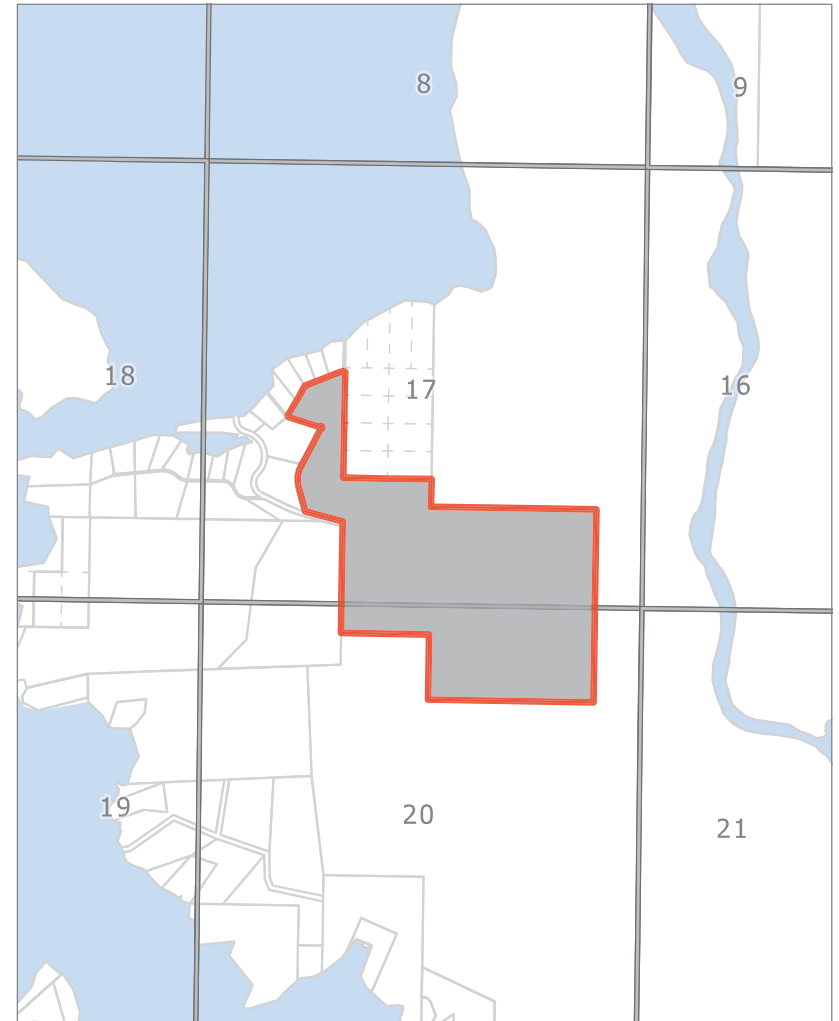
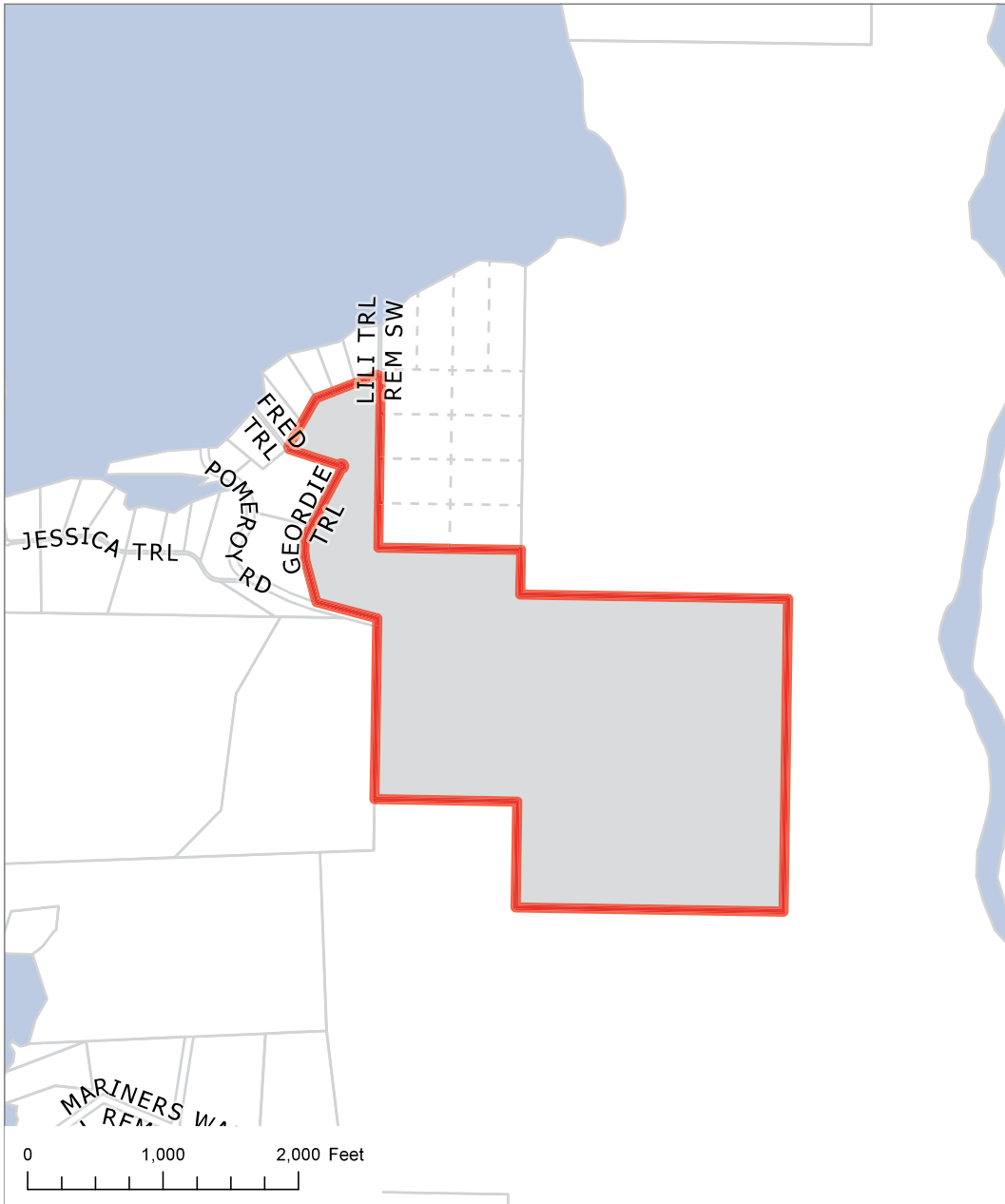
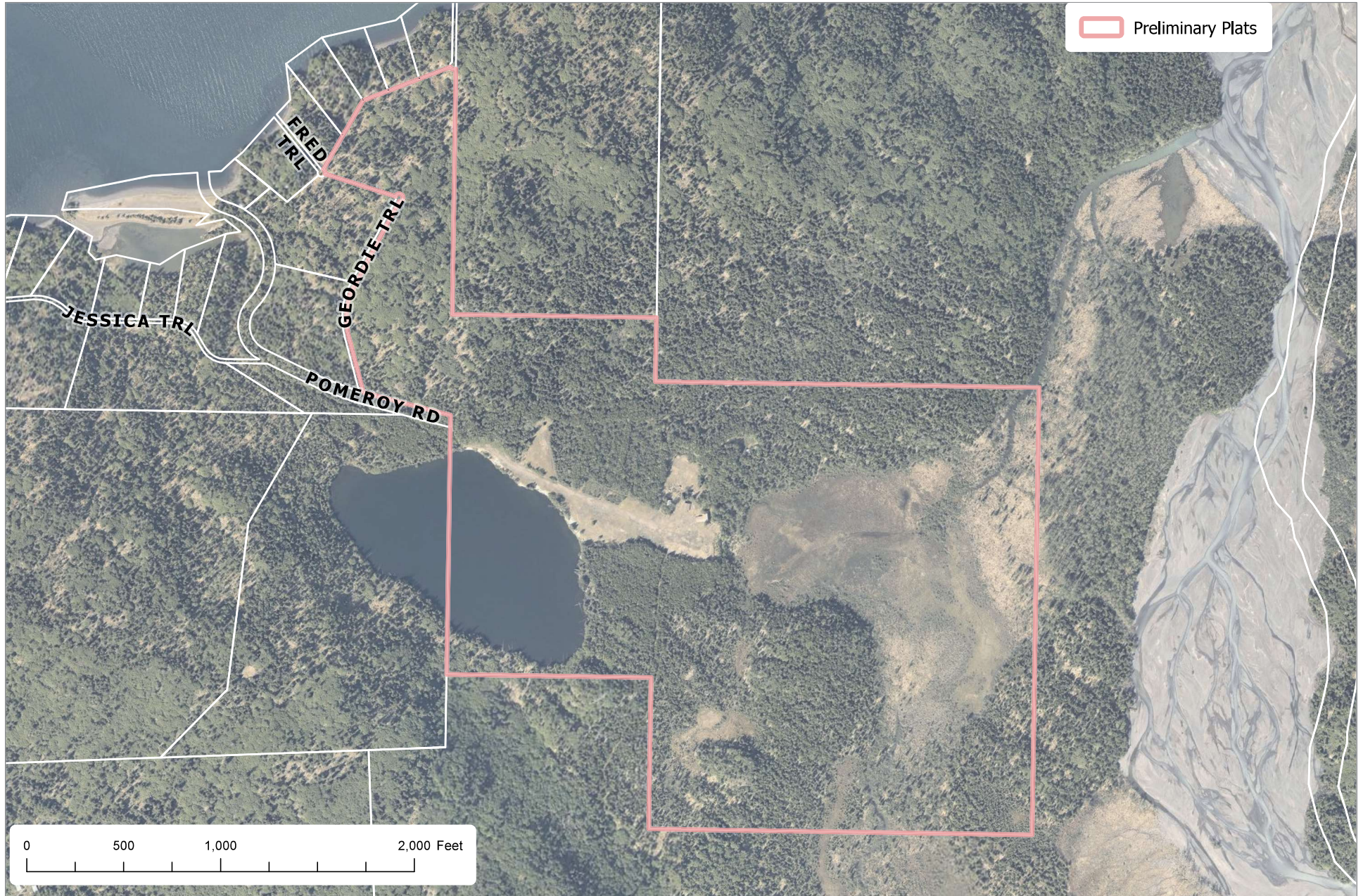


