



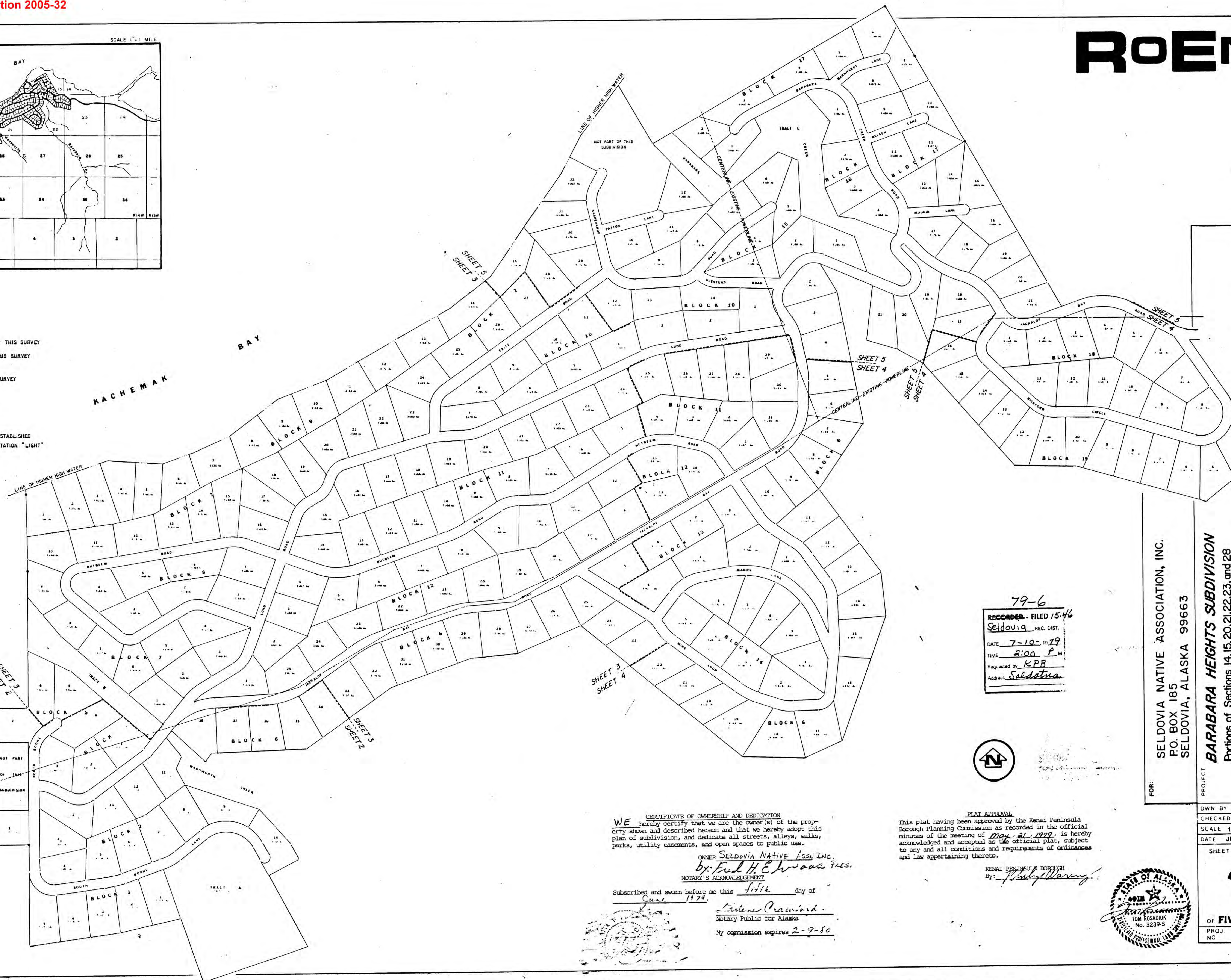
**LEGEND:**

- 5/8" REBAR WITH STAMPED ALUMINUM CAP, SET THIS SURVEY
- 3" ALUMINUM CAPPED PIPE, STAMPED, SET THIS SURVEY
- 5/8" REBAR, FOUND THIS SURVEY
- 3" BRASS CAPPED PIPE, B.L.M., FOUND THIS SURVEY

---●--- CENTERLINE    EXISTING    POWERLINE

**BASIS OF BEARING:**

THE BASIS OF BEARING FOR THIS SUBDIVISION WAS ESTABLISHED BETWEEN STATION "WATCH" ( FROM USC & GS ) AND STATION "LIGHT" (FROM USAGE) AS N 15° 48' 03" W.



