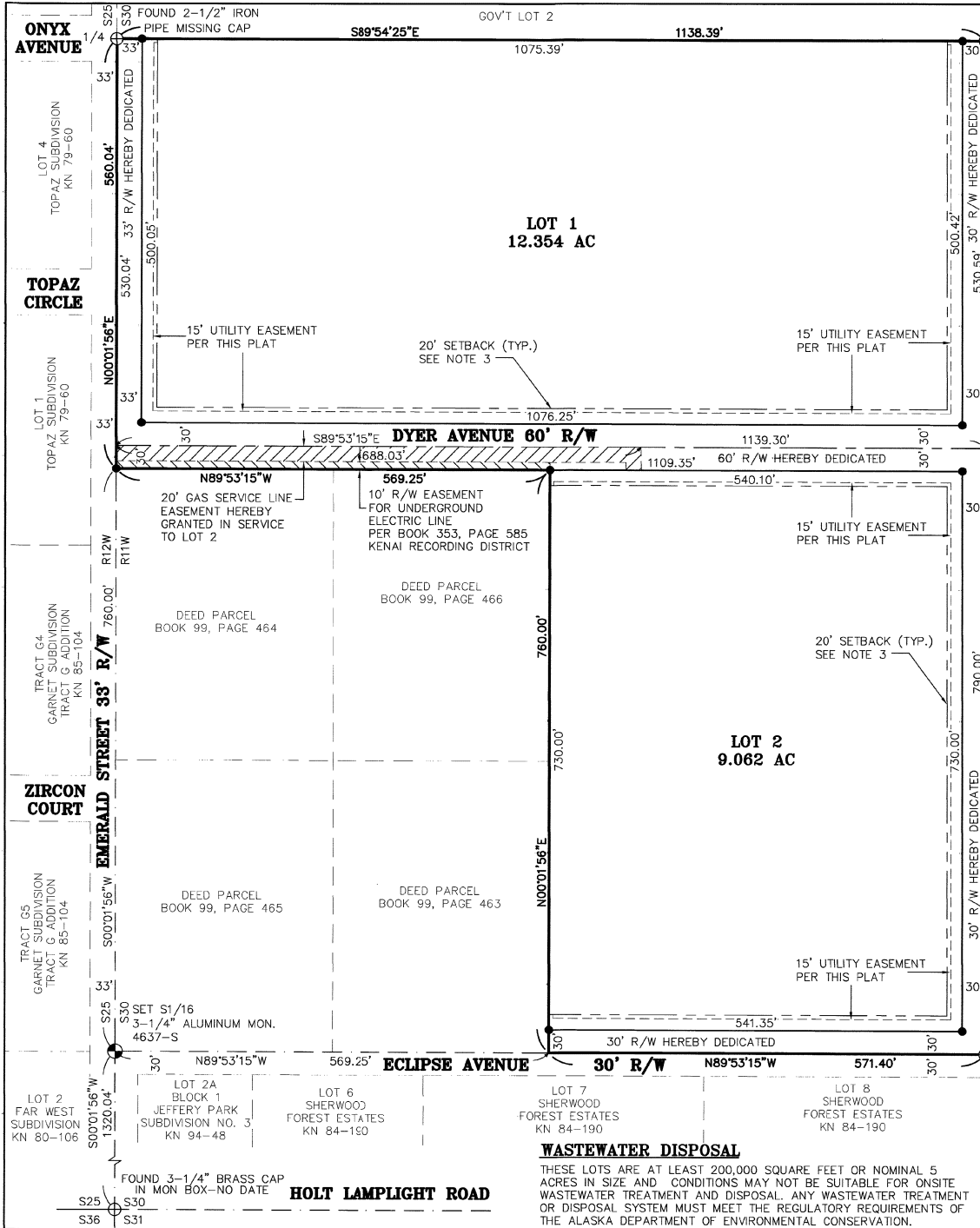
NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.

Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, or operate a pressurized water system or water-borne waste disposal system unless approved by the Alaska Department of Environmental Conservation.

NOTE: A 20' building setback is required adjacent to all right of way limits unless a lesser standard is approved by resolution of the appropriate planning authority.

KN/86-202

SUNSHINE ESTATES		BURKS ADDITION	
A subdivision of lot 4 block 5 Sunshine Estates. Within the SE 1/4 NE 1/4 sec 25 T7N R12W 5M Kenai Peninsula Borough, Alaska Kenai Recording District			
Scale 1" = 50'	Area subdivided 4.090 acres	Proposed land use residential	Date of survey Sept 20, 1979
JERRY & DEBORAH WERRE 13820 Davis Street Anchorage, Alaska 99516		JESSE LOBDELL - SURVEYOR BOX 1386 KENAI, ALASKA 99635	
drawn by <i>td</i>			



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR
  - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 4637-S
  - ⊙ SET 3-1/4" ALUMINUM MON. S1/16 0.5' BELOW SURFACE 4637-S

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  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. 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.
  4. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  5. 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.
  6. GENERAL EASEMENT TO HOMER ELECTRIC ASSOCIATION FOR ELECTRIC LINES WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY WITH NO DEFINITE LOCATION RECORDED MAY 10, 1962 IN MISCELLANEOUS BOOK 8, PAGE 19 KENAI RECORDING DISTRICT.
  7. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED EXCEPTIONS TO BOROUGH CODE KPB 20.30.030A - CONTINUATION OF GLENWOOD AVE AND KPB 20.30.170 - BLOCK LENGTH AT THE OCTOBER 8, 2018 MEETING.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ESTATE OF LLOYD THOMAS DYER IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE ESTATE OF LLOYD THOMAS DYER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Claudia Marie Jackman P.R.*  
 CLAUDIA MARIE JACKMAN, PERSONAL REPRESENTATIVE  
 ESTATE OF LLOYD THOMAS DYER  
 47496 EMERALD AVE  
 KENAI AK 99611

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 8, 2018.

*Mon A. Beck* Dec 12, 2018  
 AUTHORIZED OFFICIAL

**NOTARY'S ACKNOWLEDGEMENT**

FOR: *Claudia Marie Jackman*  
 ACKNOWLEDGED BEFORE ME THIS *6th* DAY OF *DEC*, 2018  
 MY COMMISSION EXPIRES: *10/13/2019*

*Cody McLane*  
 NOTARY PUBLIC FOR THE STATE OF ALASKA  
 My Commission Expires Oct 13, 2019

Plat # *Kenai*  
 Rec Dist *Kenai*  
 Date *12/13/2018*  
 Time *03:13 P.M.*

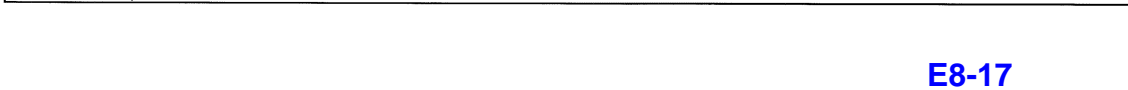
State of Alaska  
**NOTARY PUBLIC**  
 Cody McLane  
 My Commission Expires Oct 13, 2019

