



PLANNING COMMISSION REGULAR MEETING

Tuesday, October 24, 2023 at 5:30 PM

AGENDA

In compliance with the Americans with Disabilities Act, individuals needing special accommodations / during this meeting should notify the City of Dillingham at 907-842-5212 at least three working days before the meeting.

MEETING INFORMATION

PLANNING COMMISSION REGULAR MEETING CITY HALL COUNCIL CHAMBERS / 5:30 p.m.

141 Main Street, Dillingham, AK 99576 (907) 842-5212

This meeting will also be available at the following online zoom location: <https://us02web.zoom.us/j/84231155988?pwd=em5nNERXNS8zaHdoZ21hTW5JNFBJUT09>

Meeting ID: 842 3115 5988; participant #, passcode: 576661

Or dial (346) 248-7799, or (669) 900-6833

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) September 19, 2023 Meeting Minutes

APPROVAL OF AGENDA

COMMUNICATIONS

Communications to the planning commission

Planner's report

- [2.](#) September to October Planning Director Report

Citizen's comments on items not on the agenda

PUBLIC HEARINGS

None for the Month of October

UNFINISHED BUSINESS

Adopt Resolution 2023-02, A Resolution of the Dillingham Planning Commission to Accept the State of Alaska Department of Transportation & Public Facilities Right-Of-Way Map.

Once Resolution 2023-02 approved and passed, Planning Commission Chair Kaleb Westfall and Mayor Alice Ruby to sign the Mylar Plat provided by the State of Alaska DOT&PF Department.

- [3.](#) Adopt Resolution 2023-02; A Resolution of the Dillingham Planning Commission to Accept the State of Alaska Department of Transportation & Public Facilities Right-Of-Way Map

NEW BUSINESS

4. The Planning Department has compiled a list of projects to be considered for Projects already in progress due to Department Expressed Need to work in an effective and efficient manner.

COMMISSIONER COMMENTS

ADJOURNMENT



PLANNING COMMISSION

Monday, September 18 2023, at 5:30 PM

MINUTES

In compliance with the Americans with Disabilities Act, individuals needing special accommodations / during this meeting should notify the City of Dillingham at 907-842-5212 at least three working days before the meeting.

MEETING INFORMATION

**PLANNING COMMISSION REGULAR MEETING
CITY HALL COUNCIL CHAMBERS / 5:30 p.m.**

CALL TO ORDER

A regular meeting of the Planning Commission was held on Wednesday September 19, 2023, at the Dillingham City Council Chambers and via video conferencing, in Dillingham, Alaska. Commissioner Westfall called the meeting to order at 5:38 p.m.

ROLL CALL

Commission members present and establishing a quorum (a quorum being four):

- | | | | |
|----------------|------------------|--------------|------------------|
| Kaleb Westfall | Gregg Marxmiller | Susan Isaacs | Jennifer Evridge |
|----------------|------------------|--------------|------------------|

Commission members absent:

- | | | |
|----------------|-----------------|-----------------|
| Bert Luckhurst | Michael Bennett | Elizabeth Clark |
|----------------|-----------------|-----------------|

APPROVAL OF MINUTES

Minutes of May 10, 2023, Planning Commission Meeting

MOTION: Commissioner Sue Isaacs moved and Commissioner Jennifer Evridge seconded the motion to approve the Planning Commission minutes.

VOTE: The motion passed unanimously by vote

APPROVAL OF AGENDA

Agenda of September 19, 2023, Planning Commission Meeting.

MOTION: Commissioner Sue Isaacs moved and Commissioner Jennifer Evridge seconded the motion to approve the Planning Commission minutes.

VOTE: The motion passed unanimously by vote

COMMUNICATIONS

Communications to the planning commission

No Guest Speakers were scheduled to speak

Planner’s report

2. Summer 2023 Projects Update:

2-1. Aerated Lagoon Project:

This project has been awarded to Udelhoven Oilfield Systems and the groundwork for grubbing and clearing will occur in the fall of 2023 as it fits into JJC Enterprises, LLC schedule as they are wrapping up on the Nerka Project. They want all the vegetation stripped during this fall so ground work can be done as soon as the snow and ice are gone in the spring of 2024 and not have to worry about the “bird window” of May 1-June 15th 2024.

2-2. Playground Fencing, BBAHC Donation:

This project was completed in the summer of 2023 with the exception of installing the South End of the fencing so that area can be used for snow stacking over the 2023-2024 winter.

2-3. Downtown Fire Hall Replacement:

Currently the downtown fire hall is not being utilized and the Fire Chief is looking for a new location for the Downtown Fire Hall as well as a new building design. Due to the new road work that has been completed in the downtown area over the last few years, the current Downtown Fire Hall is sinking. Chief Heyano is weighing options within the downtown area that would best suit the new building.

2-4. Potential Movie/Show Opportunity for Dillingham by Legit Productions, The Story of Art in America:

Legit Productions has approached the City of Dillingham with completing a filming episode for the series that they are running. Sue did state that we should reach out to others in our community for this project. Sue also recalled that years previously when the bed and alcohol tax was created and implemented that a portion of that tax (possibly 1%) would be set aside for tourism and she does considered this a tourism project. Sue did disclose that she recalls Chris Hladick authorizing \$1,500.00 for a print that was completed by the Bristol Bay Times and advertising for the City of Dillingham. Sue believes the bed tax is underutilized and a portion should be used for a section of this type of advertising or promotion for the City of Dillingham and tourism. Gregg did as that if a resolution is provided to support this funding, that it should include a “Whereas, a portion of the bed tax is to be used for tourism” if it is proven so this type of information is not lost again, and it is clear to the citizens where the money came from to fund this type of project.

Kaleb did ask if any Commissioners had any objections to this Whereas. Jennifer did ask that this be researched to ensure that if an section of the funding were to be set aside to benefit the community, that it was completed. Gregg did state that there are some restrictions to designated funding and that he was under the impression that it could not be so cut and dry as the funding has to go to a more general fund unless it was an excised tax.

An update from the Unicom fiberoptic project was received on August 14, 2023 by mail. Patty did mention that she was communication with Nushagak Cooperatives on their Nuyaka River Hydroelectric Concept and their fiberoptic projects in and around Levelock. Nushagak Cooperatives will be creating an informational status for current projects so the community members can be aware of any new projects in and around Dillingham. They will be utilizing Alaska Directional for this project. Jennifer did ask where they are in the project, Patty did state that are in the beginning stages of the project. Kaleb did state that this project for Nushagak will be through their already owned or approved easements and the remainder of the project will be underground which underground work will be through their underground easements. Gregg asked for clarification on Nushagak and Unicom project as he knows they are competitors. Patty clarified, since the projects are both fiberoptic they do tie together only at Nushagak Cooperative’s pedestal located at the base of Kanakanak Hospital lands. Gregg did have concern for the Subsistence Fishers at Kanakanak Beach and this should be considered while moving forward if it does move forward. Gregg also asked for the clarification on Nushagak’s behalf, Patty informed him that was the intension for the communication as I was able to

provide something to the Commissioners on Unicom’s project but have nothing to provide the commissioners with for any Nushagak Cooperatives potential projects.