FOR:  
SELDOVIA NATIVE ASSOCIATION, INC.

P.O. BOX 185  
SELDovia, ALASKA 99663

**BARABARA HEIGHTS SUBDIVISION**

Portions of Sections 14, 15, 20, 21, 22, 23, and 28  
all in T.8S., R.14W., S.M., Alaska

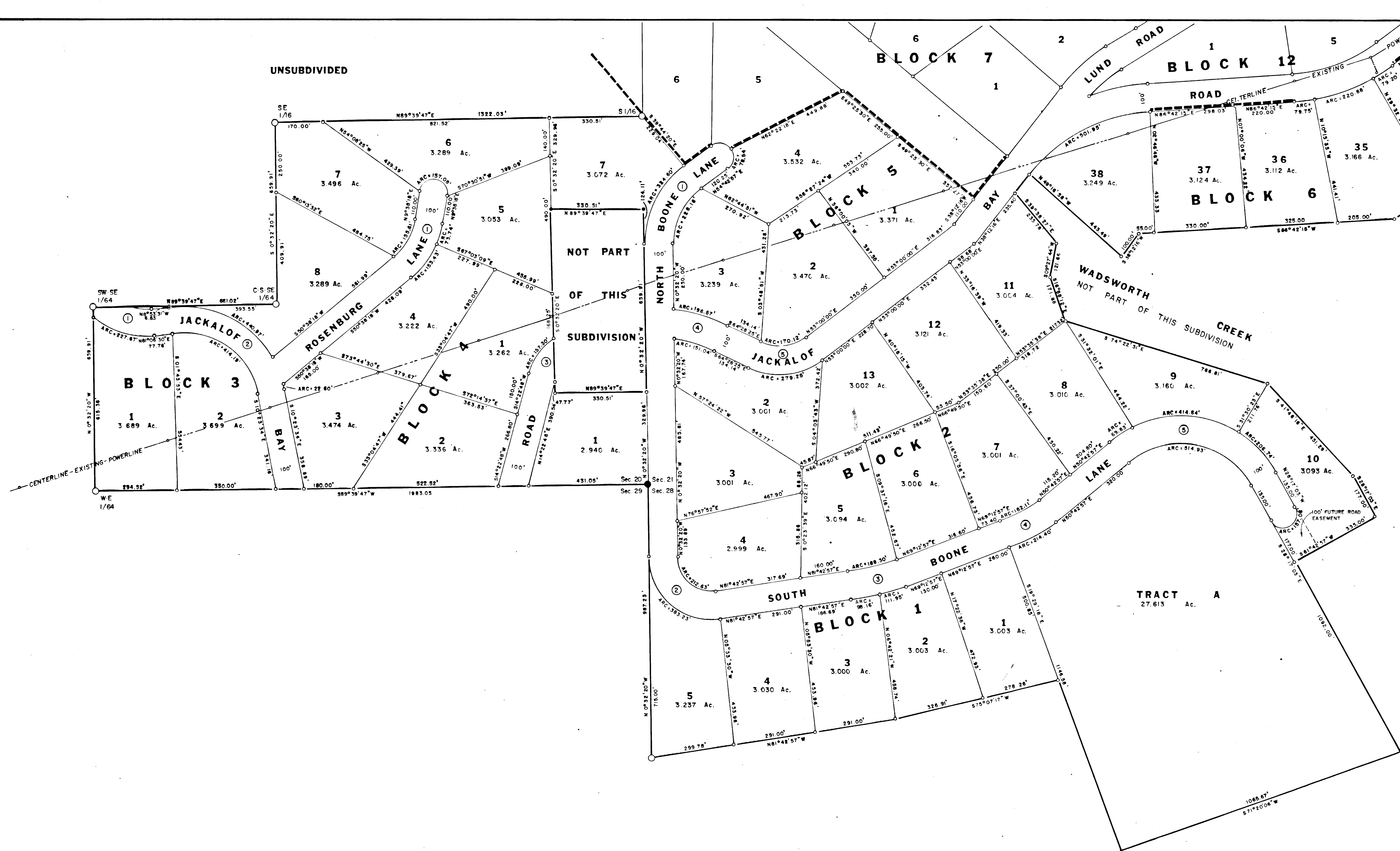
2200 AIRPORT WAY  
 FAIRBANKS, ALASKA 99701  
 ENGINEERS - SURVEYORS  
**ROEN DESIGN ASSOCIATES**  
 21111 150<sup>th</sup> STREET, SUITE 100, ANCHORAGE