**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 SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

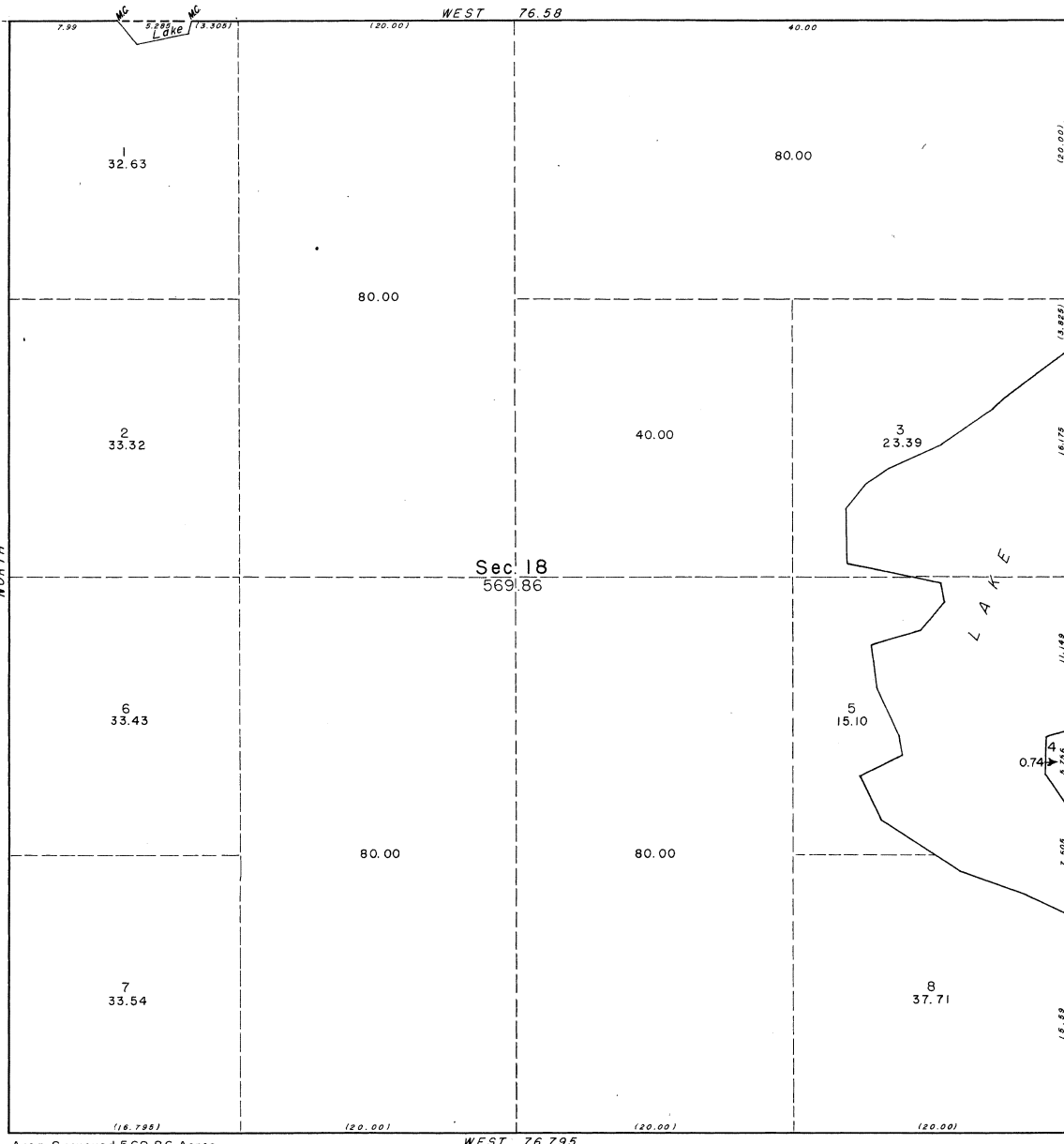
3808-S  
 SW 1/16  
 S30  
 1976  
 FOUND 2-1/2" BRASS CAP

STATE OF ALASKA  
 49th  
*Cody McLane*  
 Notary Public  
 STAN A. McLANE  
 4637-S  
 12/13/2018

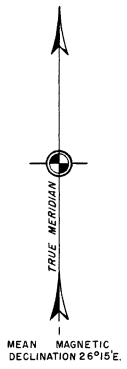


TOWNSHIP 7 NORTH, RANGE II WEST, OF THE SEWARD MERIDIAN, ALASKA  
SECTION 18

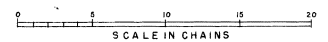
Latitude 60°42'06"N.  
Longitude 151°17'43"W.



North, east and south boundaries and meanders in sec. 18, T. 7 N., R. 11 W., of the Seward Meridian, Alaska, were surveyed by Gordon W. Webber, Cartographer (Cadastral) August 19 to 25, 1953, under Special Instructions for Group 86 Alaska, dated December 9, 1952.



Area Surveyed 569.86 Acres



UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C., March 2, 1954

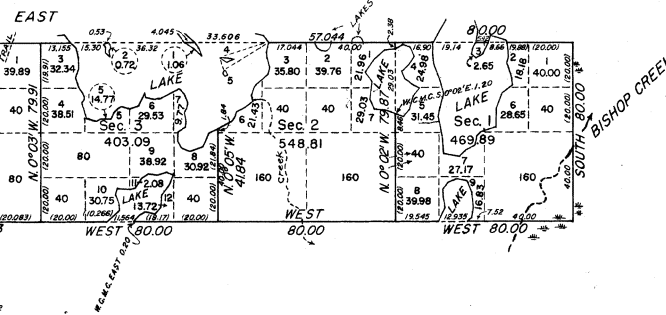
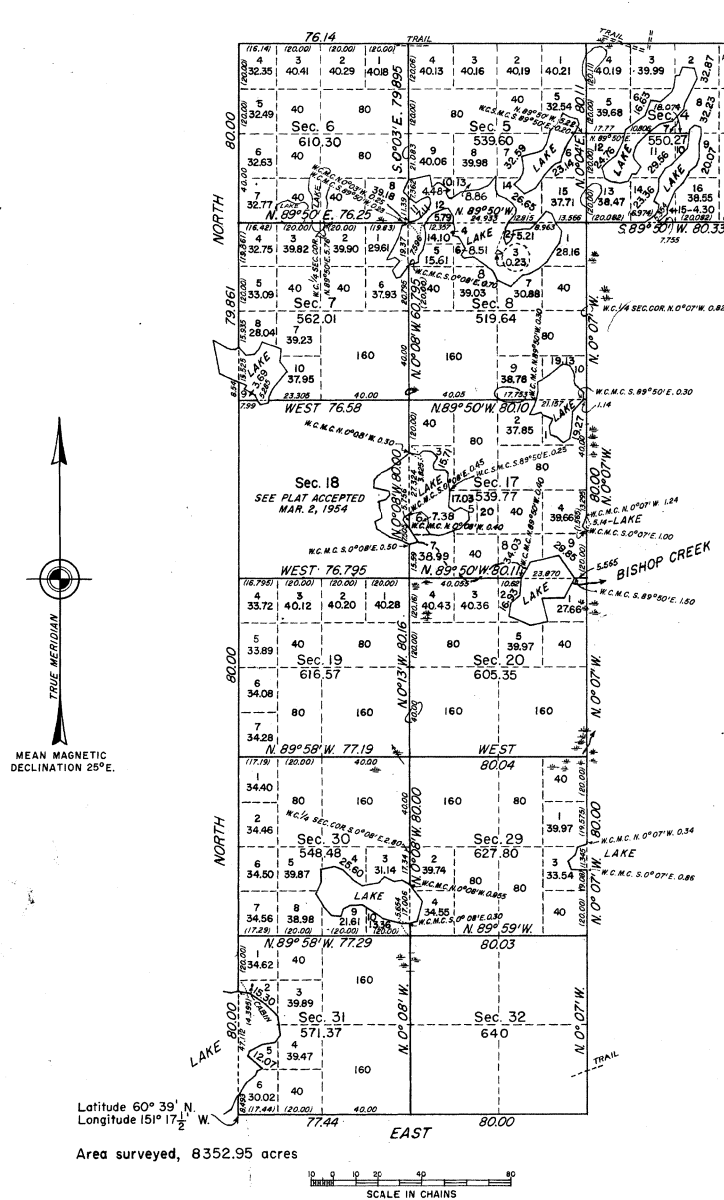
This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director  
*Gordon W. Webber*  
Assistant Chief, Division of Cadastral Engineering