2.5. Potential Partnership for UAF/BBC Alaska Sea Grant Marine Advisory Program:

In communication with Tav Ammu, Alaska Sea Grant, Marine Advisory Program Agent and BBNA’s Economic Development Program Manager, Kristina Andrew, a feasibility Study and Business Plan in Dillingham has sparked the idea of a Seas Food Innovation Center. Currently this is an idea that would take a lot of work, research and outreach to community members. This is an early introduction to this project and is only in the feasibility study portion. It would provide a space focused on the Sea Food Industry that promotes local participation in the Sea Food Industry cluster and creation of small businesses. Included but not limited to commercial fishing, mariculture, food processing, business management, resource management, sport fish, subsistence and creating a more accessible space for businesses that are located downtown but not located inside the already busy and full Small Boat Harbor. Patty did state due to the higher amounts of traffic inside the boat harbor, this could be beneficial to eliminate the excess traffic and installing the pavilion across the street as well as develop the area for local vendors and food trucks. Patty did state that adding the art aspect of this would eliminate excess activity and promoting growth of Dillingham. Gregg did mention that we should be following the Dillingham Waterfront Strategic Plan as well. Gregg also mentioned that the wind is a factor as the park at the end of the Boat Harbor. Also it is difficult due to the dredging within the harbor and layout of the dredging pipes that go out into the water from under the street then back out to the bay. This move would benefit the local growth as a protection by way of following the FEMA guidelines as well as additional protection for our power plant. Gregg commented that he was recently at a flee market elsewhere while traveling and he thinks that this type of this plan would be beneficial for markets and local artists. Patty stated that she was looking at the National Endowment for the Arts, specifically the Our Town funding. Gregg did state that utilizing the park at the end of the harbor is difficult due to the business of the harbor and the Harbor Master, Danny Miller is involved and is a contributing factor for this potential project. Patty did disclose that the property across Scandinavian Creek is privately owned and the Waterfront Strategic Plan was developed without having larger discussions like this as a portion of the Plan is flawed as that landowner does not want a revetment in front of the harbor entrance as they use that space to haul out their large barge and it is stored in that location over the winter months.

2.6 Status Update for Planning Commission and Community Involvement

Comprehensive Plan: Agnew::Beck is currently writing the Comprehensive Plan which included the questions that Agnew::Beck. Still going to do the public process of the Comprehensive Plan, but I needed to know if the Planning Commissioners also wanted to complete an electronic version that can be filled out on-line as well. All Commissioners wanted both a paper and electronic version to be completed to gather the information from the public to assist with this. Patty will work with Agnew::Beck on this electronic version. Gregg did state that historically in his experience with polls it has been difficult to obtain responses and it may be beneficial to hire this portion out instead of a city employee driven poll. It was disclosed that a study was conducted by S.A.F.E. was forwarded to Agnew::Beck that had completed last month to help share information that was already available. Jennifer wanted to ensure that the public could weigh in with their wants and needs for our community.

2.7 Review the City of Dillingham owned Properties – This was included in the Planning Commission packet so the City Properties can be reviewed by the Commissioners. Patty did disclose that there may be an error to one lot as it may belong to the Dillingham City School District as it was disclosed in the City Council meeting that the school district does have a deed to their land. Patty will be working with the school district to request a copy and clarify who the land does belong to as Mayor Ruby did state that she was under the impression that the school district could not own land and it may have been reverted to the city. Sue thanked staff for the property list.

Patty gave a short update on the Landfill, including the purchase of the 4-wheeler to start the Air Quality Monitoring Program again on a quarterly basis per State of Alaska Air Quality requirements. Patty did state that the Green Star Program would be in Dillingham on October 4, 5, and 6th to complete a site visit of the Landfill, Water, and Wastewater facilities so a full Report can be written. Once received it will be shared via the Planning Department Report. Patty has started communication with surrounding villages to start Regional Projects to reduce costs and increase funding probability if applying for grants.

Nerka Road Improvements Update – The Nerka Road Improvements is on paused. The previously planned paving will not occur this year but is slated to be paved next year. BBNC, BBNA, and BBEDC are working with the City of Dillingham to have a Heavy Equipment Class to train Public Works Department. During this training, they will cover how to property clear snow with anticipation of going over the Nerka Subdivision and how to properly grade this road through the winter to minimize any damage to the unpaved road with finished edges.

Downtown Fire Hall Replacement – Norman Heyano has a plan that he would like to build as a replacement. The joint Public Safety Building that was previously being planned is no longer being sought after by most as it causes many difficulties, the current desired plans are stand alone buildings to increase privacy for all involved. Sue requested if this would take place this next year,

A 5-minute meeting break was requested by Commissioner Gregg Marxmiller. Commissioner Chair Westfall declared a break with returning at 7:15pm.

Commissioner Chair Westfall, called the meeting back to order at 7:17pm.

Citizen’s comments on items not on the agenda

No one was in the room or on-line to make any comments

PUBLIC HEARINGS

No Public Hearings

UNFINISHED BUSINESS

- 4. Comprehensive Plan update, completed – see above.
- 5. Review the City of Dillingham Properties, completed – see above.
- 6. Building Status: Demolition Recommended
 Future Plans of Land/Space of current building where the Territorial Building. In 2012 a structural Engineer did complete an assessment which the recommendation at the time was to no longer use the building until the foundation was corrected. Since that time no corrections were made and the information was lost along the way and the building was then again being used for storage and occasional use. It was reported to Acting City Manager Kimberly Johnson that the building has shifted to the point where one of the doors no longer closes. She determined the previous recommendation should be followed and the City Staff emptied the building, the door that no longer closed was forced closed and screwed shut with a 2x6 to prevent future access. The building was assessed again with a separate structural engineer who deemed the structure is completely unsafe and should not be accessed or utilized any longer. The water pipes aged so much that they are beginning to fail by thinning pipe walls and leaking, which occurred to the water inlet pipe to the Territorial building which then feeds into Public Health and City Hall. The water to both buildings will have to be rerouted once the building is torn down. Patty reminded the Planning Commissioners that the water and wastewater infrastructure is failing as these items should be kept in the forefront as we move forward with Planning.

NEW BUSINESS

- 7. Moto (Motto) for this CIP List: Focusing on Completing previous CIP Items – Would like to have both paper and electronic versions as well. This list will most likely be from last year with the Commissioners ranking them. Gregg reminded the Commissioners of the creation of the CIP List to keep in mind that the Capital Improvements list contains items that are needed by the Departments, which are most likely to be funded, and to allow for Public Comment on the CIP. Gregg reminded the other commissioners that the previous CIP (2018 and forward) Lists are located on the Planning portion of the City Website.
- 8. Fence Donation by the Bristol Bay Area Health Corporation, Patty reminded the Commissioners that this gift did not go through the Planning Commission and was gifted directly to the City by way of Resolution to the City Council. The fence looks amazing, their has been a combination lock on the “Vehicle gate” to prevent damage by uninvited vehicles, but the “Man gates” are kept unlocked at all times.

COMMISSIONER COMMENTS

Gregg Marxmiller: Requested to have a cleaner agenda, and if a status update is occurring to have that identified in the agenda itself. Gregg thanked staff for all the data that was shared in this meeting.

Jennifer Evridge: Thanked staff for their work. Jennifer did recommend the new Fire Hall be located where the Territorial Building is currently located.