|         |              |               |
|---------|--------------|---------------|
| PROJECT | DWN BY       | RCH           |
|         | CHECKED      |               |
|         | SCALE        | 1" = 400'     |
|         | DATE         | JULY 29, 1977 |
|         | SHEET NUMBER |               |

1  
OF FIVE SHEETS  
PROJ. NO. 7012

5801 9-66 75

# ROEN



| CENTERLINE CURVE DATA |           |            |         |         |
|-----------------------|-----------|------------|---------|---------|
| Road                  | Curve No. | Delta      | Radius  | Tangent |
| Jackalof Bay Rd.      | 1         | 60°18'26"  | 183.25' | 106.45  |
|                       | 2         | 88°29'56"  | 318.15' | 309.93  |
|                       | 3         | 37°37'26"  | 134.91' | 45.96   |
|                       | 4         | 20°07'05"  | 495.00' | 87.81   |
|                       | 5         | 62°31'34"  | 205.89' | 125.00  |
| Rosenburg Lane        | 1         | 41°00'00"  | 267.46' | 100.00  |
| Boone Lane            | 1         | 55°15'17"  | 286.59' | 150.00  |
|                       | 2         | 97°44'42"  | 174.64' | 200.00  |
|                       | 3         | 12°30'00"  | 913.09' | 100.00  |
|                       | 4         | 18°30'00"  | 614.02' | 100.00  |
|                       | 5         | 101°00'00" | 342.11' | 415.02  |

#### EASEMENT FOR BARBARA HEIGHTS SUBDIVISION

- Easements for public utilities are herein provided 15 feet on each side of every lot line, for a total width of 30 feet along common interior lot lines, excepting along dedicated streets where easement width shall be 20 feet, adjacent to the street right-of-way.
- ADL # 25085 provides an easement for the existing power line to Homer Electric Association, Inc. of 100 feet total width, centered on the existing pole line which is located as shown on the plat.
- 10 feet by 20 feet parking spaces are dedicated with 10 foot walkways extending to the cliffs edge as shown on sheet 3 of 5.
- A 10 foot wide walkway is granted along the cliff's edge as shown on sheet 3 of 5.
- A 25 foot wide pedestrian walkway easement is granted on the beach along the line of higher high water.

#### BUILDING SET BACK REQUIREMENT

- No permanent improvements shall be permitted within 20 feet of any lot boundary which bounds a dedicated street.
- Note also existing State regulations regarding required separation between existing and/or future utilities and located within utility easements adjacent to lot lines.

#### WASTEWATER DISPOSAL SYSTEMS

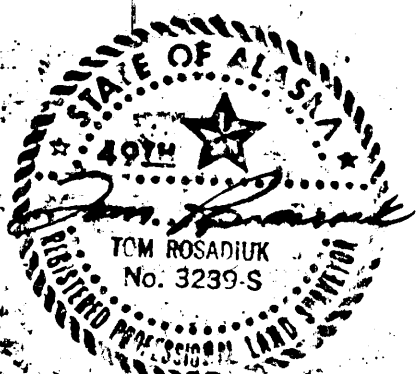
Individual on-site wastewater disposal systems shall comply with State regulations which are in force at the time of construction.

FOR: SELDOVIA NATIVE ASSOCIATION, INC.  
P.O. BOX 185  
SELDOVIA, ALASKA 99663

PROJECT: BARBARA HEIGHTS SUBDIVISION  
Portions of Sections 14, 15, 20, 21, 22, 23, and 28  
all in T.8S., R.14W., S.4M., Alaska