Vol R 44 p 233



TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA



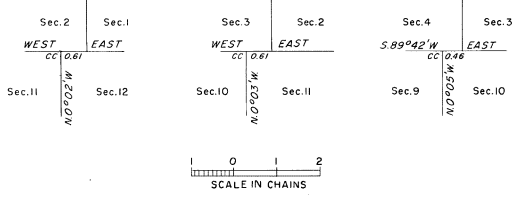
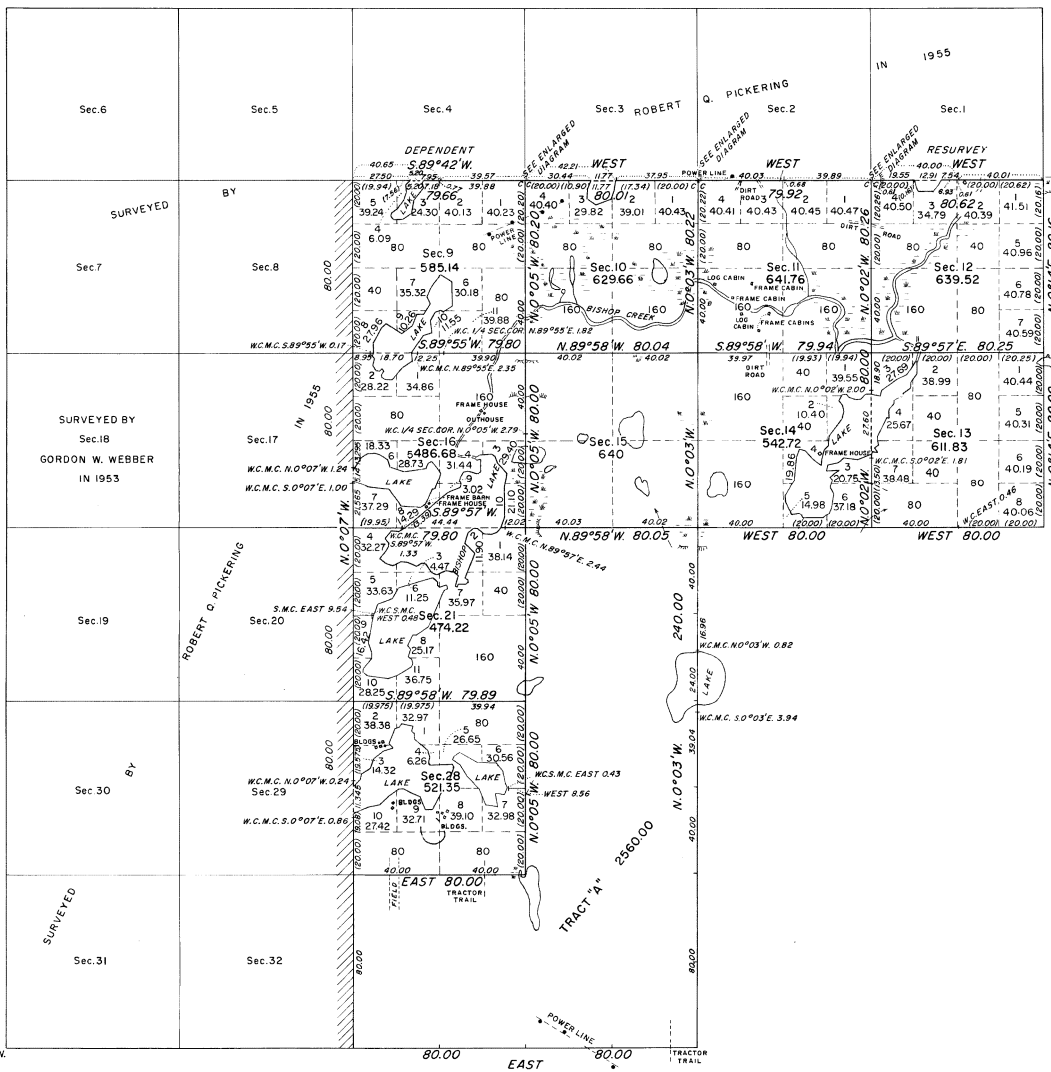
Survey of portions of the North, East, and South boundaries and subdivisional lines of T. 7 N., R. 11 W., Seward Meridian, Alaska, executed by Robert Q. Pickering, Cartographer (Cadastral), beginning May 12, 1955 and completed October 18, 1955, under special instructions dated December 9, 1952 for Group 86, Alaska.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D.C. September 30, 1958

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director  
*Carl G. Harrington*  
Cadastral Engineering Staff Officer

TOWNSHIP 7 NORTH, RANGE II WEST, OF THE SEWARD MERIDIAN, ALASKA



ENLARGED DIAGRAMS

This plat represents the dependent resurvey of the south boundary of sections 1 through 4, and the survey of a portion of the south and east boundaries, and subdivisional and meander lines.

Survey executed by C. Norman Brown, Cadastral Surveyor, May 26 to August 19, 1964, under Special Instructions dated May 3, 1963, and approved May 9, 1963, for Group No. 161, Alaska.

The west two miles of the north boundary were surveyed in 1922 by Fred Dahlquist. The west boundary was surveyed in 1953 by Gordon W. Webber. The west two miles of the south boundary, the east four miles of the north boundary, the north mile of the east boundary, were surveyed in 1955 by Robert Q. Pickering.

The meanders of the lakes were determined by photogrammetric methods, using photographs taken in 1964.

A portion of this township is designated Tract "A" for legal description purposes.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C. May 12, 1966

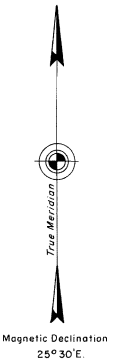
This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

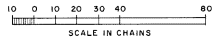
*R. E. Brown*

Acting Chief, Division of Engineering

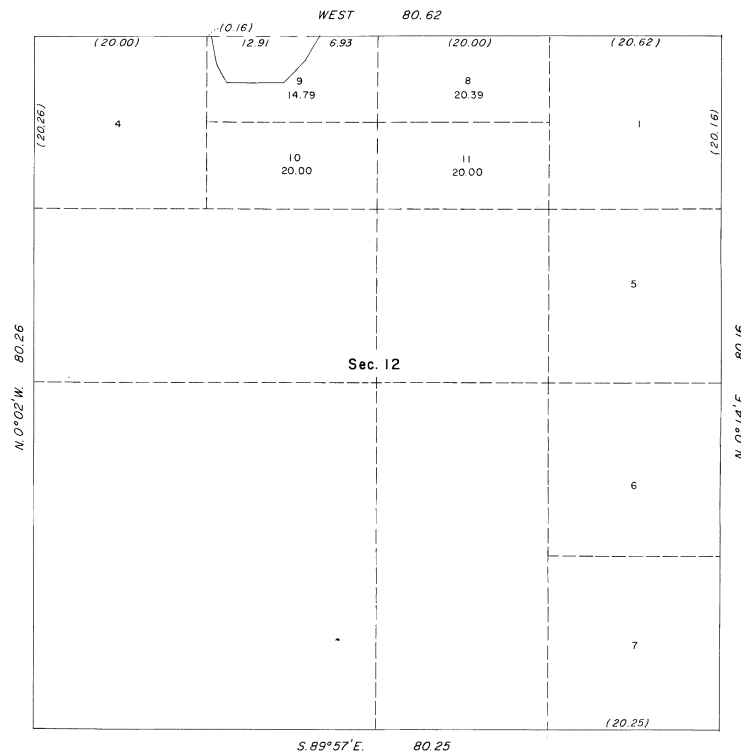
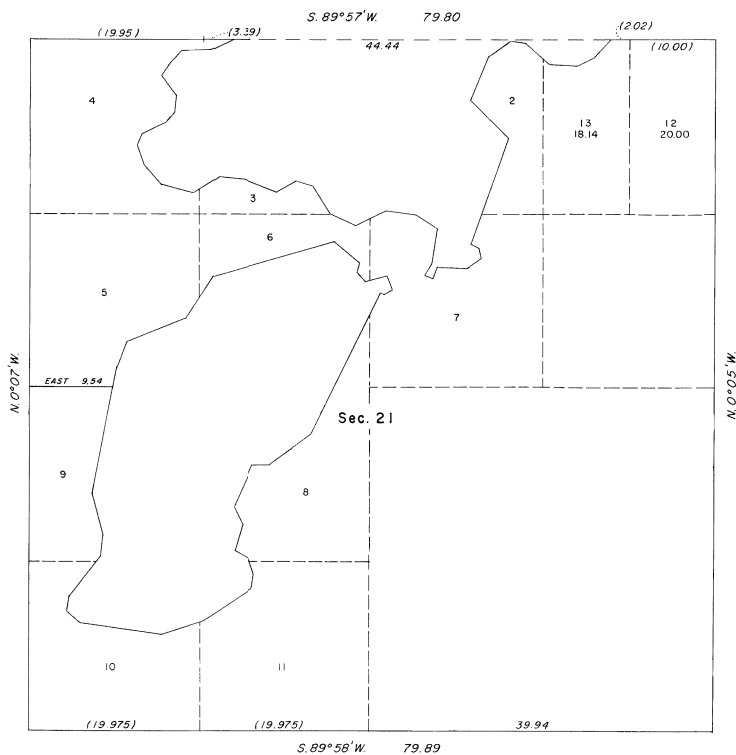
Area Surveyed, 8,332.88 Acres



Latitude  $60^{\circ}39'N$   
Longitude  $151^{\circ}17'30'W$



TOWNSHIP 7 NORTH, RANGE II WEST, OF THE SEWARD MERIDIAN, ALASKA  
 SUPPLEMENTAL PLAT OF SECTIONS 12 & 21



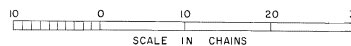
This plat, showing amended lotting, is based upon the plat accepted May 12, 1966.