E. NEW BUSINESS

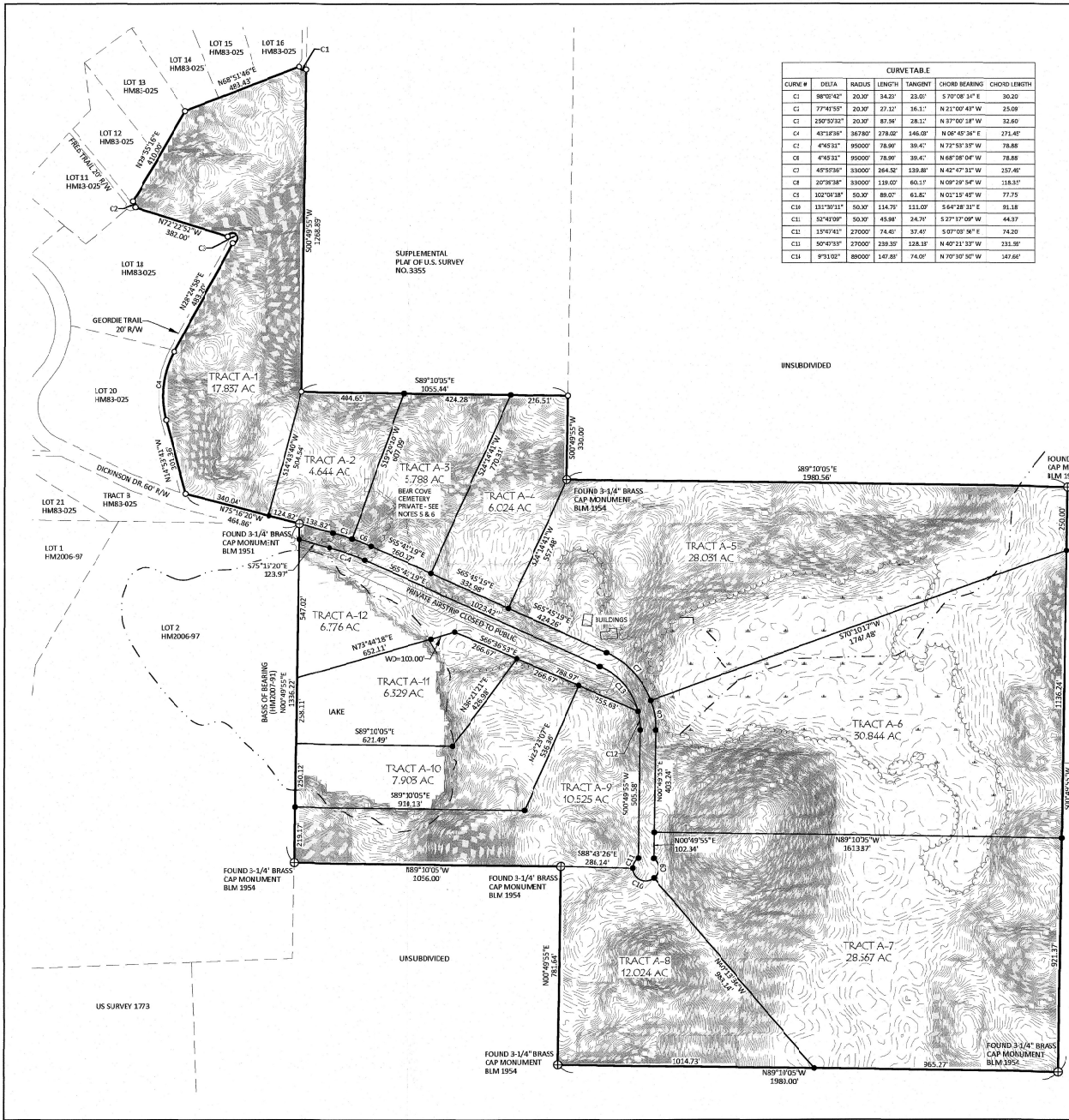
- 8. Bear Cove Airpark Addition; KPB File 2024-014**
McLane Consulting Group / Kersten
Location: Pomeroy Road
Remote Area



KPB File 2024-014
T 05S R 10W SEC 17 & 20
Remote



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	TANGENT	CHORD BEARING
C1	98°03'42"	20.30'	34.23'	23.02'	S 79°08'34" E
C2	77°41'58"	20.30'	27.12'	18.13'	N 21°00'43" W
C3	250°52'32"	20.30'	87.34'	28.12'	N 37°00'18" W
C4	43°18'38"	3678.0'	278.02'	146.08'	N 08°40'38" E
C5	4°49'31"	95000'	78.90'	39.42'	N 72°53'37" W
C6	4°49'31"	95000'	78.90'	39.42'	N 68°08'04" W
C7	49°59'36"	33000'	264.52'	139.88'	N 42°47'31" W
C8	20°38'38"	83000'	119.07'	60.17'	N 09°28'54" W
C9	102°08'38"	50.00'	88.07'	63.82'	N 02°15'45" W
C10	120°59'11"	50.00'	114.75'	112.09'	S 64°28'32" E
C11	52°41'08"	50.00'	45.98'	24.70'	S 27°37'08" W
C12	13°04'41"	27000'	74.40'	37.40'	S 07°09'40" E
C13	50°40'33"	27000'	238.35'	128.18'	N 40°21'33" W
C14	9°11'02"	88000'	147.88'	74.00'	N 70°30'50" W