**ROEN DESIGN ASSOCIATES**  
ENGINEERS - SURVEYORS  
3505 AIRPORT WAY  
FAIRBANKS, ALASKA 99701

DWN BY RCH  
CHECKED  
SCALE 1" = 200'  
DATE JULY 29, 1977  
SHEET NUMBER  
**2**  
OF FIVE SHEETS  
PROJ. NO. 7012

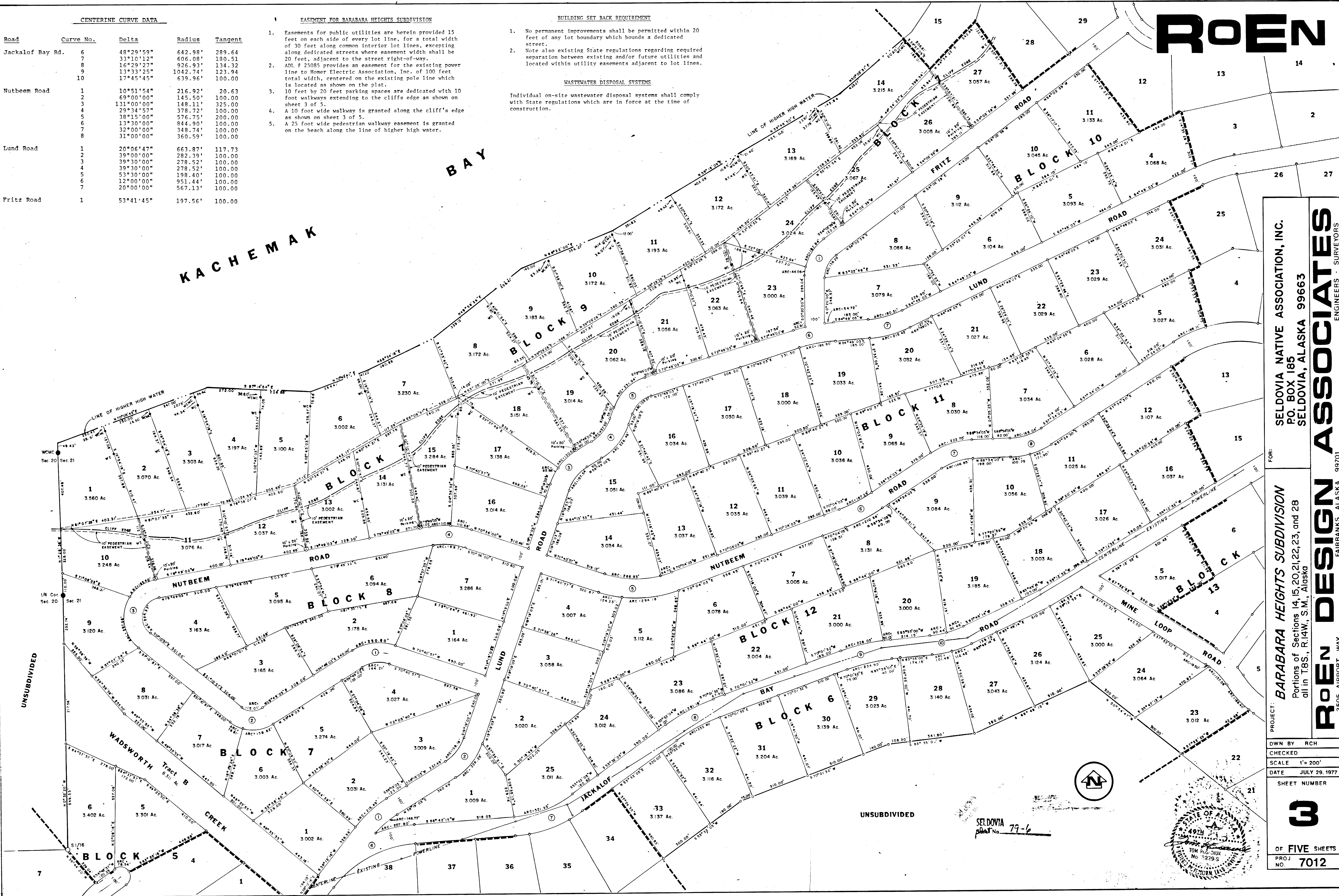


SELDVIA  
79-6

| CENTERLINE CURVE DATA |           |            |          |         |
|-----------------------|-----------|------------|----------|---------|
| Road                  | Curve No. | Delta      | Radius   | Tangent |
| Jackalof Bay Rd.      | 6         | 48°29'59"  | 642.98'  | 289.64  |
|                       | 7         | 33°10'12"  | 606.08'  | 180.51  |
|                       | 8         | 16°29'27"  | 926.93'  | 134.32  |
|                       | 9         | 13°33'25"  | 1042.74' | 123.94  |
| Nutbeem Road          | 10        | 17°45'45"  | 639.96'  | 100.00  |
|                       | 1         | 10°51'54"  | 216.92'  | 20.63   |
|                       | 2         | 69°00'00"  | 145.50'  | 100.00  |
|                       | 3         | 131°00'00" | 148.11'  | 325.00  |
| Lund Road             | 4         | 29°34'57"  | 378.72'  | 100.00  |
|                       | 5         | 38°15'00"  | 576.75'  | 200.00  |
|                       | 6         | 13°30'00"  | 844.90'  | 100.00  |
|                       | 7         | 32°00'00"  | 348.74'  | 100.00  |
|                       | 8         | 31°00'00"  | 360.59'  | 100.00  |
|                       | 1         | 20°06'47"  | 663.87'  | 117.73  |
|                       | 2         | 39°00'00"  | 282.39'  | 100.00  |