UNITED STATES DEPARTMENT OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT  
 Washington, D. C. September 8, 1967

This plat, showing amended lotting, is based upon the official records, and having been correctly prepared in accordance with the regulations, is hereby accepted.

For the Director

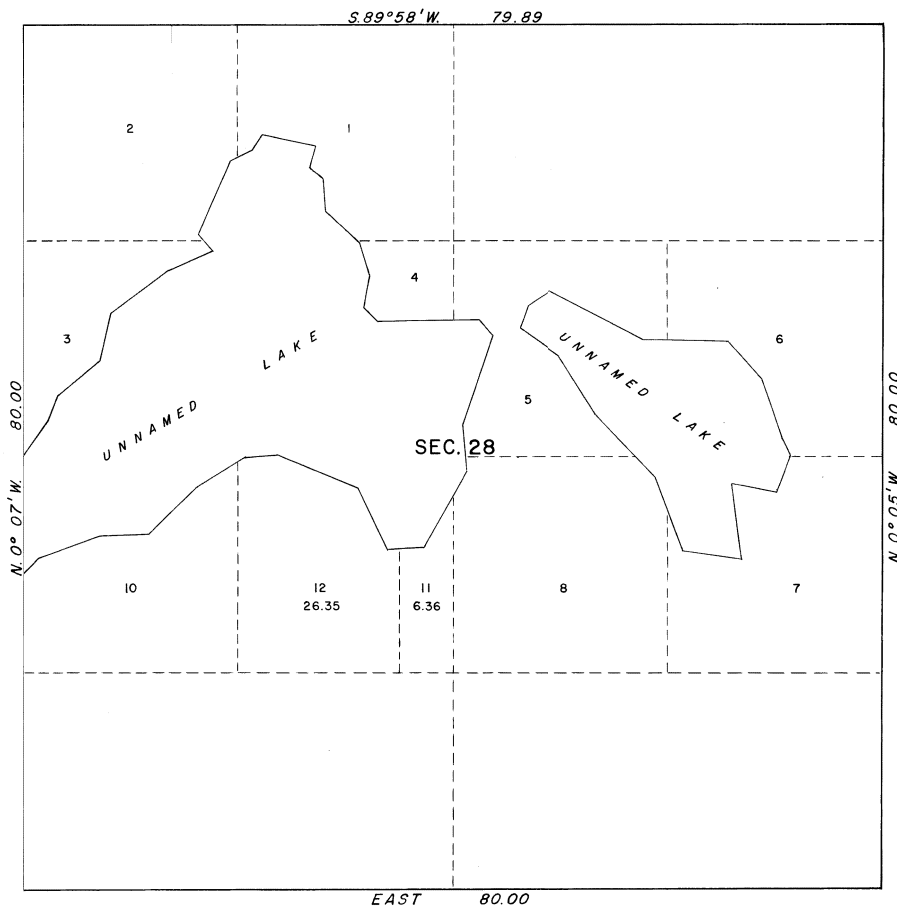
*E. E. Pennington*  
 Chief, Division of Engineering





TOWNSHIP 7 NORTH, RANGE II WEST, OF THE SEWARD MERIDIAN, ALASKA

SUPPLEMENTAL PLAT OF SECTION 28



This plat, showing a subdivision of original Lot 9, section 28, into Lots 11 and 12, is based upon the plat accepted May 12, 1966.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C. January 25, 1968

This plat, showing amended lottings, is based upon the official records, and having been correctly prepared in accordance with the regulations, is hereby accepted.

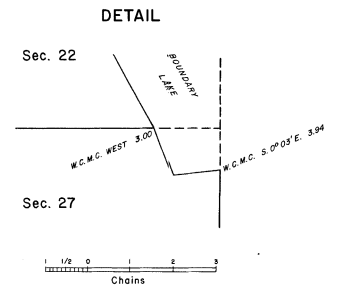
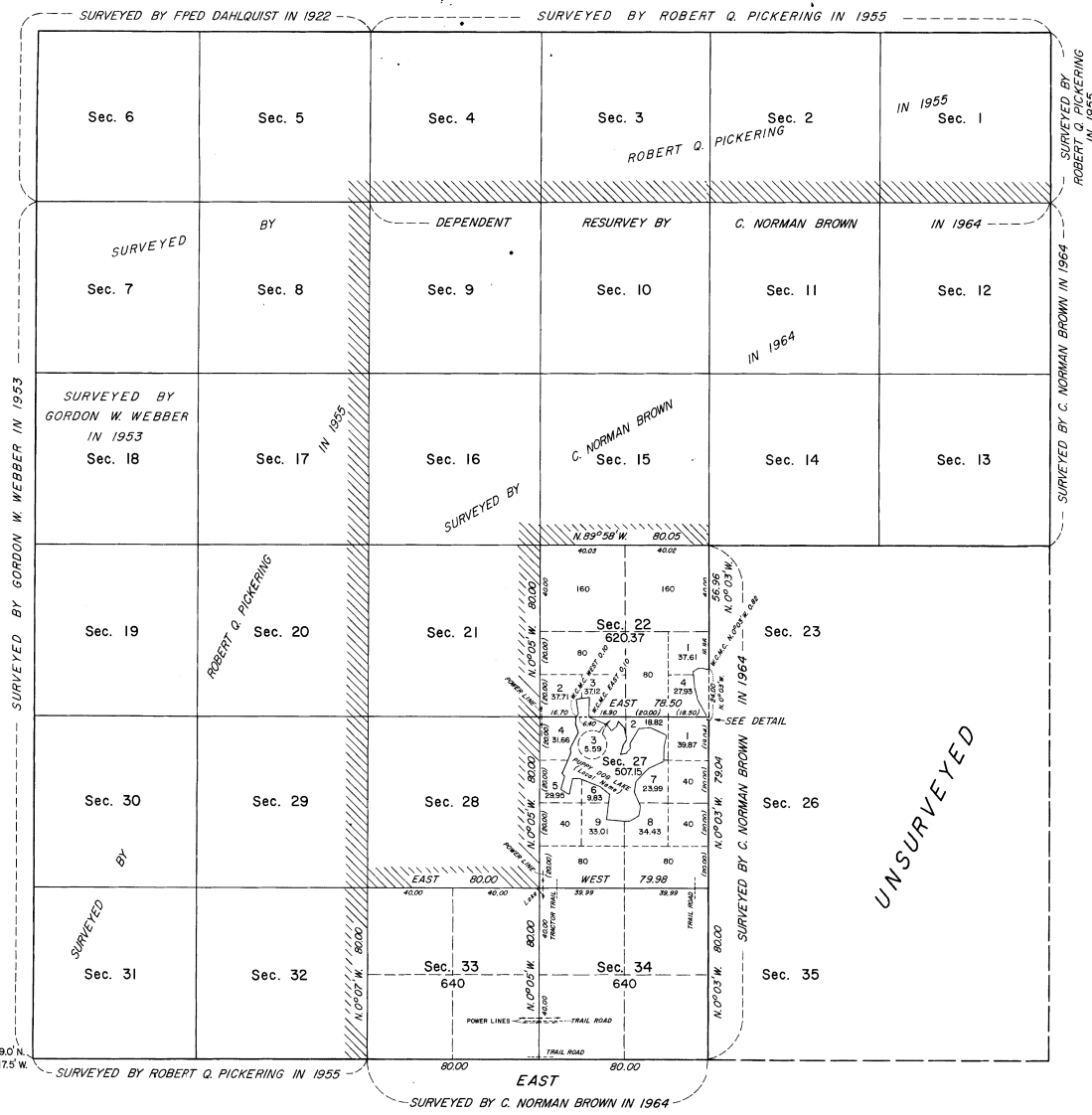
For the Director

*R. B. Brown*

Chief, Division of Engineering



TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA



A history of surveys is contained in the field notes.  
 This plat represents the survey of the subdivision of Tract A and the meanders of Boundary Lake and Puppy Dog Lake (local name), T. 7 N., R. 11 W., Seward Meridian, Alaska, executed by Hobart B. Hyatt, Cadastral Surveyor, September 25 through October 3, 1974, under Special Instructions dated April 22, 1974, approved April 25, 1974, for Group No. 142, Alaska.

UNITED STATES DEPARTMENT OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT  
 Denver, Colorado December 10, 1979

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

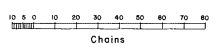
For the Director

*J. D. Ueber*

Chief, Cadastral Survey  
 Examination & Approval Staff

True Meridian  
 Magnetic Declination  
 25 1/2° E.