LEGEND

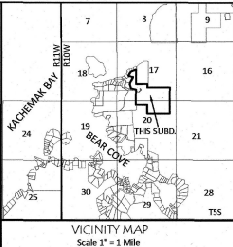
- ⊙ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND SECONDARY MONUMENT AS DESCRIBED
- SET 5/8"X3" REBAR W/ 1" STEEL CAP #5032-S
- CONTOUR INTERVAL = 4'
- ▨ SLOPES GREATER THAN 20%
- ▭ AREA SUBJECT TO INUNDATION

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

NORTH



- NOTES**
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 - BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LOWER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - 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.
 - 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.
 - ANY FURTHER DEVELOPMENT OF THE AREA WITHIN THE PRIVATE CEMETERY MUST MEET ALL STATE STATUTES, REGULATIONS, AND PERMITTING REQUIREMENTS.
 - THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - COVENANTS, CONDITIONS, AND RESTRICTIONS AND/OR EASEMENTS RECORDED APRIL 20, 1983 IN BOOK 135 PAGE 150, HED, AND AMENDMENTS THERETO RECORDED MAY 8, 1984 IN BOOK 145 PAGE 723 HED.
 - RESERVATION CONTAINED IN INSTRUMENT RECORDED NOVEMBER 13, 1995 IN BOOK 165 PAGE 60 HED, AND AMENDED BY QUITCLAIM DEED RECORDED AUGUST 22, 2007 AS HED2007-003498-0, AND AMENDED BY QUITCLAIM DEED AND LEGAL DESCRIPTION FOR PRIVATE GRAVESIDE EASEMENT AND PEDESTRIAN ACCESS RECORDED AUGUST 22, 2007 AS HED2007-003499-0 AND HED2007-003500-0.
 - STATE OF ALASKA WATER RIGHT'S, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO JACK S. RESIDUARY TRUST, RECORDED JULY 13, 1993 IN BOOK 225 PAGE 317 HED.
 - STATE OF ALASKA WATER RIGHT'S, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO JACK C. FARNSWORTH RESIDUARY TRUST, RECORDED JULY 13, 1993 IN BOOK 224 PAGE 320 HED.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT MODIFYING RETAINED INTEREST" RECORDED OCTOBER 19, 2004 AS HED2004-002990-3.
 - AN ACCESS EASEMENT GRANTED TO THEODORE PEDERSEN, RECORDED JANUARY 23, 2019 AS HED2019-0000172-0.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT JACK C. FARNSWORTH RESIDUARY TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF JACK C. FARNSWORTH RESIDUARY TRUST, 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.

NINA F. KERSTEN, TRUSTEE
JACK C. FARNSWORTH RESIDUARY TRUST
PO BOX 330, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: NINA F. KERSTEN
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

WASTEWATER DISPOSAL

THESE TRACTS ARE AT LEAST 20,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2024.

AUTHORIZED OFFICIAL: _____

BEAR COVE AIRPARK ADDITION

RESUBDIVISION OF TRACT A BEAR COVE FARM SUBDIVISION (HMD2007-93)

JACK C. FARNSWORTH RESIDUARY TRUST
PO BOX 330, SOLDOTNA, AK 99669

168.440 AC. 141/1 SITUATED IN SECTION 17 AND N1/2 SECTION 20, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE HOMER RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 68
SOLDOTNA, AL 99669
VOICE: (907) 251-6278
FAX: (907) 281-3288
WWW.MCLANDSCAPE.COM

KPB File No. 2024-xxx
Project No. 232023

Scale 1" = 200'
Date: JAN. 2024
FBI: 24-xx
Drawn by: JAH

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
BEAR COVE AIRPARK ADDITION**

KPB File No.	2024-014
Plat Committee Meeting:	February 26, 2024
Applicant / Owner:	Jack C Farnworth Residuary Trust of Soldotna
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Bear Cove Kachemak Bay

Parent Parcel No.:	193-250-18
Legal Description:	T 5S R 10W SEC 17 & 20 SEWARD MERIDIAN HM 2007091 BEAR COVE FARM SUB TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None 20.30.170, 20.30.100

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 168.440 acres tract into twelve new tracts ranging in size from 4.664 acres to 30.844 acres.

Location and Legal Access (existing and proposed):

Access to the plat is by Pomeroy Rd a 60' dedication from Kachemak Bay.

The road appears to have some steep segments along the route. **Staff recommends:** the surveyor submit centerline profiles and cross sections for RSA review as additional right-of-way or easements may be required for side slopes.

There is an access easement granted by ADL to Theodore Pedersen by the State of Alaska as noted in plat note 6.6. Certificate to plat lists no indication of this grant being terminated.

The block length in not complaint and an exception to KPB 20.30.170 has been requested.

The length of the cul-de-sac is longer than accepted also, an exception to KPB 20.30.100 has been requested.

There is a private trail leading to a private cemetery shown on the plat and listed in the certificate to plat as noted in plat note 6.2.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	

Site Investigation:

There are structures on the plat that will be located on Tract A-5 as shown. There is an existing airstrip for private use that will be located on Tract A-12

The plat contains many steep areas as shown by the contours and shading on the drawing. The contours should be removed for the final submittal and the shading lightened.

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> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	

Staff Analysis

The land was first surveyed as US Survey 3018 and 3355 by the US Department of Interior in July of 1954. In 1955 US Survey 3355 has a supplemental plat drawing and filed with it dividing Lot 1 Dickson Subdivision HM 83-25 subdivision US Survey 3018 into 24 lots and a 60' road dedication leading to this subject property. Since the platting Dickenson Dr has been renamed to Pomeroy Rd and should be changed on the drawing.

A soils report will not be required as the tracts are all more than 200,000 sq ft.

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

The property is not within an advisory planning commission.

Wetlands and areas of inundation are identified on the plat, proper notes are in place.

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

Utility Easements

HEA has requested the front 10 feet of the 20 building setback be labeled as a utility easement with a plat note.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	Add plat note for 10' utility easement along ROW's
ENSTAR	No comment
ACS	
GCI	Approved as shown

SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 36995 POMEROY RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: POMEROY RD, GEORDIE TRL</p> <p>Existing Street Name Corrections Needed: DICKSON DR RENAMED POMEROY RD SN 2008-03</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: 36995 POMEROY RD WILL BE DELETED AND NEW ADDRESS ASSIGNED UPON OWNER REQUEST</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

- KPB file no is 2024-014
- Dickenson Dr has been renamed to Pomeroy Rd, please correct.
- Identify the few roads that are in the area on the vicinity map.
- Parcels to the east and south should be labeled "unsubdivided"
- Create a typical detail for the 10' utility easement and 20' building setback to be shown instead of on drawing.

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

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Label the line of the lake in the plat and on adjacent property or add the line type to the legend

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.

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.

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.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required. Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: Place the following notes on the plat.

- The front 10 feet of the building setback and the entire setback within 5 feet of the side lot lines, is a utility easement granted with this platting action.
- 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).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.