| Fritz Road            | 3         | 39°30'00"  | 278.52'  | 100.00  |
|                       | 4         | 39°30'00"  | 278.52'  | 100.00  |
|                       | 5         | 53°30'00"  | 198.40'  | 100.00  |
|                       | 6         | 12°00'00"  | 951.44'  | 100.00  |
|                       | 7         | 20°00'00"  | 567.13'  | 100.00  |
|                       | 1         | 53°41'45"  | 197.56'  | 100.00  |

- EASEMENT FOR BARBARA HEIGHTS SUBDIVISION
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  - ADL # 25085 provides an easement for the existing power line to Homer Electric Association, Inc. of 100 feet total width, centered on the existing pole line which is located as shown on the plat.
  - 10 feet by 20 feet parking spaces are dedicated with 10 foot walkways extending to the cliffs edge as shown on sheet 3 of 5.
  - A 10 foot wide walkway is granted along the cliff's edge as shown on sheet 3 of 5.
  - A 25 foot wide pedestrian walkway easement is granted on the beach along the line of higher high water.

- BUILDING SET BACK REQUIREMENT
- No permanent improvements shall be permitted within 20 feet of any lot boundary which bounds a dedicated street.
  - Note also existing State regulations regarding required separation between existing and/or future utilities and located within utility easements adjacent to lot lines.
- WASTEWATER DISPOSAL SYSTEMS
- Individual on-site wastewater disposal systems shall comply with State regulations which are in force at the time of construction.