Sue Isaacs: Sue thanked staff for all the information in tonight’s meeting. During the Comprehensive Plan update Sue expressed the need to have a varying age group participate to gain a wider net of needs throughout the community.

Kaleb Westfall: Thanked the Commissioners for meeting on a Monday evening. Glad the Comp Plan is moving forward and welcomed all back from summer.

ADJOURNMENT

Commissioner Chair Westfall adjourned the meeting at 7:43pm.

Commissioner Kaleb Westfall

ATTEST:

Patty Buholm, Planning Director

Approval Date: _____

/Mayor
Alice Ruby

City Manager
Kimberly Johnson



Dillingham City C

Section . Item #2.

Bertram Luckhurst
Michael Bennett
Steven Carriere
Curt Armstrong
Kaleb Westfall

MEMORANDUM

Date: October 19, 2023
To: Kimberly Johnson, City Manager
From: Patty Buholm, Planning Director
Subject: September and October Monthly Report

Acknowledgements and Recognitions:

- Melany Eakin and Jared Miller, Bristol Bay Area Health Cooperation's Environmental Health, and Safety Department for their role in the recycling efforts at the Landfill with the Paint and Electronic backhaul efforts.
- Desi Bond Curyung Tribal Council's Environmental Coordinator for her efforts with the Paint and Electronic backhaul efforts.
- Curyung Tribal Council for allowing the City of Dillingham to use their forklift and Trailer to relocate a majority the refrigerators and freezers to a new location within the landfill (towards the back next to the Metal Pile) to be staged for freon removal next year after temperatures reach 65 degrees or higher.
- Friends of the Landfill volunteers for coming to the Landfill to assist with trash pick-up and assist with the clean-up of the Transfer Station recycle area. Thank you, Paul Liedberg and Janet Dieckgrafe.

Department Accomplishment and Opportunities:

- I was requested to attend the Infrastructure Symposium in Anchorage by City Manager Kimberly Johnson. During this trip I was able to learn more about funding opportunities that are available to the City of Dillingham, make connections with
- At request of the City Clerk, I assisted with the City Elections and served on the Canvas committee.
- Tanner Johnson, Environmental Programs Coordinator at Alaska Forum and our Green Star Program Contact Was able to tour the Water Plant, the Wastewater Lagoon, and Landfill during his visit to Dillingham on 10/05/23 -10/07/23. Tanner and myself were able to participate in the BBNC Career Fair on 10/07/23 and I was able to introduce myself to some of the BBNC staff, and the Administrators/Mayors for some of the villages closest to Dillingham. Most of the conversations were driven towards future projects and partnerships for the City of Dillingham.

Projects – Progress and Public Impacts:

- Aerated Lagoon Improvement Project: The project was awarded to Udelhoven.
- The Territorial Building Demolition: This project is still pending, and I have supported Manager Johnson with assigned items as requested.
- The Landfill Cleanup Project: This project is not completed; however, a massive amount of work has been completed by all City Staff. I have supported Manager Johnson and the Landfill Staff as needed or requested to ensure forward movement towards an October Landfill Inspection. The inspection did not occur yet due to an unexpected and unplanned emergency for the DEC staff. This inspection will occur during the Spring of 2024, I will report when I learn of the date of the inspection.
- The Nerka Road Improvements Project: This project has gone into winter shut down with no paving completed at this time. Due to several contributing factors, paving will not be completed until the 2024 construction season. Bristol Engineering continues to have communication with the Planning Department and Nushagak Cooperative for the installation of the street lights. I currently do have a 2024 construction timeline for progress.
- The 2023 Comprehensive Plan Update: I have been working with Agnew::Beck and their team to move forward on the Comprehensive Plan. There was a delay of 2 weeks for this project, however we were able to publish the Public Input Form on social media. Individuals will continue to be contacted to set up interviews with Agnew::Beck team for their input on the Updated Comprehensive Plan.
- The Capital Improvements Project: Projects have been identified and the Planning Commission will prioritize the projects in the regular Planning Commission meeting on 10/24/23.
- The Downtown Streets Rehabilitation Project: The Downtown Streets Rehabilitation Project Plat is set to be signed on 10/24/23. The Planning Commission meeting was postponed to accommodate the Plat signing of the SOA/DOT plat of the Downtown Streets Project as it did not come in the mail in time for the regular scheduled meeting.
- State of Alaska, DOT&PF - Airport Runway Shift: The State of Alaska DOT has been meeting with myself and the Manager regarding their Master Plan Update. The Planning Department has requested to modify the Object Free Area (OFA) for Evergreen Cemetery, exempting it from this OFA due to the crosses, fences, and headstones already placed within the cemetery.

Upcoming Calendar Items:

- Planning Commission Postponed meeting – 10/24/23
- Patty will be out of the office 10/25-10/27
- Patty to attend the ANCSA 14 (c) Land Workshop/Training – March 13-15, 2024.

Public Feedback:

- A lot of positive feedback from the community about the Landfill conditions and how organized and clean it is now.
- The street signs within the Nerka Subdivisions are a sticking point for some community members with voicing that they do not like their locations.

- Some concerns regarding the Land Use Permit have been mentioned over the need to complete this form. I am working with the new City Clerk, Dan Decker to make this easier and code compliant, so some changes will be occurring soon.

Other:

- An extensive amount of time has been spent on other Departments compliance and permitting by the Planning Department personnel. Examples of these items include: Landfill Compliance set by the State of Alaska, Department of Environmental Conservation for Landfill Permit, Air Quality Monitoring for the Landfill, Ground Water Well Monitoring for the Landfill, Ensuring all required Permits are current and valid, Action Plans for the Public Works Department and the Landfill; other items that I have been working on outside of Planning Department functions have been sharing information with new staff and sharing resources that are already created and available.
- Other large chunks of time from the Planning Department has been dedicated to older items that were not resolved in regards to land issues. Due to the amount of research and outreach for each of these land issues, some land issues are not resolved. Some of these unresolved issues include easements, land swaps, and ANCSA 14 (c) gift deeds.

List of Attachments:

- Bristol Engineers Public Notice for Winter Suspension of project and return of maintenance to the City of Dillingham.
- State of Alaska DOT Master Plan, Sheet 20
- Public Input Form, Comprehensive Plan (November 30 Deadline)

PUBLIC NOTICE

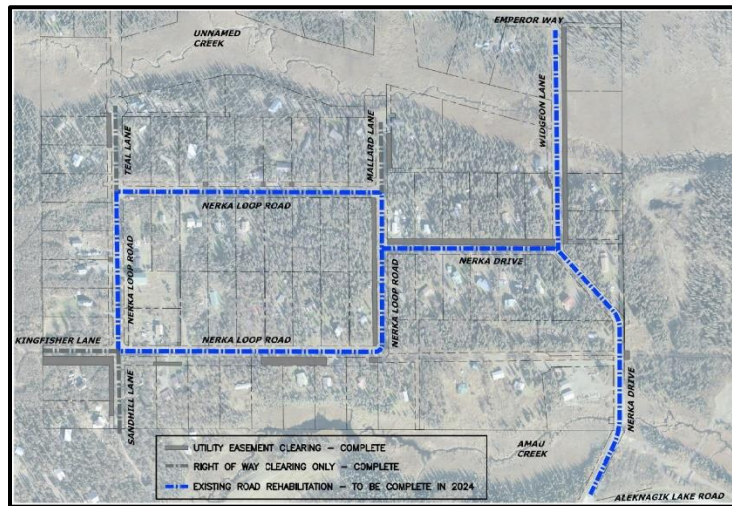
Section . Item #2.