20.60.200. Survey and monumentation.

Staff recommendation: comply with 20.60.200

EXCEPTIONS REQUESTED:

A. KPB 20.30.100 Cul-de-sacs KPB 20.30.170 Blocks – Length requirements

Surveyor's Discussion:

Findings:

1. Tract A (HM2007-91) is a large remote parcel on North side of Ber Cove in Kachemak Bay, AK
2. Large Tracts provide future opportunities of resubdivision and/or additional dedicated rights-of-way.
3. Terrain, steep slopes and small lake encumber the property.
4. Adjacent properties are parcels with current access to State waters and/or dedicated R/W's. This subdivision does not limit access to these adjacent properties.

Staff Discussion:

These request have been combined as the findings are similar in nature and will be voted together.

20.30.100 - Streets designed to have one end permanently closed shall be no more than 1,000 feet long

20.30.170 - Blocks shall not be less than 330 feet or more than 1,320 feet in length.

Findings:

5. Pomeroy Rd leading to subdivision is approximately 1830 feet long.
6. This subdivision adds an additional approximately 2100 feet of road.
7. There are three large tracts for future development that can add cul-de-sac.
8. The airstrip past the lake is a limiting factor.

Staff reviewed the exception request and makes no recommendations granting approval or denial, leaving he decision and findings of fact to the Committee.

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

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

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

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

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

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**

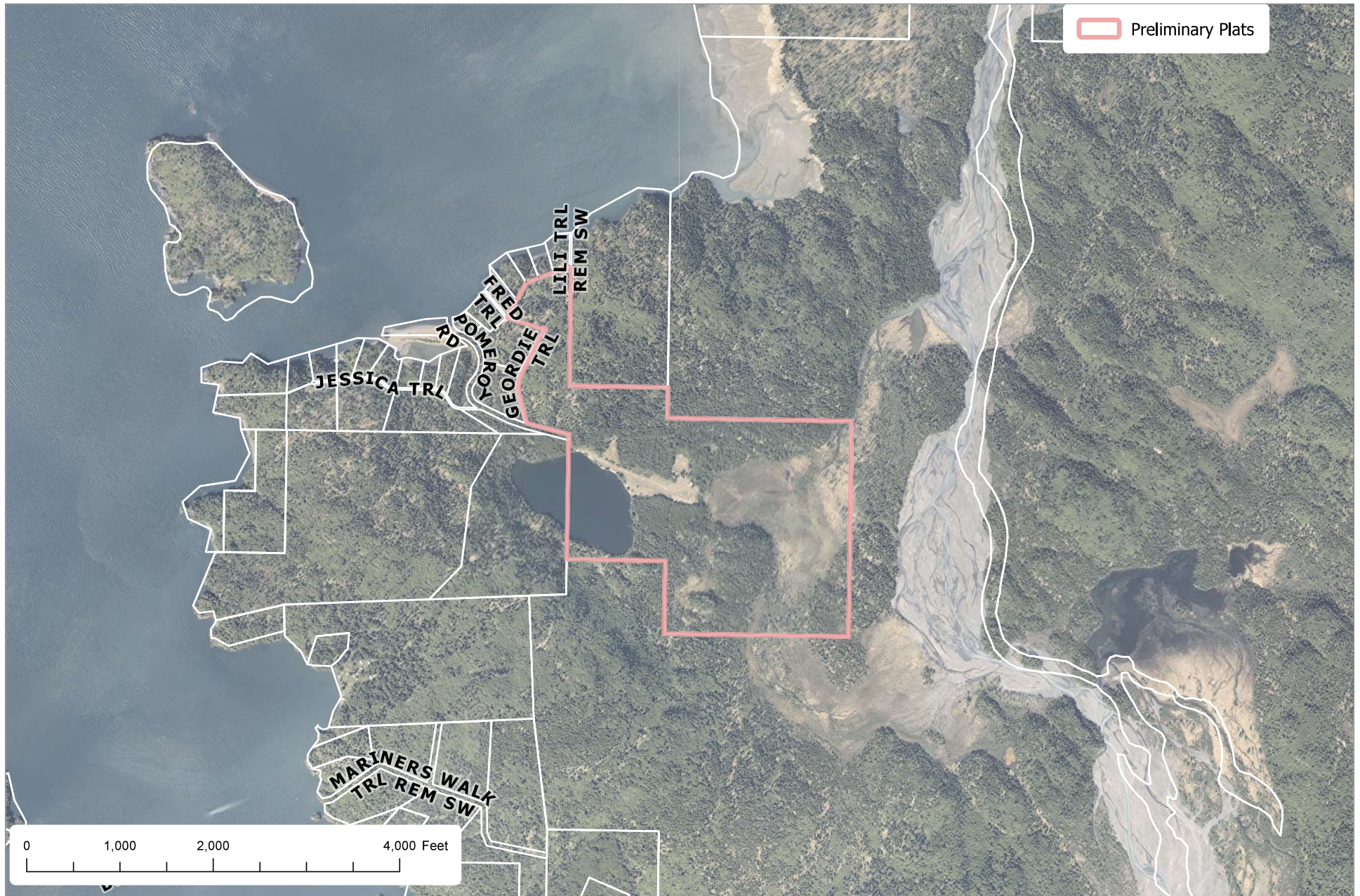
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

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

END OF STAFF REPORT



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



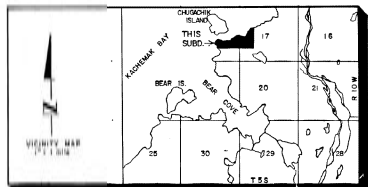


KACHEMAK BAY

MEANDER LINE SHOWN FOR
COMPUTATIONAL PURPOSE ONLY.
ACTUAL PROPERTY LINE FOLLOWS
MEAN HIGH TIDE LINE.

MEANDER LINES

NO.	BEARING	DISTANCE
1	N 89°45'50" E	181.45'
2	S 89°15'10" W	173.50'
3	S 70°10'10" W	187.50'
4	S 70°10'10" W	223.50'
5	S 89°15'10" W	229.50'
6	S 89°45'50" E	187.45'
7	S 89°45'50" E	110.00'
8	S 89°10'10" W	238.45'
9	S 89°45'50" E	107.00'
10	S 89°10'10" W	238.45'
11	S 89°45'50" E	243.50'
12	S 89°10'10" W	238.45'
13	S 89°45'50" E	238.45'
14	S 89°10'10" W	238.45'
15	S 89°45'50" E	238.45'
16	S 89°10'10" W	238.45'
17	S 89°45'50" E	238.45'
18	S 89°10'10" W	238.45'
19	S 89°45'50" E	238.45'
20	S 89°10'10" W	238.45'
21	S 89°45'50" E	238.45'
22	S 89°10'10" W	238.45'
23	S 89°45'50" E	238.45'
24	S 89°10'10" W	238.45'
25	S 89°45'50" E	238.45'
26	S 89°10'10" W	238.45'
27	S 89°45'50" E	238.45'
28	S 89°10'10" W	238.45'
29	S 89°45'50" E	238.45'
30	S 89°10'10" W	238.45'
31	S 89°45'50" E	238.45'
32	S 89°10'10" W	238.45'
33	S 89°45'50" E	238.45'
34	S 89°10'10" W	238.45'
35	S 89°45'50" E	238.45'
36	S 89°10'10" W	238.45'
37	S 89°45'50" E	238.45'
38	S 89°10'10" W	238.45'
39	S 89°45'50" E	238.45'
40	S 89°10'10" W	238.45'



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT BEAR COVE LTD., INC. IS THE OWNER OF THE
PROPERTY SHOWN & DESCRIBED HEREON & THAT SAID CORP HEREBY
ADOPTS THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-
WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS
TO THE UNKNOWN.