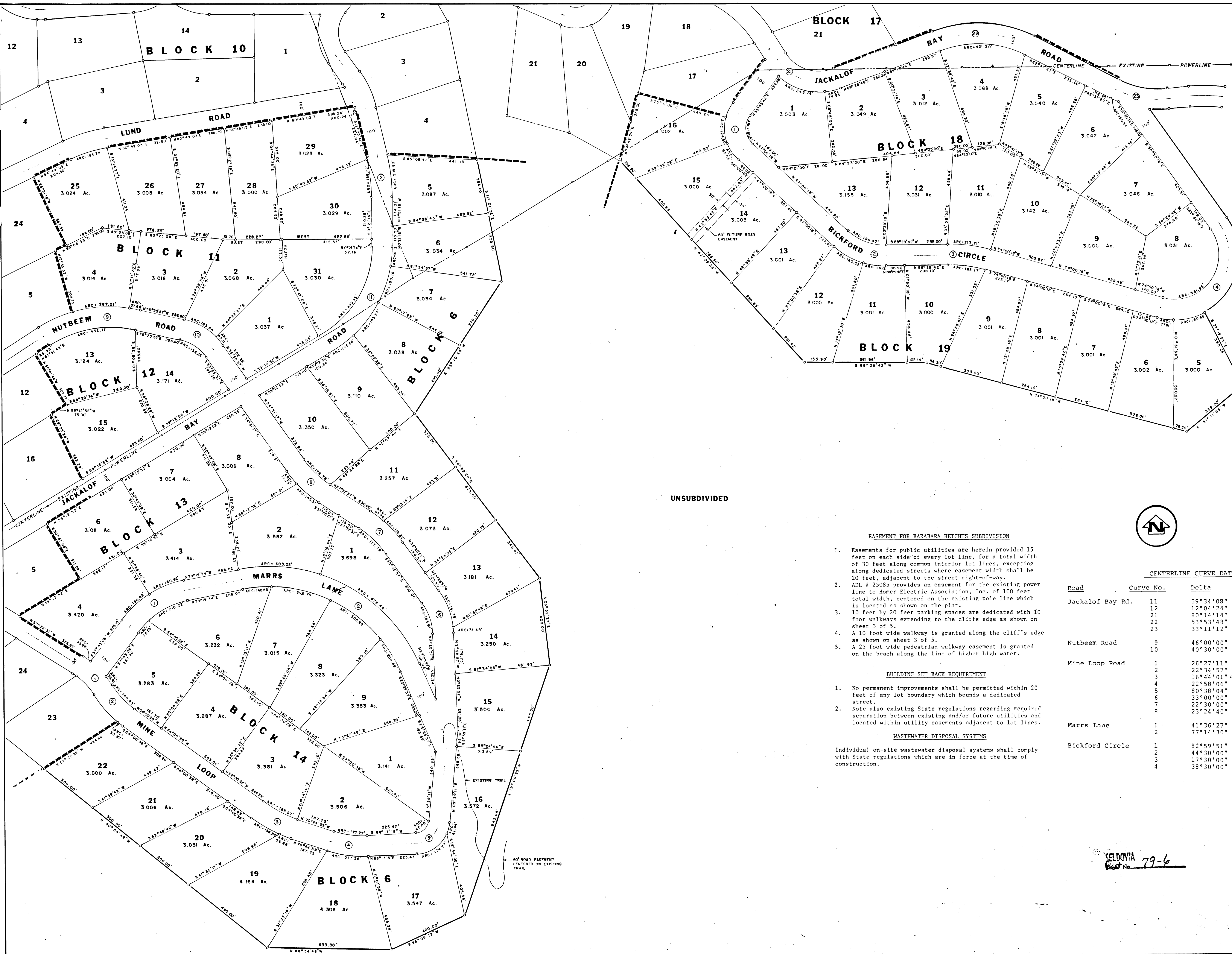


FOR: SELDOVIA NATIVE ASSOCIATION, INC.  
P.O. BOX 185  
SELDOVIA, ALASKA 99663

PROJECT: BARBARA HEIGHTS SUBDIVISION  
Portions of Sections 14, 15, 20, 21, 22, 23, and 28  
all in T8S, R14W, S.M., Alaska

DOWN BY: RCH  
CHECKED: [Signature]  
SCALE: 1"=200'  
DATE: JULY 29, 1977  
SHEET NUMBER: 3  
OF FIVE SHEETS  
PROJ NO: 7012

ROEN DESIGN ASSOCIATES  
ENGINEERS - SURVEYORS  
FAIRBANKS, ALASKA 99701



UNSUBDIVIDED

### EASEMENT FOR BARBARA HEIGHTS SUBDIVISION

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### WASTEWATER DISPOSAL SYSTEMS

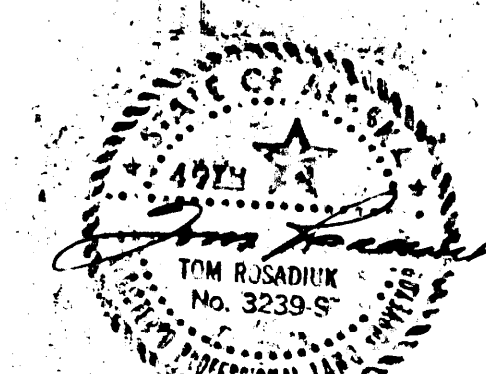
Individual on-site wastewater disposal systems shall comply with State regulations which are in force at the time of construction.