DATE: October 19, 2023
TO: Residents of Dillingham
FROM: Bristol Engineering Services Company
RE: Nerka Subdivision Roadway Improvements – Public Notice of Construction Update 2023-2024

Project: The Nerka Roadway Improvements project has transitioned into winter shutdown and will resume in Summer 2024. Clearing of right of ways and select utility easements, and utility relocation is complete. Rehabilitation of Nerka Drive, Nerka Loop Road and Widgeon Lane is near completion, except for the top layer of aggregate base course, asphalt pavement, and traffic markings.

Schedule: Construction to resume in Summer 2024. Schedule details to be determined.

Stakeholders: City of Dillingham and Curyung Tribal Council (owners), JJC Enterprises (contractor), Bristol Engineering Services, LLC (engineer).



Contact: Please direct all questions, comments, or concerns to the Engineer.

Isaac Pearson, P.E.
Engineer
Bristol Engineering Services Company LLC
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Mobile: (907) 351-1545
ipearson@bristol-companies.com

Jayne Perkins, EIT
Resident Project Representative
Bristol Engineering Services Company LLC
Project Mobile: (907) 717-4397
jperkins@bristol-companies.com

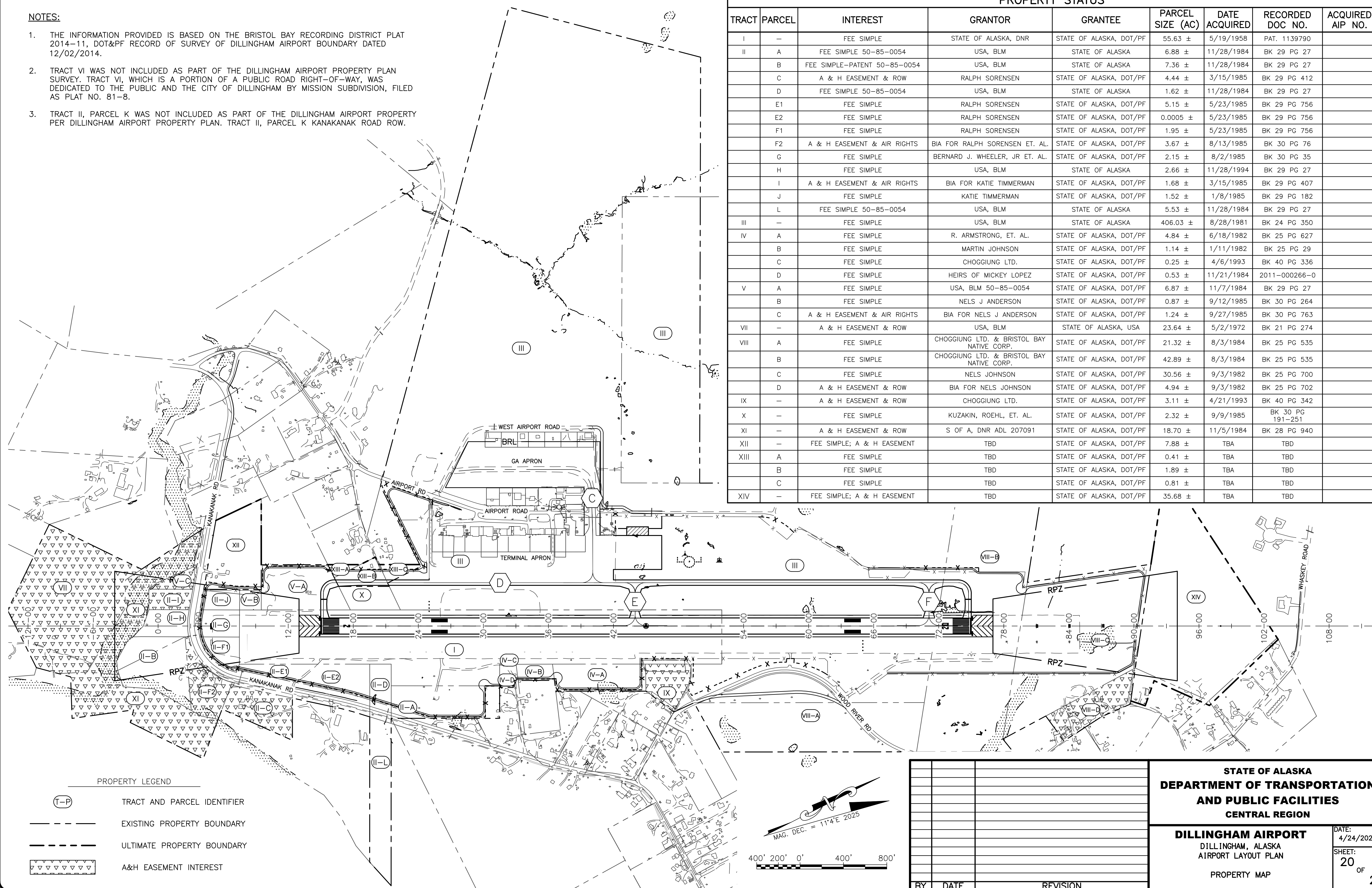


NOTES:

- 1. THE INFORMATION PROVIDED IS BASED ON THE BRISTOL BAY RECORDING DISTRICT PLAT 2014-11, DOT&PF RECORD OF SURVEY OF DILLINGHAM AIRPORT BOUNDARY DATED 12/02/2014.
- 2. TRACT VI WAS NOT INCLUDED AS PART OF THE DILLINGHAM AIRPORT PROPERTY PLAN SURVEY. TRACT VI, WHICH IS A PORTION OF A PUBLIC ROAD RIGHT-OF-WAY, WAS DEDICATED TO THE PUBLIC AND THE CITY OF DILLINGHAM BY MISSION SUBDIVISION, FILED AS PLAT NO. 81-8.
- 3. TRACT II, PARCEL K WAS NOT INCLUDED AS PART OF THE DILLINGHAM AIRPORT PROPERTY PER DILLINGHAM AIRPORT PROPERTY PLAN. TRACT II, PARCEL K KANAKANAK ROAD ROW.