George J. Dickson
NOTARY PUBLIC FOR ALASKA
BEAR COVE LTD., INC.
ANCHORAGE, ALASKA 99501

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 15 DAY OF Sept
1982 FOR GEORGE DICKSON

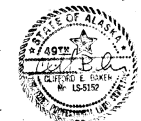
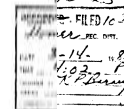
Susan Davison
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 2-29-83

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH
PLANNING COMMISSION AT THE MEETING OF JUNE 24, 1982

KENAI PENINSULA BOROUGH
Frank J. Luger
AUTHORIZED OFFICIAL
BOROUGH COMMISSIONER

83-25



Clifford E. Baker, R.L.S.
CLIFFORD E. BAKER, R.L.S.
REGISTRATION NO. LS-5152

LEGEND

- MONUMENT (Found this survey)
- MONUMENT (Not this survey)
- 1/2" BEAR (Found this survey)
- 5/8" x 3/4" BEAR (Not this survey)
- 5/8" x 3/4" BEAR (Not this survey)
- 5/8" x 3/4" BEAR (Not this survey)

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5/8" x 3/4" BEAR (Not this survey)

5/8" x 3/4" BEAR (Not this survey)

NOTE

1. DUE TO THE OCCURRENCE OF SHALLOW
BEDROCK IN MANY LOCATIONS WITHIN THIS
SUBDIVISION, NO PERSON MAY CONSTRUCT,
INSTALL, MAINTAIN OR OPERATE A PER-
MANENT WATER SYSTEM OR WASTE DIS-
POSAL SYSTEM (EXCEPT COMPOSTING
TOILETS) WITHOUT OBTAINING PRIOR
WRITTEN APPROVAL OF THE PLANS FOR
THE SYSTEM FROM THE ALASKA DEPART-
MENT OF ENVIRONMENTAL CONSERVATION.
THE CITY OF ANCHORAGE IS REQUESTED TO
CONDUCT SITE SPECIFIC INVESTIGATION ON
DEPTH TO BEDROCK OR UNDERWATER
AND SOIL TYPE ALONG WITH THE SYSTEM
PLANS TO OBTAIN APPROVAL.

SPECIAL NOTES:

1. TRAILS
ARE DESIGNATED AS PEDESTRIAN WALKWAYS & UTILITY
CORRIDORS & SHALL BE USED ONLY FOR FOOT TRAFFIC
OFFROAD VEHICLES LESS THAN 60" IN WIDTH
WASTEWATER DISPOSAL
THIS SUBDIVISION IS UNDERLAIN WITH BEDROCK
WHICH IS SHALLOW (3'-6' DEPTH) IN MANY AREAS.
A WASTEWATER DISPOSAL REPORT FOR THIS
SUBDIVISION HAS BEEN PREPARED BY DOWLING-
RICE & ASSOC. AND IS ON FILE WITH ADEC.
THIS REPORT SHOULD BE REVIEWED WITH REGARD
TO CURRENT REGULATIONS BEFORE INSTALLATION
OF DISPOSAL FACILITIES ON LOTS WITHIN THIS
SUBDIVISION.

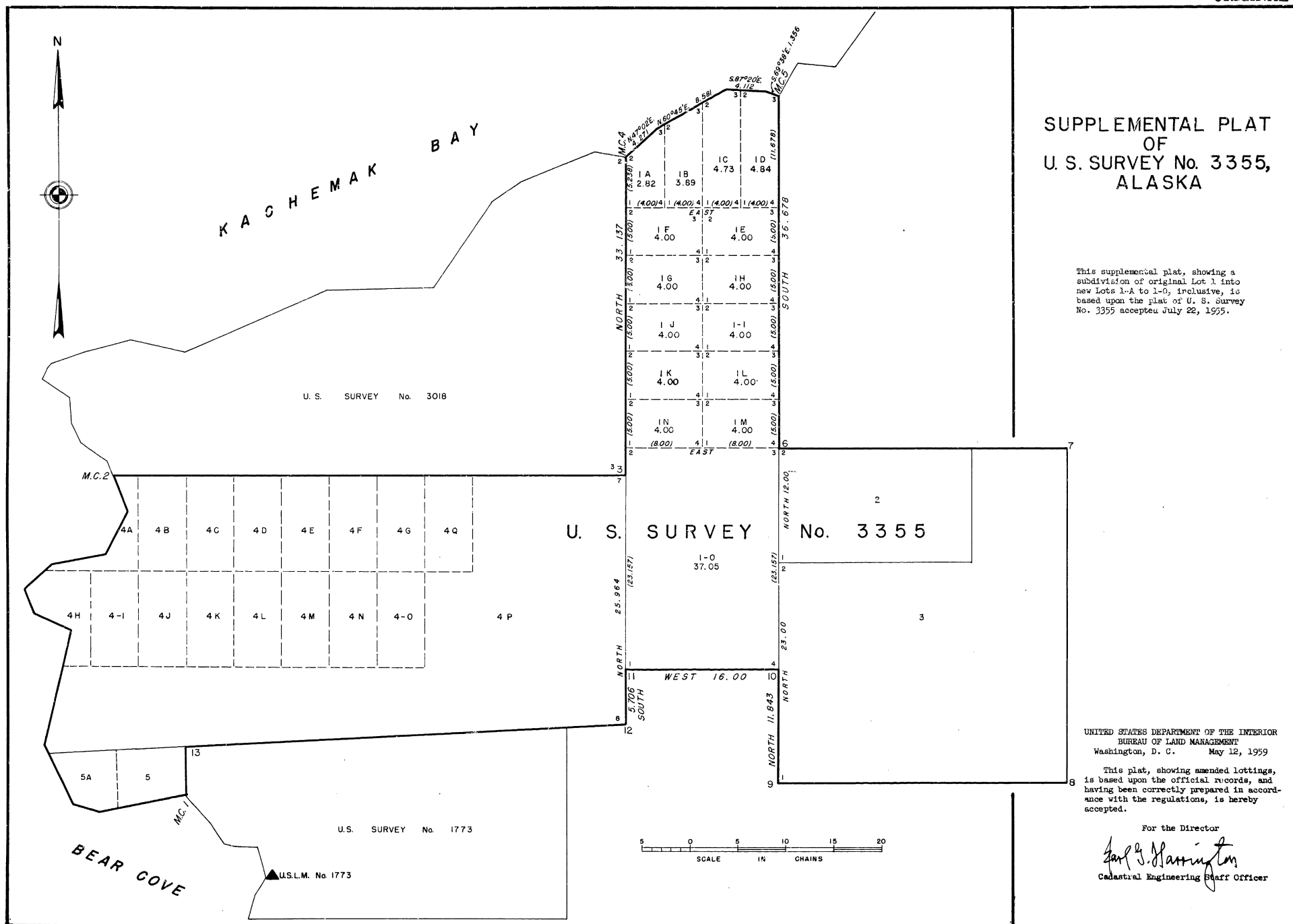
NOTES

- 1. PROPOSED LAND USES ARE RECREATIONAL, RESI-
DENTIAL & AGRICULTURAL.
- 2. A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET
RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS
ADOPTED BY RESOLUTION OF THE APPROPRIATE
PLANNING COMMISSION.
- 3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY
WITH EXISTING LAWS AT THE TIME OF CONSTRU-
TION.
- 4. TRAILS ARE JOINTLY OWNED BY THE PROPERTY
OWNERS WITHIN THIS SUBDIVISION AND ALL TRAILS
PAYING TO TRAILS ARE WILL BE PRICED TO
TO EACH LOT.