### CENTERLINE CURVE DATA

| Road             | Curve No. | Delta     | Radius  | Tangent |
|------------------|-----------|-----------|---------|---------|
| Jackalof Bay Rd. | 11        | 59°34'08" | 530.37' | 303.56  |
|                  | 12        | 12°04'24" | 945.61' | 100.00  |
|                  | 21        | 80°14'14" | 237.35' | 200.00  |
|                  | 22        | 53°53'48" | 553.98' | 281.64  |
| Nutbeem Road     | 23        | 33°11'12" | 475.09' | 141.57  |
|                  | 9         | 46°00'00" | 588.96' | 250.00  |
| Mine Loop Road   | 10        | 40°30'00" | 271.06' | 100.00  |
|                  | 1         | 26°27'11" | 389.15' | 91.46   |
|                  | 2         | 22°34'57" | 458.10' | 91.46   |
|                  | 3         | 16°44'01" | 679.92' | 100.00  |
|                  | 4         | 22°58'06" | 492.21' | 100.00  |
|                  | 5         | 80°38'04" | 117.84' | 100.00  |
|                  | 6         | 33°00'00" | 337.59' | 100.00  |
|                  | 7         | 22°30'00" | 502.73' | 100.00  |
| Marrs Lane       | 8         | 23°24'40" | 482.65' | 100.00  |
|                  | 1         | 41°36'27" | 447.44' | 170.00  |
| Bickford Circle  | 2         | 77°14'30" | 752.22' | 600.94  |
|                  | 1         | 82°59'51" | 153.84' | 136.10  |
|                  | 2         | 44°30'00" | 305.54' | 125.00  |
|                  | 3         | 17°30'00" | 649.71' | 100.00  |
|                  | 4         | 38°30'00" | 265.40' | 92.68   |

SELDOWIA  
Sheet No. 79-6



FOR: SELDOVIA NATIVE ASSOCIATION, INC.  
P.O. BOX 185  
SELDOWIA, ALASKA 99663

PROJECT: BARBARA HEIGHTS SUBDIVISION  
Portions of Sections 14, 15, 20, 21, 22, 23, and 28  
all in T8S., R14W., S1M., Alaska

**ROEN DESIGN ASSOCIATES**  
ENGINEERS - SURVEYORS  
FAIRBANKS, ALASKA 99701  
3505 AIRPORT WAY

DWN BY: RCH  
CHECKED:  
SCALE: 1" = 200'  
DATE: JULY 29, 1977  
SHEET NUMBER

OF FIVE SHEETS  
PROJ. NO. 7012

4



| CENTERLINE CURVE DATA |           |            |          |         |
|-----------------------|-----------|------------|----------|---------|
| Road                  | Curve No. | Delta      | Radius   | Tangent |
| Jackalof Bay Rd.      | 13        | 23°37'24"  | 429.46'  | 89.81   |
|                       | 14        | 75°20'00"  | 211.58'  | 163.33  |
|                       | 15        | 73°45'32"  | 204.13'  | 153.15  |
|                       | 16        | 157°35'43" | 141.28'  | 713.38  |
|                       | 17        | 90°00'00"  | 75.53'   | 75.53   |
|                       | 18        | 90°00'00"  | 75.53'   | 75.53   |
|                       | 19        | 29°31'37"  | 1049.95' | 276.69  |
|                       | 20        | 43°47'51"  | 546.41'  | 219.64  |
| Lund Road             | 8         | 16°00'00"  | 711.54'  | 100.00  |
| Olstead Road          | 1         | 40°13'44"  | 263.95'  | 96.67   |
| Kashevarof Road       | 1         | 13°00'00"  | 877.69'  | 100.00  |
|                       | 2         | 44°00'00"  | 247.51'  | 100.00  |
|                       | 3         | 18°00'00"  | 263.44'  | 41.72   |
|                       | 4         | 41°00'00"  | 267.46'  | 100.00  |
| Barabara Creek Rd.    | 1         | 23°26'05"  | 392.01'  | 81.30   |
|                       | 2         | 41°13'18"  | 393.11'  | 147.84  |
|                       | 3         | 27°49'20"  | 571.67'  | 141.59  |
|                       | 4         | 97°30'00"  | 342.02'  | 390.00  |
|                       | 5         | 25°37'06"  | 494.83'  | 112.51  |
| Barnhardt Lane        | 1         | 24°30'00"  | 460.57'  | 100.00  |

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Native Allotment 5945

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FOR: SELDOVIA NATIVE ASSOCIATION, INC.  
PO. BOX 185  
SELDOVIA, ALASKA 99663

PROJECT: BARABARA HEIGHTS SUBDIVISION  
Portions of Sections 14, 15, 20, 21, 22, 23, and 28  
all in T8S., R14W., S.M., Alaska

ROEN DESIGN ASSOCIATES  
ENGINEERS - SURVEYORS  
FAIRBANKS, ALASKA 99701  
3505 AIRPORT WAY

OWN BY RCH  
CHECKED  
SCALE 1" = 200'  
DATE JULY 29, 1977  
SHEET NUMBER  
**5**  
OF FIVE SHEETS  
PROJ. NO. 7012