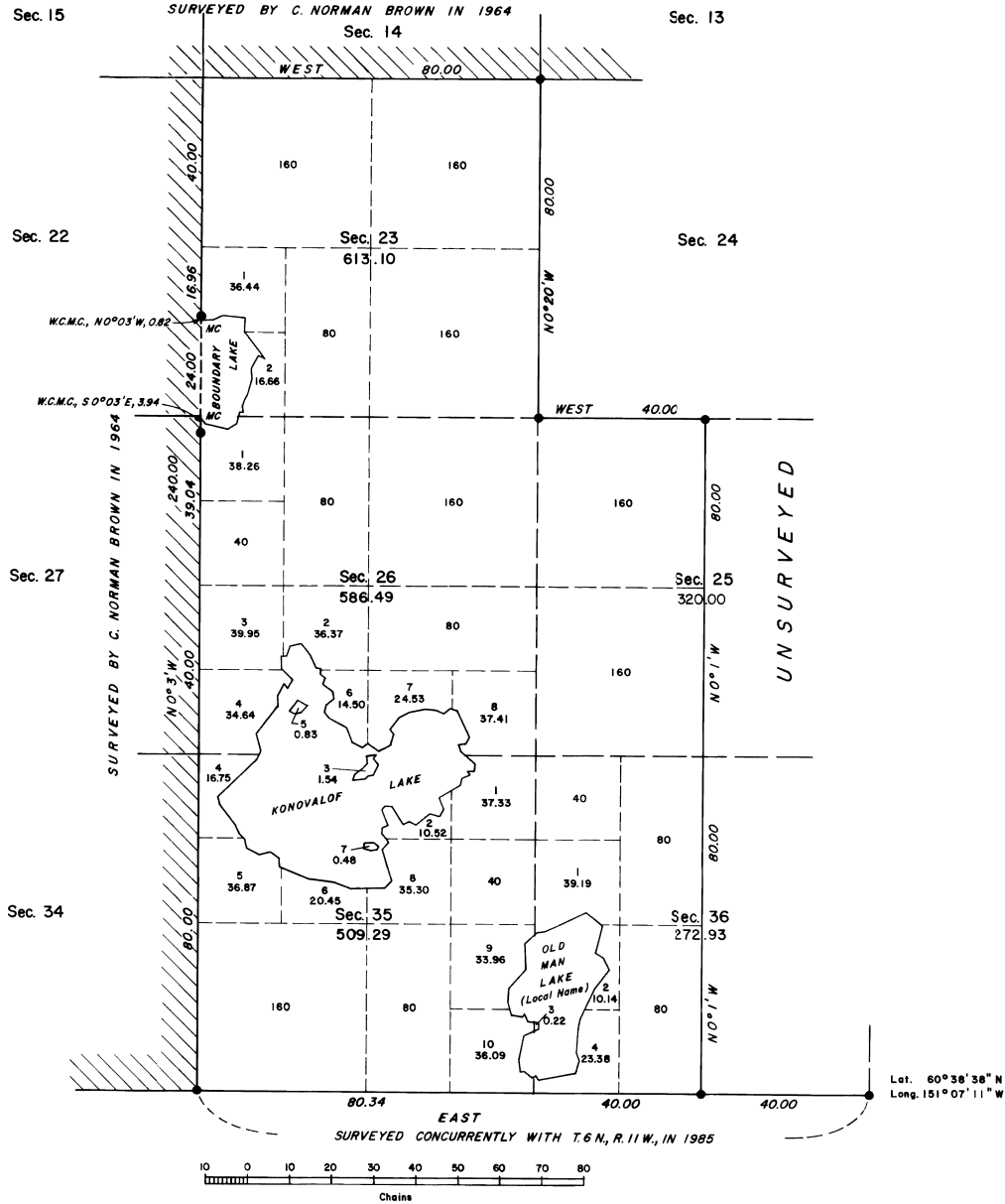
Latitude 60° 39.0' N.  
 Longitude 151° 17.5' W.





TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA

SURVEY OF SECTIONS 23, W1/2 25, 26, 35 & W1/2 36



This plat and field notes represent the survey of portions of the subdivisional lines, the partial subdivision of sections 25 and 36, the meanders of Konovalof Lake, the meanders of the unnamed islands within Konovalof Lake, the meanders of a portion of Boundary Lake, and the meanders of Old Man Lake (local name) in sections 35 and 36, Township 7 North, Range 11 West, Seward Meridian, Alaska.

This survey was executed by Gary D. Drasky, Registered Alaska Land Surveyor No. 2234-S, for Professional Design Associates, March 15 through August 30, 1985, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, Special Instructions for Group No. 436, Alaska, dated February 1, 1985, approved March 19, 1985, Amended Special Instructions dated June 19, 1985, approved June 20, 1985, Amended Special Instructions dated August 13, 1985, approved August 21, 1985, and Assignment Instructions dated March 15, 1985.

The hydrography shown on this plat identifies the meanders along the ordinary high water line of water bodies as segregated from the land area. The meanders are photogrammetrically interpreted and digitized from black and white aerial photography flown in October 1984 and pictorially represent the meanders used to calculate the lot areas on the plat.

This survey encompasses all lands; including islands, islets, and rocks above the line of ordinary high water which were in existence at the time of survey whether or not they are shown on this plat.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
ANCHORAGE, ALASKA

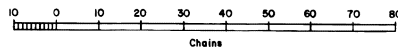
This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*James D. [Signature]*

Date Nov. 21, 1985

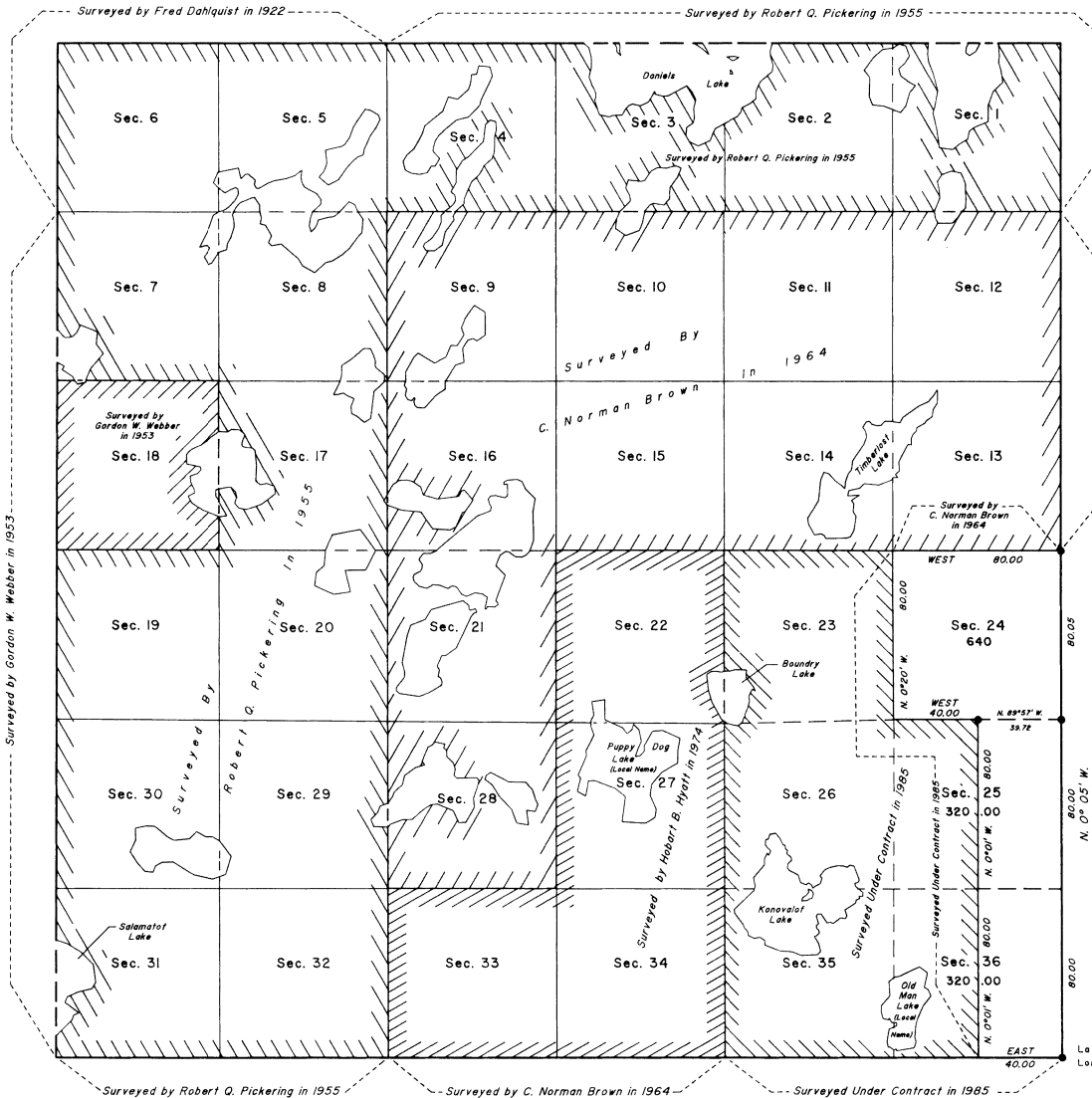
Deputy State Director for Cadastral Survey, Alaska



Area Surveyed = 2301.81 Acres

T.A.M.

# TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA



The history of surveys is contained in the field notes.

This plat and the field notes represent the survey of a portion of the east boundary of Township 7 North, Range 11 West, Seward Meridian, Alaska. A portion of the subdivisional lines of the township were surveyed by protraction as shown on this plat.

The survey was executed by Paul J. Hickey, Cadastral Surveyor, September 5, 1986, through August 17, 1987, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, Special Instructions for Group No. 412, Alaska, dated January 6, 1986, approved April 14, 1987, and Assignment Instructions dated April 20, 1987.

Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(m) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of meander lines to depict water bodies.

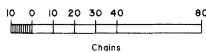
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director  
*Daniel W. Webb* Dec. 17, 1991  
(acting) Date

Deputy State Director for Cadastral Survey,  
Alaska

Latitude 60°38'50.07" N.  
Longitude 151°06'50.16" W.  
(NAD 27)



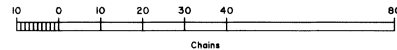
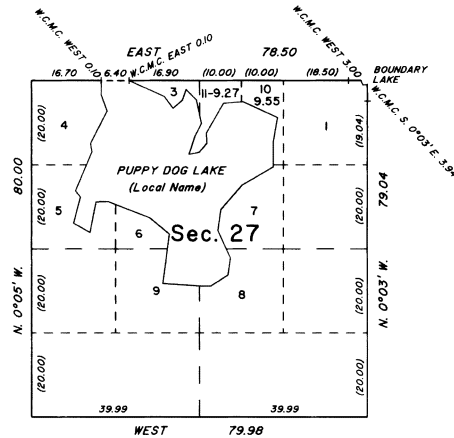
Area Surveyed: 1280.00 Acres



# TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA

## SUPPLEMENTAL PLAT

This supplemental plat of section 27, Township 7 North, Range 11 West, Seward Meridian, Alaska, shows amended lottings created by the subdivision of original Lot 2 into Lots 10 and 11. This revision is based upon the official survey records, the plat of Township 7 North, Range 11 West, Seward Meridian, Alaska, accepted May 12, 1966, and the plat of Township 7 North, Range 11 West, Seward Meridian, Alaska, accepted December 10, 1979.



Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(m) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of meander lines to depict water bodies.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

This supplemental plat is based upon the official records and, having been correctly prepared in accordance with the regulations of this Bureau, is hereby accepted.

For the Director

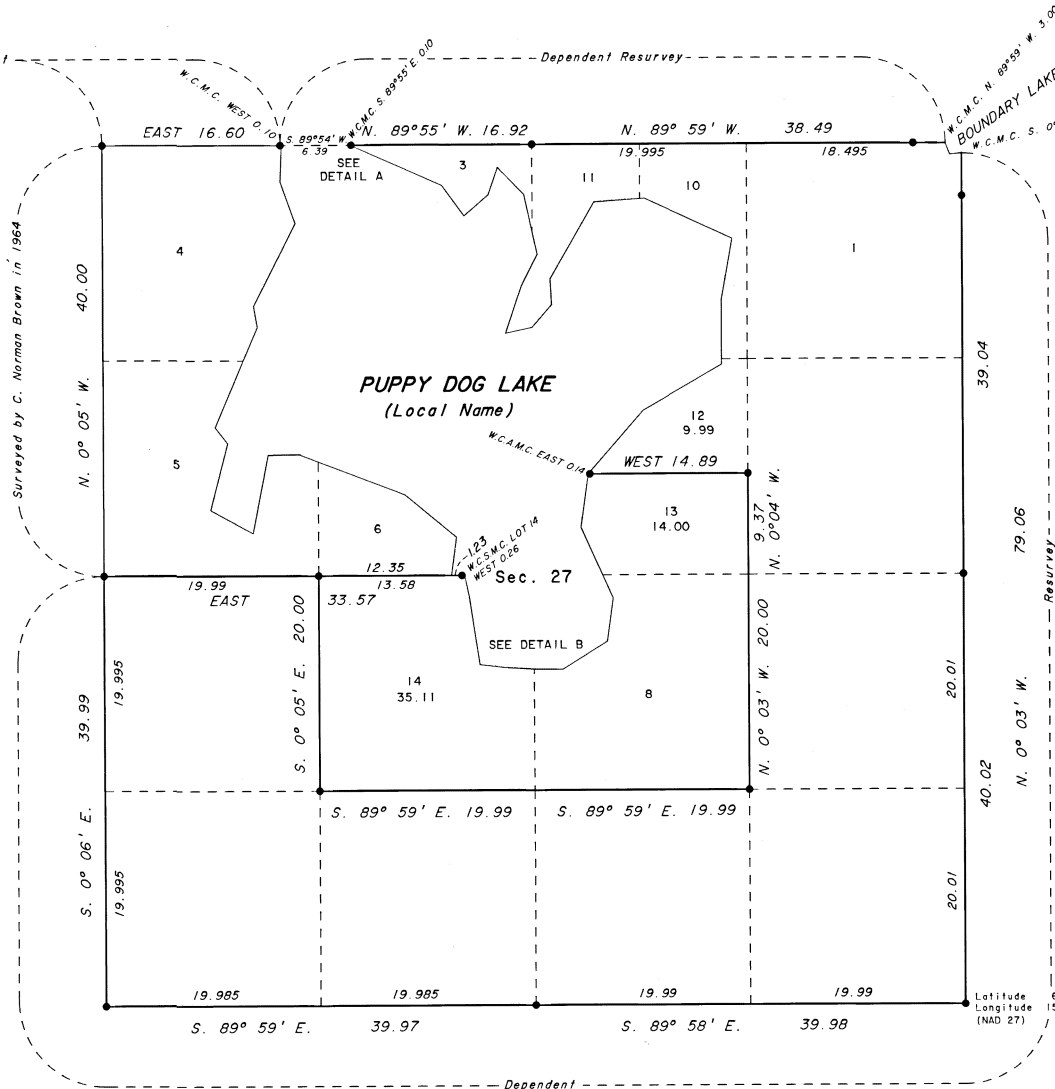
*M. C. Pano* Nov 10, 1998  
(ACTIVE) Date

Deputy State Director for Cadastral Survey,  
Alaska

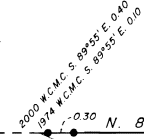
*Plot 2 subd. 5-16-8 mwb*

TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA  
DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 27

Surveyed by  
Hobart B. Hyatt  
in 1974

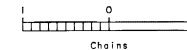


Sec. 22



PUPPY DOG LAKE  
(Local Name)

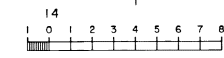
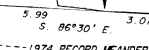
Sec. 27



DETAIL A

POINT OF INTERSECTION OF  
THE REMAINDERS OF  
PUPPY DOG LAKE WITH THE  
RECORD 1974 MEANDERS.

PUPPY DOG LAKE  
(Local Name)



DETAIL B

The history of surveys is contained in the field notes.

This plat and the field notes represent the dependent resurvey of portions of the subdivisional lines, the subdivision and remainders of a portion of Puppy Dog Lake (local name) of section 27, in Township 7 North, Range 11 West, Seward Meridian, Alaska.

Except as indicated on this plat, the lottings and areas are as shown on the plat accepted December 10, 1979, and the supplemental plat accepted November 10, 1998.

This survey was executed by Marshal D. Wade, Cadastral Surveyor, June 29 through July 6, 2000, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, and Special Instructions for Group No. 752, Alaska, dated January 24, 2000.