DICKSON SUBDIVISION
A SUBDIVISION OF U.S.S. 3018
LOCATED IN THE W 1/2 SEC. 17 & E 1/2 SEC. 18
T5S R10W S.M. BEAR COVE, ALASKA

CONSISTING OF 24 LOTS
CONTAINING 119 ACRES
DOWLING-RICE AND ASSOCIATES
P.O. BOX 1974, SLODENA, ALASKA 99569
ENGINEERS 262-9011 SURVEYORS
DATE 9/82 SCALE 1"=200'
LIMITED W/LN DAM SHEET 1 of 1
CHECKED C.B. W.D. NO.

Carl S. Harrington
Cadastral Engineering Staff Officer



ORIGINAL

114

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

FIELD NOTES

OF

U.S. SURVEY NO. 3355

AND

A DEPENDENT RESURVEY OF LINES 1-2 AND 2-3.

U.S. SURVEY NO. 1773

SITUATED

ON THE EASTERLY SIDE OF BEAR COVE

ADJOINING U.S. SURVEYS NOS. 1773 AND 3018

IN

Latitude 59° 44' 00" N.

Longitude 151° 02' 20" W.

(As scaled from U.S. Geological Survey Map SELPOVIA (C-3) Edition of 1953)

At Witness Meander Cor. No. 1

Of the _____ Meridian,

In the State of -- TERRITORY OF ALASKA

EXECUTED BY

HAROLD RADCLIFFE, CARTOGRAPHER (CADASTRAL)

Under special instructions dated July 12, 1954, which provided
U.S. Survey 3355, approved July 16, 1954
for the surveys included under Group No. _____
and assignment instructions dated August 12, 1954

Survey commenced October 13, 1954

Survey completed October 25, 1954

U.S. SURVEY NO. 3355

Chains

Survey commenced October 13, 1954, and executed with a Bausch and Lomb transit No. 9565; the horizontal plates read by double opposite verniers to single minutes of arc, which is also the least count of the vernier of the vertical circle. After satisfactory tests the instrument was found free from appreciable error. Prior to beginning the survey, I examine all the adjustments of the transit and find them correct.

All measurements are made with a 5 chain steel tape, graduated to single links throughout. The tape was tested on a base laid out with a 66 foot standard steel tape and found correct. All measurements are made on the slope and the vertical angle for each interval determined with the transit circle; the horizontal equivalents are entered in the field note record.

In the execution of this survey, I use the same azimuth which I established in the execution of U.S. Survey No. 3018.

The magnetic declination is 25° E.

U.S. Survey No. 3355, embraces Lots 1 to 3 inclusive. By protraction remainder survey subdivided into 19 lots, Lots 4A to 4Q inclusive, Lots 5 and 5A.

The description of the corners and topography of lot boundaries are given in the field notes of the exterior boundaries, when such boundaries are identical to the exterior boundary of the survey.

The bearings and distances of the interior lot lines are not included in these notes, but all details of such subdivision has been carried to the plat of this survey and are appropriately shown thereon.

In the course of this survey, it was necessary to make a dependent resurvey of lines 1-2 and 2-3, U.S. Survey No. 1773.

EXTERIOR BOUNDARY

Begin at a point for meander cor. No. 1 and meander cor. No. 1, Lot 5, identical with meander cor. No. 1, U.S. Survey No. 1773, on the easterly shore of Bear Cove. Impracticable to monument.

Thence with meanders along the easterly shore of Bear Cove.

S. $78^{\circ} 28'$ W., 9.123 chs. At 7.208 chs., point for meander cor. No. 2, Lot 5, identical with meander cor. No. 1, Lot 5 A. Not monumented.

N. $74^{\circ} 35'$ W., 2.978 chs. At 9.123 chs., end of course.

N. $25^{\circ} 13'$ W., 5.231 chs.

N. $27^{\circ} 49'$ W., 1.782 chs. At 0.714 chs., point for meander cor. No. 2, Lot 5 A, identical with meander cor. No. 1, Lot 4 P.

Set an iron post, 28 ins. long, $2\frac{1}{2}$ ins. diam., 24 ins. in the ground, with brass cap mkd.

S 3355
L 4 C 1
MC /
L 5 C 2

1954

from which

U.S. SURVEY NO. 3355

Chains

A spruce, 6 ins. diam., bears N.40° E.,
0.255 chs. dist., mkd. S3355 L4 C1
MC BT.

A spruce, 8 ins. diam., bears N.27°W.,
0.415 chs. dist., mkd. S3355 L4 C1
MC BT.

At 1.782 chs., end of course.

N. 12° 40' E., 12.113 chs. At 8.381 chs., point for meander cor.
No. 2, Lot 4P, identical with meander
cor. No. 1, Lot 4H. Not monumented.

At 12.113 chs., end of course.

N. 65° 51' W., 4.200 chs.

N. 19° 00' W., 2.856 chs.

N. 47° 42' E., 3.869 chs. At 2.883 chs., point for meander cor.
No. 2, Lot 4H, identical with meander
cor. No. 1, Lot 4A. Not monumented.

At 3.869 chs., end of course.

N. 80° 16' E., 5.795 chs.

N. 26° 50' E., 4.965 chs.

N. 20° 47' W., 4.199 chs. At end of course, point for meander
cor. No. 2, U.S. Survey No. 3355,
and cor. No. 2, Lot 4A, identical
with meander cor. No. 1, U.S. Survey
No. 3018. Not monumented.

EAST

On line 2-3 and lines 2-3, Lots 4A, 4B, 4C, 4D, 4E, 4F, 4G and 4H, and
line 6-7, Lot 4P, identical with line 1-3, U.S. Survey No. 3018.

1.550 Point selected for witness meander cor. No. 2, and witness meander
cor. No. 2, Lot 4A, identical with witness meander cor. No. 1, U.S.
Survey No. 3018, which is monumented with an iron post, 2½ ins. diam.,
2 ins. above ground, firmly set, mkd. and witnessed as described
in the official record.

I add marks to brass cap to read

WC
S 3018
C1
MC / S 3355
C2
L4 C2

1951

from which

U.S. Location Monument No. 1773, which is monumented with a
3½ in. brass tablet, set in concrete, and marked as described
in the official record, bears S. 20° 05' E., 44.005 chs. dist.

U. S. SURVEY NO. 3355

Chains	Over rolling land through spruce timber, alder, devil club and berry-bush undergrowth.
2.500	Point for cor. No. 3, Lot 4A, identical with cor. No. 2, Lot 4B; not monumented.
7.500	Point for cor. No. 3, Lot 4B, identical with cor. No. 2, Lot 4C; not monumented.
12.500	Point for cor. No. 3, Lot 4C, identical with cor. No. 2, Lot 4D; not monumented.
17.500	Point for cor. No. 3, Lot 4D, identical with cor. No. 2, Lot 4E; not monumented.
22.500	Point for cor. No. 3, Lot 4E, identical with cor. No. 2, Lot 4F; not monumented.
27.500	Point for cor. No. 3, Lot 4F, identical with cor. No. 2, Lot 4G; not monumented.
32.500	Point for cor. No. 3, Lot 4G, identical with cor. No. 4, Lot 4Q; not monumented.
37.500	Point for cor. No. 3, Lot 4Q, identical with cor. No. 6, Lot 4P, not monumented.
53.347	Point for cor. No. 3, U.S. Survey No. 3355 and cor. No. 7, Lot 4P, identical with cor. No. 3, U.S. Survey No. 3018, which is monumented with a brass tablet, $3\frac{1}{2}$ ins. diam., set in concrete, mkd. and witnessed as described in the official record.