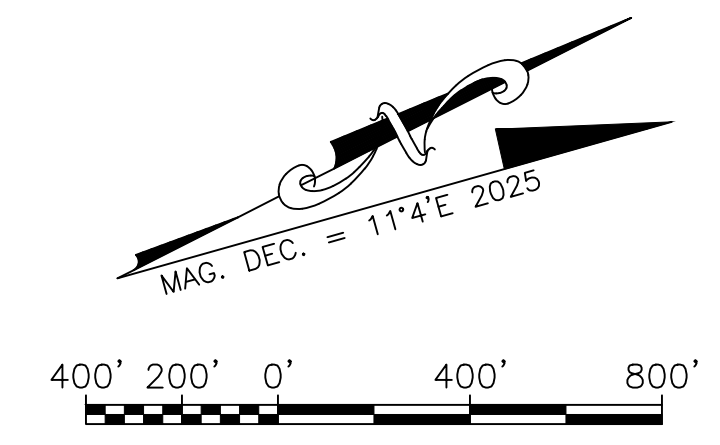
Designed By: MW/RLC
 Drawn By: MW/RLC
 Checked By: CLB
 Date Plotted: 4/24/2023, 12:13 PM
 Product Name: Map
 File Name: Z:\projects\2020_01_DOT_C_BLG_AMP\Report\ALP\ALP-DIG-Property_Map.dwg

PROPERTY STATUS								
TRACT	PARCEL	INTEREST	GRANTOR	GRANTEE	PARCEL SIZE (AC)	DATE ACQUIRED	RECORDED DOC NO.	ACQUIRED AIP NO.
I	-	FEE SIMPLE	STATE OF ALASKA, DNR	STATE OF ALASKA, DOT/PF	55.63 ±	5/19/1958	PAT. 1139790	
II	A	FEE SIMPLE 50-85-0054	USA, BLM	STATE OF ALASKA	6.88 ±	11/28/1984	BK 29 PG 27	
	B	FEE SIMPLE-PATENT 50-85-0054	USA, BLM	STATE OF ALASKA	7.36 ±	11/28/1984	BK 29 PG 27	
	C	A & H EASEMENT & ROW	RALPH SORENSEN	STATE OF ALASKA, DOT/PF	4.44 ±	3/15/1985	BK 29 PG 412	
	D	FEE SIMPLE 50-85-0054	USA, BLM	STATE OF ALASKA	1.62 ±	11/28/1984	BK 29 PG 27	
	E1	FEE SIMPLE	RALPH SORENSEN	STATE OF ALASKA, DOT/PF	5.15 ±	5/23/1985	BK 29 PG 756	
	E2	FEE SIMPLE	RALPH SORENSEN	STATE OF ALASKA, DOT/PF	0.0005 ±	5/23/1985	BK 29 PG 756	
	F1	FEE SIMPLE	RALPH SORENSEN	STATE OF ALASKA, DOT/PF	1.95 ±	5/23/1985	BK 29 PG 756	
	F2	A & H EASEMENT & AIR RIGHTS	BIA FOR RALPH SORENSEN ET. AL.	STATE OF ALASKA, DOT/PF	3.67 ±	8/13/1985	BK 30 PG 76	
	G	FEE SIMPLE	BERNARD J. WHEELER, JR ET. AL.	STATE OF ALASKA, DOT/PF	2.15 ±	8/2/1985	BK 30 PG 35	
	H	FEE SIMPLE	USA, BLM	STATE OF ALASKA	2.66 ±	11/28/1994	BK 29 PG 27	
	I	A & H EASEMENT & AIR RIGHTS	BIA FOR KATIE TIMMERMAN	STATE OF ALASKA, DOT/PF	1.68 ±	3/15/1985	BK 29 PG 407	
	J	FEE SIMPLE	KATIE TIMMERMAN	STATE OF ALASKA, DOT/PF	1.52 ±	1/8/1985	BK 29 PG 182	
	L	FEE SIMPLE 50-85-0054	USA, BLM	STATE OF ALASKA	5.53 ±	11/28/1984	BK 29 PG 27	
III	-	FEE SIMPLE	USA, BLM	STATE OF ALASKA	406.03 ±	8/28/1981	BK 24 PG 350	
IV	A	FEE SIMPLE	R. ARMSTRONG, ET. AL.	STATE OF ALASKA, DOT/PF	4.84 ±	6/18/1982	BK 25 PG 627	
	B	FEE SIMPLE	MARTIN JOHNSON	STATE OF ALASKA, DOT/PF	1.14 ±	1/11/1982	BK 25 PG 29	
	C	FEE SIMPLE	CHOGGIUNG LTD.	STATE OF ALASKA, DOT/PF	0.25 ±	4/6/1993	BK 40 PG 336	
	D	FEE SIMPLE	HEIRS OF MICKEY LOPEZ	STATE OF ALASKA, DOT/PF	0.53 ±	11/21/1984	2011-000266-0	
V	A	FEE SIMPLE	USA, BLM 50-85-0054	STATE OF ALASKA, DOT/PF	6.87 ±	11/7/1984	BK 29 PG 27	
	B	FEE SIMPLE	NELS J ANDERSON	STATE OF ALASKA, DOT/PF	0.87 ±	9/12/1985	BK 30 PG 264	
	C	A & H EASEMENT & AIR RIGHTS	BIA FOR NELS J ANDERSON	STATE OF ALASKA, DOT/PF	1.24 ±	9/27/1985	BK 30 PG 763	
VII	-	A & H EASEMENT & ROW	USA, BLM	STATE OF ALASKA, USA	23.64 ±	5/2/1972	BK 21 PG 274	
VIII	A	FEE SIMPLE	CHOGGIUNG LTD. & BRISTOL BAY NATIVE CORP.	STATE OF ALASKA, DOT/PF	21.32 ±	8/3/1984	BK 25 PG 535	
	B	FEE SIMPLE	CHOGGIUNG LTD. & BRISTOL BAY NATIVE CORP.	STATE OF ALASKA, DOT/PF	42.89 ±	8/3/1984	BK 25 PG 535	
	C	FEE SIMPLE	NELS JOHNSON	STATE OF ALASKA, DOT/PF	30.56 ±	9/3/1982	BK 25 PG 700	
	D	A & H EASEMENT & ROW	BIA FOR NELS JOHNSON	STATE OF ALASKA, DOT/PF	4.94 ±	9/3/1982	BK 25 PG 702	
IX	-	A & H EASEMENT & ROW	CHOGGIUNG LTD.	STATE OF ALASKA, DOT/PF	3.11 ±	4/21/1993	BK 40 PG 342	
X	-	FEE SIMPLE	KUZAKIN, ROEHL, ET. AL.	STATE OF ALASKA, DOT/PF	2.32 ±	9/9/1985	BK 30 PG 191-251	
XI	-	A & H EASEMENT & ROW	S OF A, DNR ADL 207091	STATE OF ALASKA, DOT/PF	18.70 ±	11/5/1984	BK 28 PG 940	
XII	-	FEE SIMPLE; A & H EASEMENT	TBD	STATE OF ALASKA, DOT/PF	7.88 ±	TBA	TBD	
XIII	A	FEE SIMPLE	TBD	STATE OF ALASKA, DOT/PF	0.41 ±	TBA	TBD	
	B	FEE SIMPLE	TBD	STATE OF ALASKA, DOT/PF	1.89 ±	TBA	TBD	
	C	FEE SIMPLE	TBD	STATE OF ALASKA, DOT/PF	0.81 ±	TBA	TBD	
XIV	-	FEE SIMPLE; A & H EASEMENT	TBD	STATE OF ALASKA, DOT/PF	35.68 ±	TBA	TBD	



PROPERTY LEGEND

(T-P)	TRACT AND PARCEL IDENTIFIER
---	EXISTING PROPERTY BOUNDARY
---	ULTIMATE PROPERTY BOUNDARY
▽▽▽▽▽	A&H EASEMENT INTEREST



BY	DATE	REVISION

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
CENTRAL REGION

DILLINGHAM AIRPORT
 DILLINGHAM, ALASKA
 AIRPORT LAYOUT PLAN

PROPERTY MAP

DATE:
4/24/2023
 SHEET:
20
 OF
21

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

RIGHT OF WAY MAP

ALASKA PROJECT

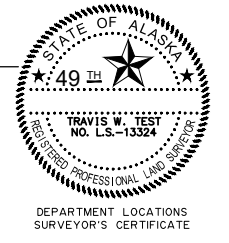
DILLINGHAM: DOWNTOWN STREETS REHABILITATION 0001335 Z571800000

PLAT APPROVAL
 THIS PLAT, HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM PLANNING COMMISSION, AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF _____, 20____ IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW PERTAINING THERETO.