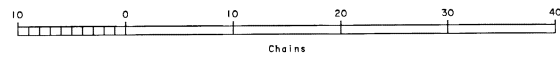
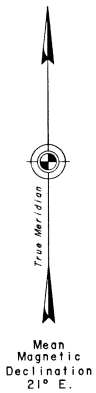
Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(m) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of meander lines to depict water bodies.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

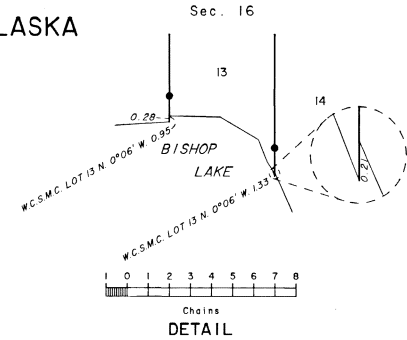
This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*Arvid J. Robertson* MAY 15, 2001  
Deputy State Director for Cadastral Survey, Alaska



TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA  
DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 16



The history of surveys is contained in the field notes.

This plat and the field notes represent the dependent resurvey of portions of the subdivisional lines, the subdivision of Section 16 and remainders of portions of Bishop Lake, of section 16, in Township 7 North, Range 11 West, Seward Meridian, Alaska.

Except as indicated on this plat, the lottings and areas are as shown on the plat accepted May 12, 1966.

This survey was executed by Marshal D. Wade, Cadastral Surveyor, July 3 through October 25, 2000, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, and Special Instructions for Group No. 754, Alaska, dated March 27, 2000.

Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(m) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of meander lines to depict water bodies.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

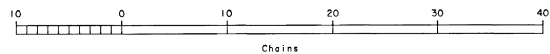
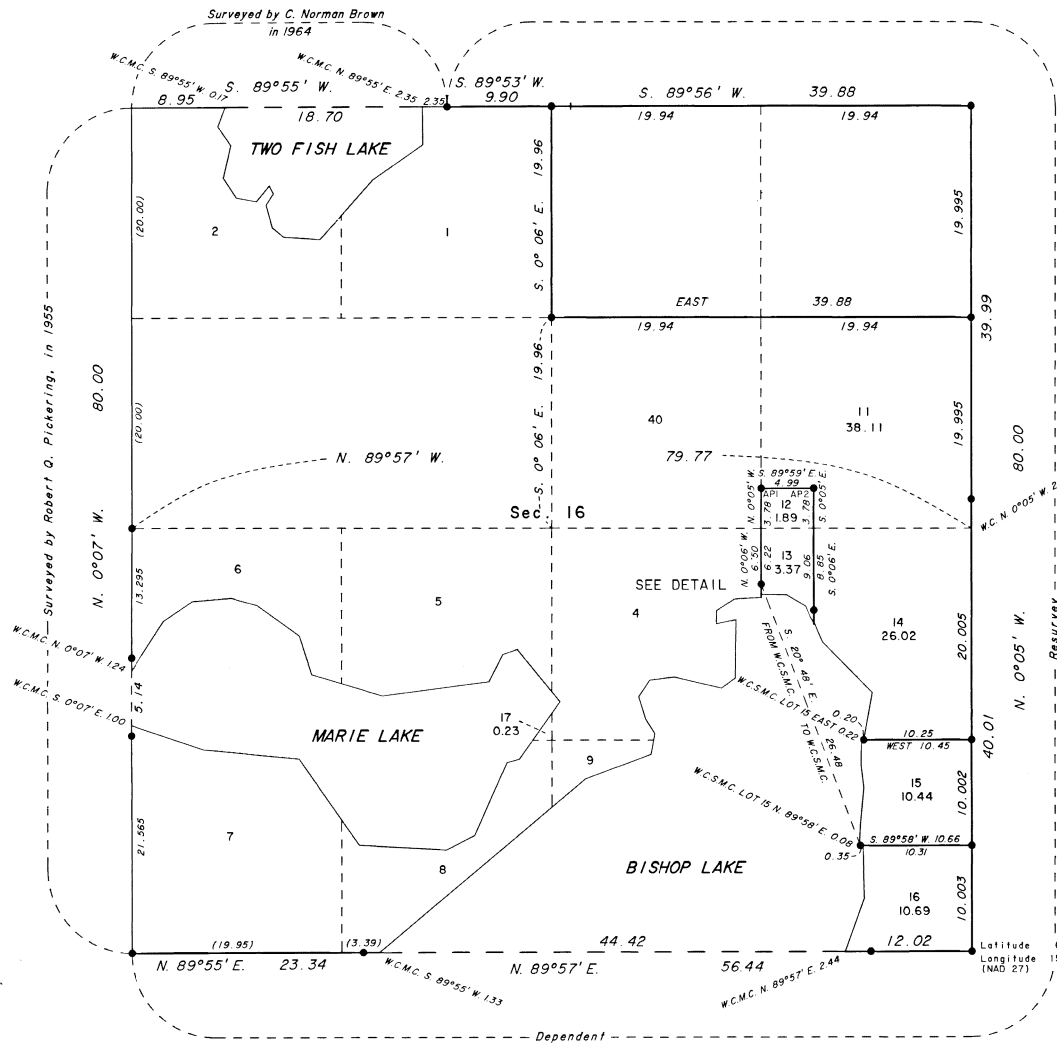
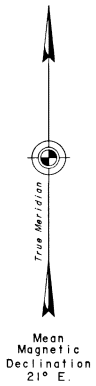
This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*George P. Bunt*

11 DECEMBER 2001  
Date

Deputy State Director for Cadastral Survey, Alaska

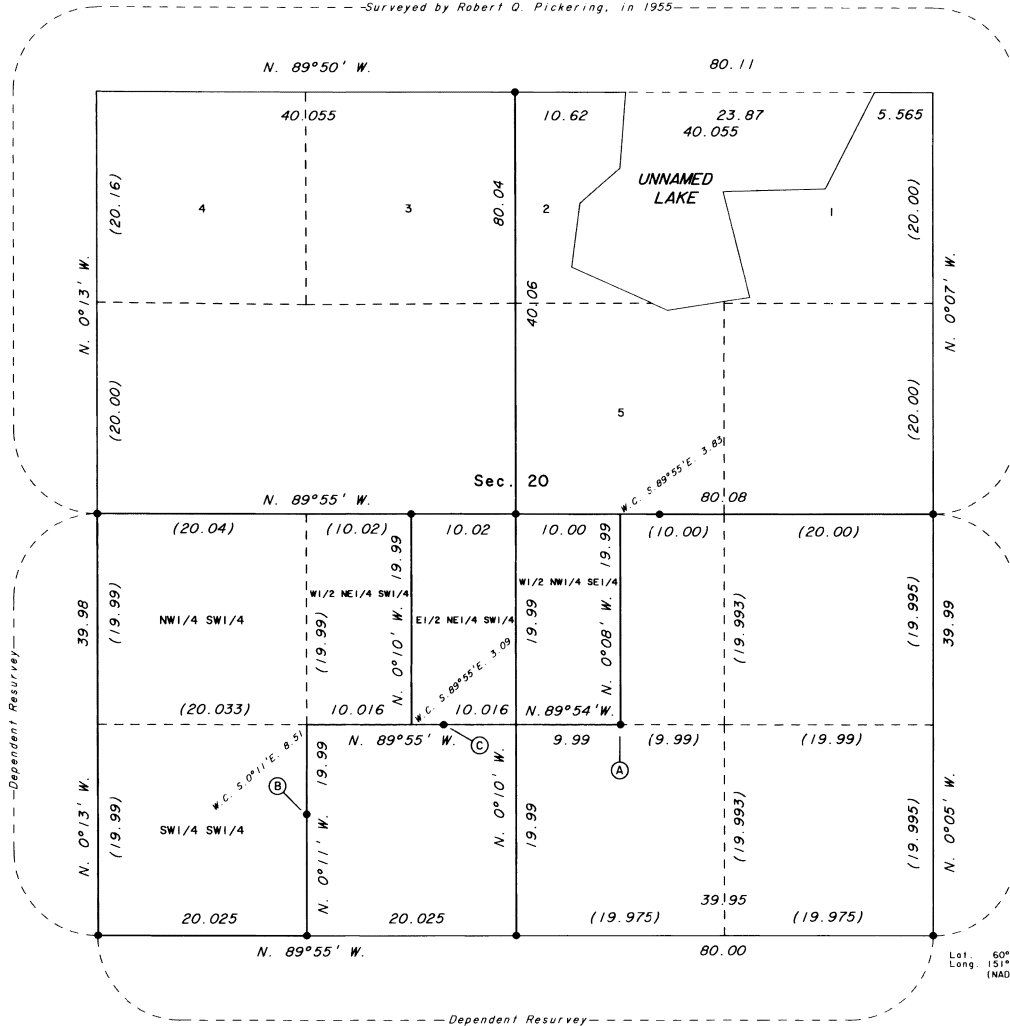


Area Surveyed: 0.23 Acres



TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA  
DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 20

—Surveyed by Robert O. Pickering, in 1955—

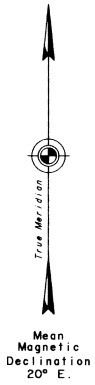


A history of surveys is contained in the field notes.