I add marks to brass cap to read:

S 3018	
C 3	
	L 1
C 3	
L 4	
S 3355	

1951

from which

SE. cor. of a greenhouse, 24x48 ft., bears S. 60° 06' E., 4.89 chs. dist., longside extends N. 6° E.

SE. cor. of a greenhouse, 24x60 ft., bears S. 63° 53' E., 5.46 chs. dist., longside extends N. 6° E.

SE. cor. of a sawmill, 14x30 ft., bears S. 80° 26' E., 4.93 chs. dist., longside extends S. 87° W.

SE. cor. of a work shop, 32x36 ft., bears S. 88° 02' E., 6.09 chs. dist., longside extends WEST.

SE. cor. of a house, 15x27 ft., bears N. 89° 20' E., 6.51 chs. dist., longside extends NORTH.

NORTH

On line 3-4, U.S. Survey No. 3355 and part line 1-2, Lot 1, identical with line 3-2, U.S. Survey No. 3018.

Over rolling land, through spruce timber, alder, devil club, and berrybush undergrowth.

31.914 Point selected for witness meander cor. No. 4 and witness cor. No. 2, Lot 1, identical with witness meander cor. No. 2, U.S. Survey No. 3018, which is monumented with an iron post, 2 $\frac{1}{2}$ ins. diam., flush with the ground, firmly set. mkd. and witnessed as described in the official record.

U.S. SURVEY NO. 3355.

Chains

I add marks to brass cap to read:

1951

- 33.137 Point for meander cor. No. 4 and meander cor. No. 2, Lot 1, identical with meander cor. No. 2, U.S. Survey No. 3018, not monumented. On southerly shore Kachemak Bay.

Thence with meanders along the southerly shore of Kachemak Bay.

N. 47° 02' E., 4.271 chs.

N. 60° 45' E., 8.581 chs.

S. 87° 20' E., 4.112 chs.

S. 69° 38' E., 1.356 chs. At end of course, point for meander cor. No. 5, identical with meander cor. No. 3, Lot 1. Not monumented.

SOUTH

On line 5-6, identical with a part of line 3-4, Lot 1.

Ascend north slope, over rolling ground through spruce timber, alder undergrowth.

- 1.000 Point selected for witness meander cor. No. 5, identical with witness meander cor. No. 3, Lot 1.

Set an iron post, 28 ins. long, 2½ ins. diam., flush with the ground with brass cap mkd.

1954

from which

A spruce, 14 ins. diam., bears N. 23° W., 0.14 chs. dist., mkd.
WC S3355 C5 L1 C3 BT.

A spruce, 14 ins. diam., bears N. 83° W., 0.305 chs. dist., mkd.
WC S3355 C5 L1 C3 BT.

- 25.00 Ridge bears East and West; descend South slope.

- 36.678 Point for cor. No. 6, identical with cor. No. 2, Lot 2.

Set an iron post, 28 ins. long, 12 ins. in the ground, earth mound to top of post, with brass cap mkd.

1954

U.S. SURVEY NO. 3355

Chains

from which

A spruce, 6 ins. diam., bears N. 75° E., 0.14 chs. dist.,
mkd. S3355 C6 BT.

A spruce, 4 ins. diam., bears WEST, 0.08 chs. dist., mkd.
S3355 C6 BT.

Cor. No. 1, Lot 2, identical with cor. No. 2, Lot 3, herein-
after described, bears SOUTH 12.00 chs. dist.

EAST

On line 6-7, identical with line 2-3, Lot 2 and line 4-5, Lot 3.

Over rolling land through spruce timber, alder undergrowth.

20.000 Point for cor. No. 3, Lot 2, identical with cor. No. 4, Lot 3.

Set an iron post, 26 ins. long, 2½ ins. diam., flush with the ground
with brass cap mkd.

L 2	L 3
C 3	C 4

S 3355

1954

from which

A spruce, 6 ins. diam., bears S. 53° E., 0.225 chs. dist.,
mkd. S3355 L3 C4 BT.

A spruce, 12 ins. diam., bears N. 37° E., 0.175 chs. dist.,
mkd. S3355 BT.

Cor. No. 4, Lot 2, identical with cor. No. 3, Lot 3, herein-
after described, bears SOUTH, 12.00 chs. dist.

27.80 Creek, 30 lks. wide, 36 ins. deep, course N. 33° E.

30.000 Point for cor. No. 7, identical with cor. No. 5, Lot 3.

Set an iron post, 28 ins. long, 2½ ins. diam., flush with the
ground, with brass cap mkd.

S 3355
C 7
L 3
C 5

1954

from which

A spruce, 6 ins. diam., bears S. 33° E., 0.235 chs. dist.,
mkd. S3355 C7 BT.

A spruce, 8 ins. diam., bears S. 50° W., 0.405 chs. dist.,
mkd. S3355 C7 L3 C5 BT.

SOUTH

On line 7-8, identical with line 5-6, Lot 3.

Over nearly level land, through scattered cottonwood timber, alder
undergrowth.

U.S. SURVEY NO. 3355

Chains	
2.000	Foot trail, bears N. 75° E., and S. 75° W.
20.000	Base of N. slope; ascend through scrub spruce timber.
27.000	Top of dome; descend S. slope.
35.000	Point for cor. No. 8, identical with cor. No. 6, Lot 3.
	Set an iron post, 28 ins. long, 2½ ins. diam., flush with the ground with brass cap mkd.

S 3355
C 8
L 3 C 6

1954

from which

A spruce, 4 ins. diam., bears N. 85° W., 0.39 chs. dist.,
mkd. S3355 C8 L3 C6 BT.

A spruce, 4 ins. diam., bears N. 53° E., 0.145 chs. dist.,
mkd. S3355 C8 BT.

WEST

	On line 8-9, identical with line 6-1, Lot 3.
	Over rolling land, through spruce timber, alder undergrowth.
12.51	Creek, 30 lks. wide, 48 ins. deep, course N. 15° E.
30.000	Point for cor. No. 9, identical with cor. No. 1, Lot 3.
	Set an iron post, 28 ins. long, 2½ ins. diam., flush with the ground, with brass cap mkd.

S 3355
C 9
L 3 C 1

1954

from which

A spruce, 8 ins. diam., bears N. 20° E., 0.17 chs. dist.,
mkd. S3355 C9 L3 C1 BT.

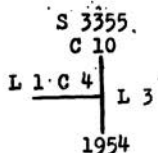
A spruce, 14 ins. diam., bears S. 75° W., 0.045 chs. dist.,
mkd. S3355 C9 BT.

NORTH

	On line 9-10, identical with part line 1-2, Lot 3.
	Over rolling land, through spruce timber.
4.22	Foot trail bears S. 20° E., and N. 20° W.
11.843	Point for cor. No. 10, identical with cor. No. 4, Lot 1.
	Set an iron post, 28 ins. long, 2½ ins. diam., flush with the ground, with brass cap mkd.

U.S. SURVEY NO. 3355

Chains



from which

A spruce, 6 ins. diam., bears S. 25° W., 0.27 chs. dist.,
mkd. S3355 C10 ET.

A spruce, 8 ins. diam., bears N. 6° W., 0.35 chs. dist.,
mkd. S3355 C10 L1 C4 BT.

Cor. No. 2, Lot 3, identical with cor. No. 1, Lot 2, herein-
after described, bears NORTH, 11.157 chs. dist.

WEST

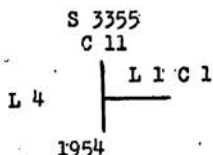
On line 10-11, identical with line 4-1, Lot 1.

Over rolling land through spruce timber, alder undergrowth.