DATE _____
 CHAIRPERSON, PLANNING COMMISSION _____

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

DATE _____ REGISTRATION NUMBER _____
 TRAVIS W. TEST
 ALASKA DOT&PF
 4111 AVIATION AVENUE
 ANCHORAGE AK 99502
 PHONE: (907) 269-0700



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

DATE _____ REGISTRATION NUMBER _____
 Robert M. Keiner
 ALASKA DOT&PF
 4111 AVIATION AVENUE
 ANCHORAGE AK 99502
 PHONE: (907) 269-0700



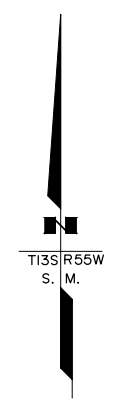
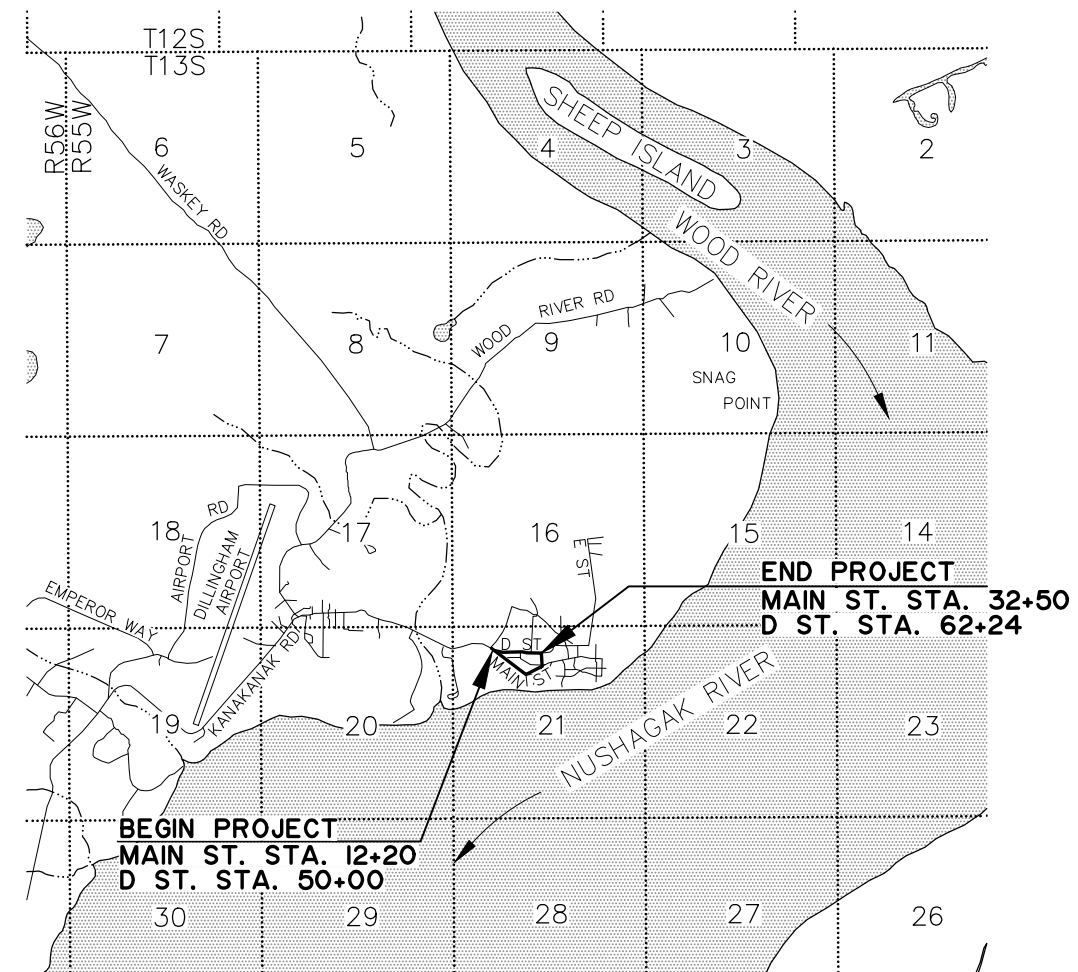
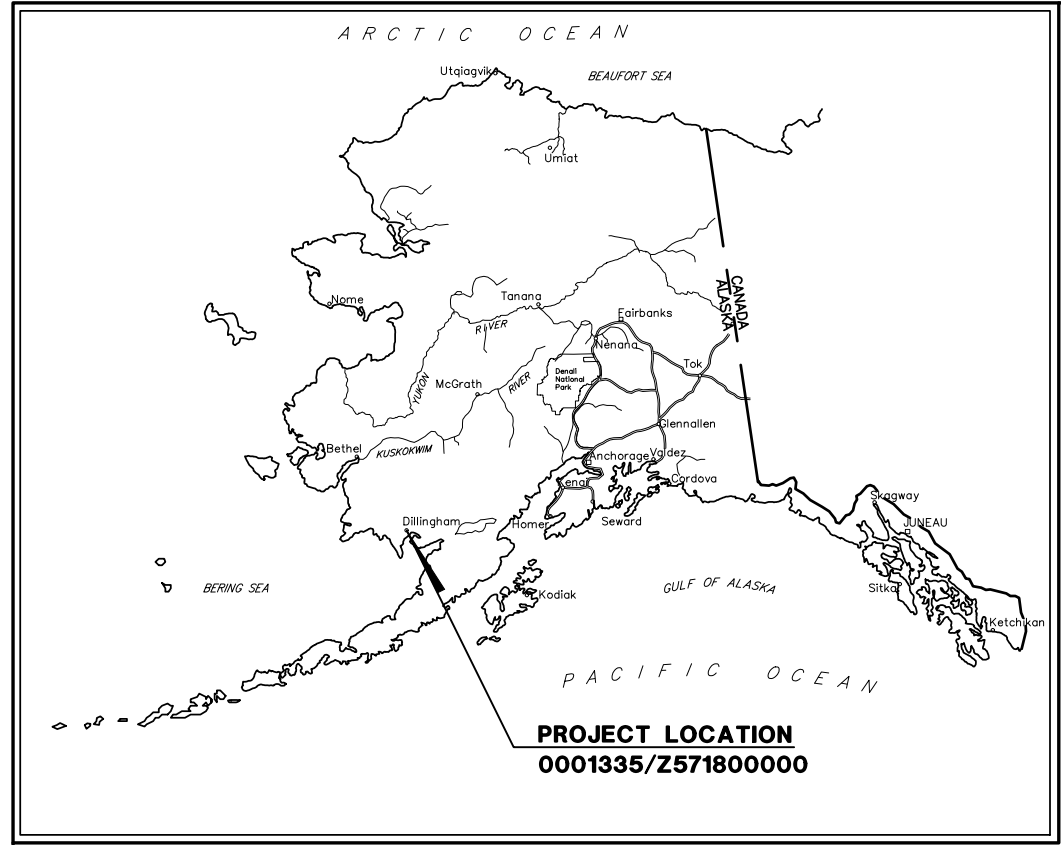
**DEPARTMENT OF
 TRANSPORTATION & PUBLIC FACILITIES**

APPROVED _____, 20____
 Date

REGIONAL CHIEF R/W AGENT _____

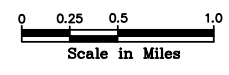
LOCATED WITHIN PROTRACTED SECTION 21, T13S, R55W, S.M. AK

BRISTOL BAY RECORDING DISTRICT
 STATE BUSINESS-NO FEE



T13S R55W
 S. M.