This plat and the field notes represent the dependent resurvey of a portion of, and the subdivision of section 20, Township 7 North, Range 11 West, Seward Meridian, Alaska.

Except as indicated, allotings and areas are as shown on the plat accepted September 30, 1958.

This survey was executed by Samuel R. Morris, Cadastral Surveyor, September 9 through September 13, 2003, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, and Special Instructions for Group No. 893, Alaska, dated June 6, 2003.



Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(m) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of meander lines to depict water bodies.

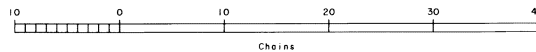
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

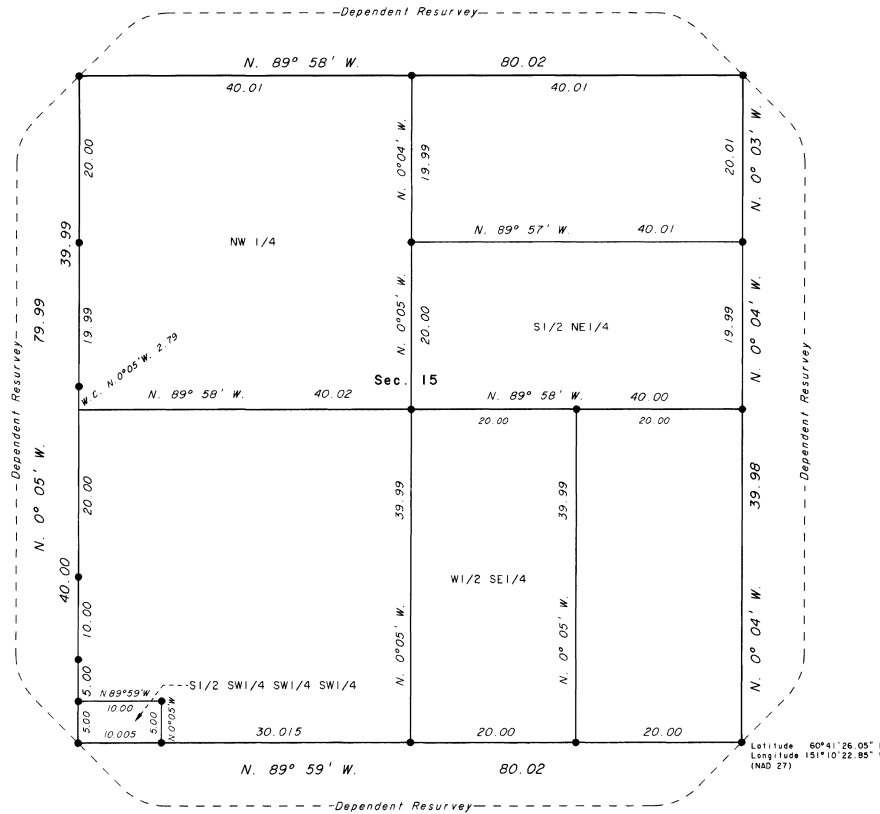
*John Swartz* April 26, 2005  
Date

Deputy State Director for Cadastral Survey, Alaska



Lat. 60°40'34.04" N.  
Long. 151°13'54.12" W.  
(NAD 1927)

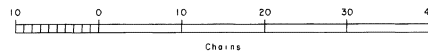
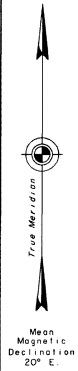
TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA  
DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 15



A history of surveys is contained in the field notes.

This plat and the field notes represent the dependent resurvey and subdivision of a portion of section 15, Township 7 North, Range 11 West, of the Seward Meridian, Alaska.

This survey was executed by Samuel R. Morris, Cadastral Surveyor, July 29 through October 29, 2005, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, Special Instructions for Group No. 954, Alaska, dated February 28, 2005, and Amended Special Instructions, dated April 22, 2005.



UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*John Swartz* January 23, 2007  
Deputy State Director for Cadastral Survey, Alaska

# TOWNSHIP 7 NORTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA DEPENDENT RESURVEY AND SUBDIVISION

The history of surveys is contained in the field notes.

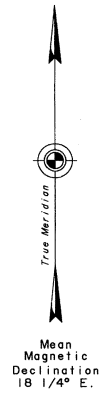
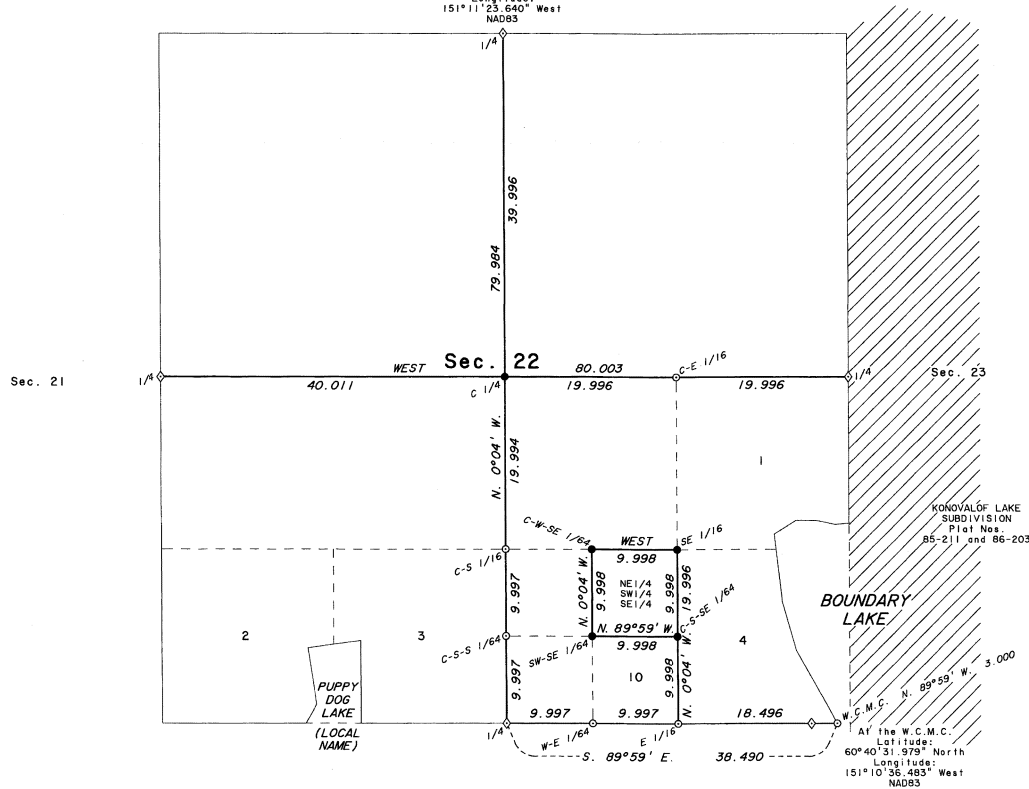
This plat, and the field notes, represent the dependent resurvey of a portion of the subdivisional lines, and the survey of portions of the subdivision of section lines in Section 22, Township 7 North, Range 11 West, of the Seward Meridian, Alaska.

Except as indicated, areas are as shown on the plat accepted on December 10, 1979.

This survey was executed by Christopher D. Wilta, Cadastral Surveyor, June 23 through June 25, 2011, in accordance with the specifications set forth in the Manual of Surveying Instructions (2009), and Supplemental Special Instructions for Group No. 142, Alaska, dated June 17, 2011.

Sec. 15

Latitude: 60°41'23.968" North  
Longitude: 151°11'23.640" West  
NAD83



**LEGEND**

- ◊ Original Corner
- ⊙ Proportioned or Computed Point (not monumented)
- Proportioned or Computed Point (monumented)

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*Matthew* Aug. 8, 2012  
Date

Chief Cadastral Surveyor for Alaska