0.42 Foot trail, bears N. and S.

16.000 Point for cor. No. 11, identical with cor. No. 1, Lot 1.

Set an iron post, 28 ins. long, 2½ ins. diam., flush with the
ground, with brass cap mkd.



from which

A spruce, 12 ins. diam., bears S. 47° E., 0.75 chs. dist.,
mkd. S3355 C11 BT.

A spruce, 12 ins. diam., bears S. 67° W., 0.66 chs. dist.,
mkd. S3355 C11 BT.

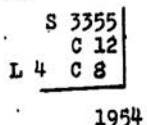
SOUTH

On line 11-12, identical with part line 7-8, Lot 4P.

Ascend steep N. slope through scattered spruce timber, alder under-
growth.

5.706 Point for cor. No. 12, identical with cor. No. 8, Lot 4P.

Set an iron post, 28 ins. long, 2½ ins. diam., flush with the ground,
with brass cap mkd.



from which

U.S. SURVEY NO. 3355

Chains

A spruce, 8 ins. diam., bears N. 60° W., 0.59 chs. dist.,
mkd. S3355 C12 L4 C6 BT.

A spruce, 8 ins. diam., bears N. 6° E., 0.64 chs. dist., mkd.
S3355 C12 BT.

S. 86° 59' W.

On line 12-13, and part of line 8-1, Lot 4P.

Over rolling ground through spruce timber, alder undergrowth.

6.029

Intersect point for cor. No. 3, U.S. Survey No. 1773, which is
monumented with an iron post, 1 in. diam., 10 ins. above ground,
firmly set, mkd. as described in the official record.

I add marks to brass cap to read:

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      S 3355
      L 4
      ────
S 1773 |
C 3   |
      1927
  
```

from which

An original bearing tree:

A spruce, 16 ins. diam., bears SOUTH, 0.25 chs. dist., mkd.
S1773 C3 BT.

An additional bearing tree:

A spruce, 18 ins. diam., bears N. 55° W., 0.655 chs. dist.,
mkd. S3355 L4 BT.

Thence along line 3-2, U.S. Survey No. 1773.

10.70

Foot trail bears N. and S.

21.17

Tractor trail bears S. 35° W. and N. 35° E.

45.927

Point for cor. 13, and cor. No. 3, Lot 5, identical with cor. No. 2,
U.S. Survey No. 1773, which is monumented with an iron post, 1 in.
diam., 6 ins. above ground, firmly set, and marked as described in
the official record. Original bearing trees are dead and down.

I add marks to brass cap to read:

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      S 3355
      C 13
      L 4
      ────
L 5 | S 1773
C 3 | C 2
      1927
  
```

from which

A spruce, 20 ins. diam., bears N. 60° E., 0.19 chs. dist.,
mkd. S3355 C13 BT.

A spruce, 8 ins. diam., bears S. 33° W., 0.255 chs. dist.,
mkd. S3355 C13 L5 C3 BT.

The record bearing and distance of line 2-3, U.S. Survey No. 1773
is EAST, 40.00 chs.

U.S. SURVEY NO. 3355

Chains

- S. $1^{\circ} 58'$ E.
- On line 13-1, and line 3-1, Lot 5, identical with line 2-1, U.S. Survey No. 1773.
- Descend S. slope through spruce timber, alder undergrowth.
- 3.923 Intersect point for witness M.C. No. 1 and witness M.C. No. 1, Lot 5, identical with witness M.C. No. 1, U.S. Survey No. 1773, which is monumented with a stone, 6 ins. below the surface of the ground, mkd. and witnessed as described in the official record.
- At the cor. point
- Set an iron post, 28 ins. long, $2\frac{1}{2}$ ins. diam., flush with the ground, with brass cap mkd.
-
- 1954
- from which
- U.S. Location Monument No. 1773, which is monumented with a $3\frac{1}{2}$ in. brass cap, set in concrete, and marked as described in the official record, bears S. $45^{\circ} 03'$ E., 12.777 chs. dist.
- Reset the stone monument, inverted and alongside the iron post.
- 5.083 Meander cor. No. 1, place of beginning, containing 364.79 acres.
- The record bearing and distance of line 1-2, U.S. Survey No. 1773, is NORTH 5.00 chs.

INTERIOR MONUMENTS

- Cor. No. 1, Lot 2, identical with cor. No. 2, Lot 3.
- Set an iron post, 28 ins. long, $2\frac{1}{2}$ ins. diam., flush with the ground, with brass cap mkd.
-
- 1954
- from which
- The SW. cor. of a greenhouse, 20x30 ft., bears N. $31^{\circ} 30'$ W., 1.29 chs. dist., longside extends EAST.
- The SW. cor. of a house, 24x27 ft., bears N. $38^{\circ} 10'$ E., 1.98 chs. dist., longside extends EAST.
- The SW. cor. of a root cellar, 14x50 ft., bears N. 66° E., 4.09 chs. dist., longside extends NORTH.

Cor. No. 4, Lot 2, identical with cor. No. 3, Lot 3.

U. S. SURVEY NO. 3355

Chains

Set an iron post, 28 ins. long, $2\frac{1}{2}$ ins. diam., 24 ins. in the ground, with brass cap mkd.

S 3355

L 2

C 4

L 3

C 3

1954

from which

Cor. No. 3, Lot 2, identical with cor. No. 4, Lot 3, bears NORTH, 12.00 chs. dist.

Cor. No. 1, Lot 2, identical with cor. No. 2, Lot 3, bears WEST, 20.00 chs. dist.

ADDITIONAL MEANDERS

From meander cor. No. 5, U.S. Survey No. 3355, the shore of Kachemak Bay bears as follows:

N. 30° E., 4.00 chs.

S. 85° E., 4.00 chs.

N. 35° E., 10.00 chs.

GENERAL DESCRIPTION

This survey is situated on the easterly side of Bear Cove and on the southerly side of Kachemak Bay, adjoining U.S. Surveys Nos. 1773 and 3018. The land is rolling, and covered with spruce timber, alder undergrowth. The soil is a brown loam.

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UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

[illegible]

10-82565-2

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CERTIFICATE OF CADASTRAL ENGINEER

I, Harold Radcliffe, HEREBY CERTIFY upon honor that, in
pursuance of special instructions bearing date of the 12th day of July, 1954
I have surveyed U.S. Survey No. 3355 And A Dependent Resurvey of Lines 1-2 And 2-3.
U.S. Survey No. 1773, situated on the easterly side of Bear Cove adjoining
U.S. Surveys Nos. 1773 and 3018

of the _____ Meridian, in the ~~State~~ of Territory of Alaska, which are
represented in the foregoing field notes as having been executed by me and under my direction; and that
said survey has been made in strict conformity with said instructions, the Manual of Instructions for the
Survey of the Public Lands of the United States, and in the specific manner described in the foregoing
field notes.

March 22, 1955

Juneau, Alaska

Harold Radcliffe
Harold Radcliffe
Cartographer (Cadastral)

CERTIFICATE OF APPROVAL

BUREAU OF LAND MANAGEMENT,

Washington, D. C., Jul 22 1955, 19____

The foregoing field notes of the survey of U.S. Survey No. 3355 And A Dependent Resurvey
of Lines 1-2 And 2-3, U.S. Survey No. 1773, situated on the easterly side of
Bear Cove adjoining U.S. Surveys Nos. 1773 and 3018

executed by Harold Radcliffe, Cartographer (Cadastral)

having been critically examined and found correct, are hereby approved.

Garry Harrington
Chief, Division of Cadastral Engineering
Cadastral Engineering Staff Officer

CERTIFICATE OF TRANSCRIPT

I CERTIFY that the foregoing transcript of the field notes of the above-described surveys in Alaska
_____, is a true copy of the original field notes.

Chief, Division of Cadastral Engineering.