PROJECT LENGTH 0.6 MI.
 SCALE



RIGHT OF WAY

	<u>RECOVERED</u>	<u>SET THIS PROJECT</u>
FED. GOV'T SECTION CORNER		
FED. GOV'T 1/4 SECTION CORNER		
FED. GOV'T 1/16 SECTION CORNER		
FED. GOV'T SURVEY MONUMENT		
GOV'T CONTROL STA.		
PRIMARY MONUMENT (BRASS/AL CAP)		
MISC. SECONDARY CORNER		
PRIMARY CENTERLINE MONUMENT		
SECONDARY CENTERLINE MONUMENT		
CONTROL POINT		
TOWNSHIP & RANGE LINE		
INTERNATIONAL BOUNDARY LINE		
SECTION LINE		
1/4 SECTION LINE		
1/16 SECTION LINE		
CORPORATE or CITY LIMITS		
EXISTING RIGHT-OF-WAY		
RIGHT-OF-WAY OR EASEMENT REQUIRED		
STATION EQUATION	STA. 14+33.22 BK. = STA. 16+90.17 AHD.	
PROJECT CENTERLINE		
EXISTING CENTERLINE		
RAILROAD CENTERLINE		
PROJECT RIGHT-OF-WAY LINE (FEE)		
PROJECT RIGHT-OF-WAY (EASEMENT)		
EXISTING PROPERTY LINE		
CONTROLLED ACCESS LINE		
PERMIT LINE		
EXISTING RIGHT-OF-WAY EASEMENT		
EXISTING UTILITY EASEMENT		
PROPOSED UTILITY EASEMENT		

SECTION LINE EASEMENT AND SECTION LINE-CENTERLINE INTERSECTION

UTILITIES

	<u>EXISTING</u>	<u>PROPOSED</u>
PIPELINES:		
STORM DRAIN		
MANHOLE STORM DRAIN		
CURB INLET CATCH BASIN		
FIELD INLET CATCH BASIN		
PIPE CULVERT w/ END SECTION		
CLEANOUT		
SANITARY SEWER		
MANHOLE SANITARY SEWER		
SEPTIC VENTS		
WATER		
FIRE HYDRANT		
WELL		
VALVE OR RISER		
WATER SERVICE CONNECT		
NATURAL GAS		
OIL OR GASOLINE PIPELINE		
ELECTRIC (OVERHEAD)		
ELECTRIC (DIRECT BURY)		
ELECTRIC (OVERHEAD)		
UTILITY POLE		
UTILITY POLE WITH LUMINAIRE		
GUY POLE		
GUY WIRE ANCHOR		
TRANSMISSION TOWER [WOOD]		
TRANSMISSION TOWER [STEEL]		
ELECTRICAL PEDESTAL		
ELECTRICAL TRANSFORMER		
ELECTRIC METER		
ELECTRICAL OUTLET		
ELECTRIC MANHOLE		
TELEPHONE (OVERHEAD)		
TELEPHONE (DIRECT BURY)		
TELEPHONE (DIRECT BURY)		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
FIBER OPTIC		
FIBER OPTIC MANHOLE		
CABLE TV (OVERHEAD)		
CABLE TV (DIRECT BURY)		
CABLE T.V. PEDESTAL		
SATELLITE DISH		
U.G. DUCT (E, T, FO)		

UTILITIES

	<u>EXISTING</u>	<u>PROPOSED</u>
TYPE IA JUNCTION BOX		
TYPE II JUNCTION BOX		
TYPE III JUNCTION BOX		
TYPE IV JUNCTION BOX		
TRAFFIC CONTROLLER		
ELECTROLIER		
HIGHTOWER		
SIGNAL POLE WITH MAST		
PEDESTRIAN PUSH BUTTON		
RURAL BEACON		
SCHOOL ZONE BEACON		

EXISTING TOPOGRAPHY

EXISTING/PROPOSED

MISCELLANEOUS

	<u>EXISTING</u>	<u>PROPOSED</u>
BUILDING		
FOUNDATION		
TANKS ABOVE GROUND		
TANKS UNDERGROUND		
PLANTER		
PRIVATE SIGN		
POST/BOLLARDS		
MAILBOX		
TRAFFIC SIGN		
TRAFFIC SIGN POST #		
VENT		
GAS PUMP		
LANDSCAPE LIGHT		

ROADWAY

	<u>EXISTING</u>	<u>PROPOSED</u>
ROADWAY OBLITERATION		
LIMIT OF CUT SLOPE		
LIMIT OF FILL SLOPE		
EDGE OF PAVEMENT		
CONCRETE CURB		
CONCRETE CURB & GUTTER		
SIDEWALK		
DRIVEWAY APPROACH		
GRAVEL EDGE		
PATH / TRAIL		
BRIDGE		
TUNNEL		
NOISE BARRIER		
FENCE		
STONE FENCE		
RETAINING WALL		
HEAD & WINGWALLS		
GUARDRAIL		
END SECTION		
PARALLEL GUARDRAIL SECTION		
SPECIAL DITCH		
BOTTOM OF DITCH		
RIPRAP		
BOULDER OR BOULDERS		

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY MAP
 ALASKA PROJECT
0001335
 Z57180000

DILLINGHAM: DOWNTOWN STREETS REHABILITATION

DRAWN	RNS	DATE	AUG. 2013
CHECKED	PL	DATE	MARCH 2023

SCALE
SHEET 2

SHEET 9

SHEET 4

SHEET 8

SHEET 5

SHEET 7

SHEET 6

PORTION OF DOT&PF MAINTENANCE PROPERTY
BK 11 PG 45/201
USS 155

POR. LOT 4 ASLS 2005-51
USS 2262

POR. OF LOT 3

TRACT A1
BLOCK 6
END PROJECT STA. "D ST" 62+24

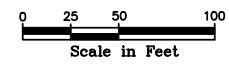
BEGIN PROJECT STA. "MAIN ST" 12+20

BEGIN PROJECT STA. "D ST" 50+00

END PROJECT STA. "MAIN ST" 32+50



PORTION OF USS 155



4/2023	CHANGED "BEGIN PROJECT" FROM 12+00 TO 12+20	PL
3/2017	DELETED PARCEL 3	RNS
DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
0001335
Z571800000

DILLINGHAM: DOWNTOWN STREETS REHABILITATION			
DRAWN	RNS	DATE	AUG. 2013
CHECKED	PL	DATE	MARCH 2023
SCALE	1"	SHEET	3

PI 11+13.27
Δ = 17°06'17.8"
T = 113.27'
L = 224.85'
R = 753.18'

BEGIN PROJECT
STA. "MAIN ST" 12+20

PI 50+53.18
Δ = 48°10'01"
T = 15.64'
L = 29.42'
R = 35.00'

PORTION OF USS 155

ASLS 2005-51

50' R/W GRANT A-053393, PARCEL NO. A-1410, SEE RIGHT-OF-WAY NOTE #2 & 3, SHEET 12

PORTION LOT 4 OF USS 2262

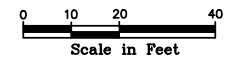
T13S1R65W
S. M.
SEC. 21

BEGIN PROJECT
STA. "D ST" 50+00

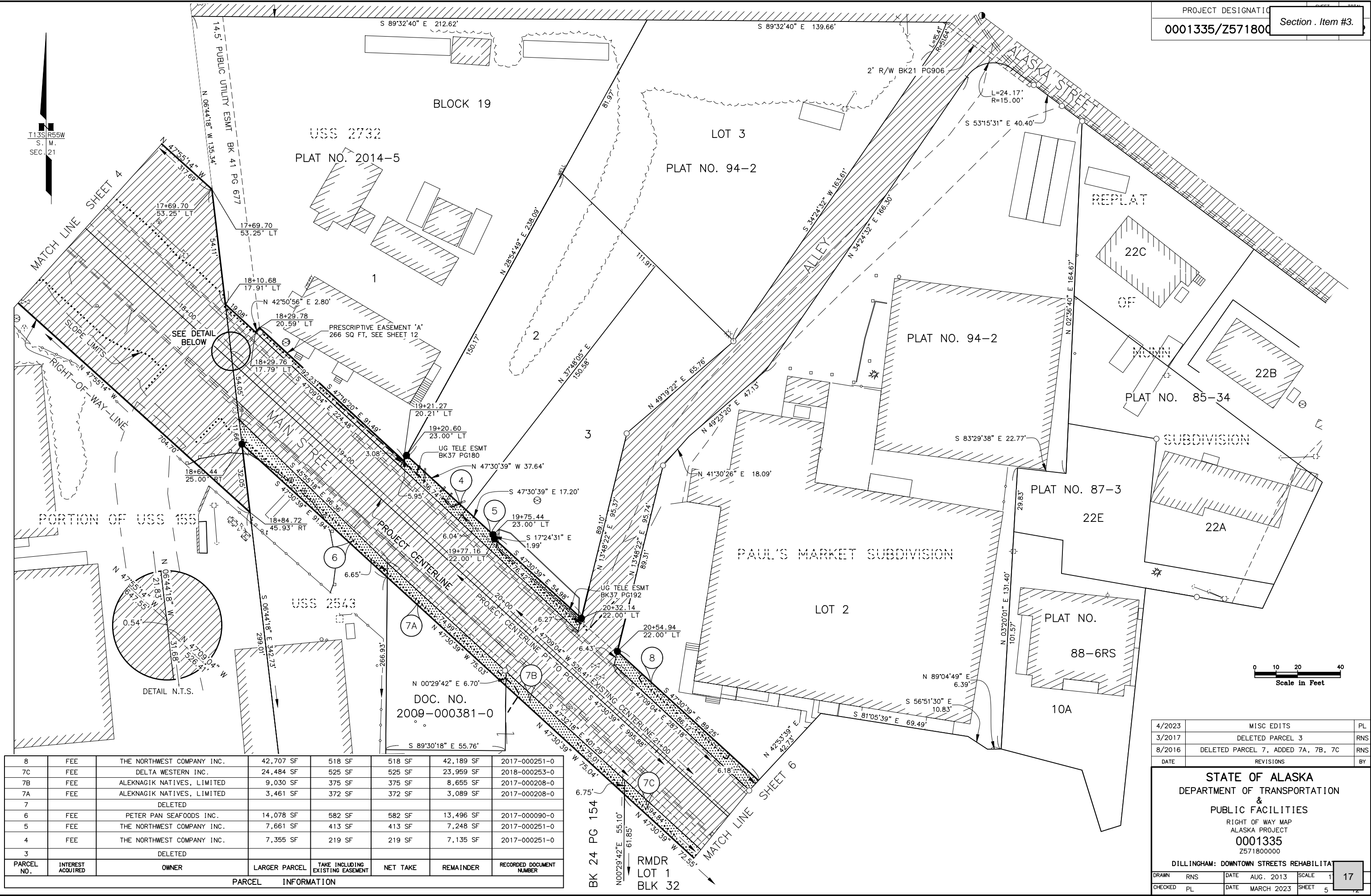
PORTION OF USS 155

PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
2	FEE	CITY OF DILLINGHAM	22,246 SF	1,284 SF	1,284 SF	20,963 SF	2017-000467-0
1	FEE	PETER PAN SEAFOODS INC.	LARGE	14,132 SF	14,132 SF	LARGE	2017-000090-0

PARCEL INFORMATION



4/2023	MISC EDITS	PL
DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT 0001335 Z571800000 DILLINGHAM: DOWNTOWN STREETS REHABILITATION		
DRAWN	RNS	DATE
CHECKED	PL	DATE
DATE	AUG. 2013	SCALE
DATE	MARCH 2023	SHEET
		16



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
8	FEE	THE NORTHWEST COMPANY INC.	42,707 SF	518 SF	518 SF	42,189 SF	2017-000251-0
7C	FEE	DELTA WESTERN INC.	24,484 SF	525 SF	525 SF	23,959 SF	2018-000253-0
7B	FEE	ALEKNAGIK NATIVES, LIMITED	9,030 SF	375 SF	375 SF	8,655 SF	2017-000208-0
7A	FEE	ALEKNAGIK NATIVES, LIMITED	3,461 SF	372 SF	372 SF	3,089 SF	2017-000208-0
7		DELETED					
6	FEE	PETER PAN SEAFOODS INC.	14,078 SF	582 SF	582 SF	13,496 SF	2017-000090-0
5	FEE	THE NORTHWEST COMPANY INC.	7,661 SF	413 SF	413 SF	7,248 SF	2017-000251-0
4	FEE	THE NORTHWEST COMPANY INC.	7,355 SF	219 SF	219 SF	7,135 SF	2017-000251-0
3		DELETED					
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER

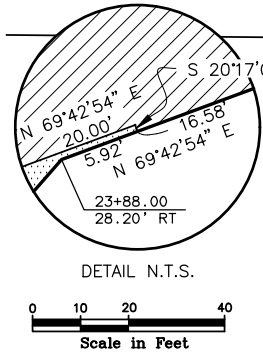
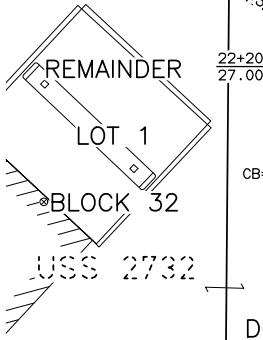
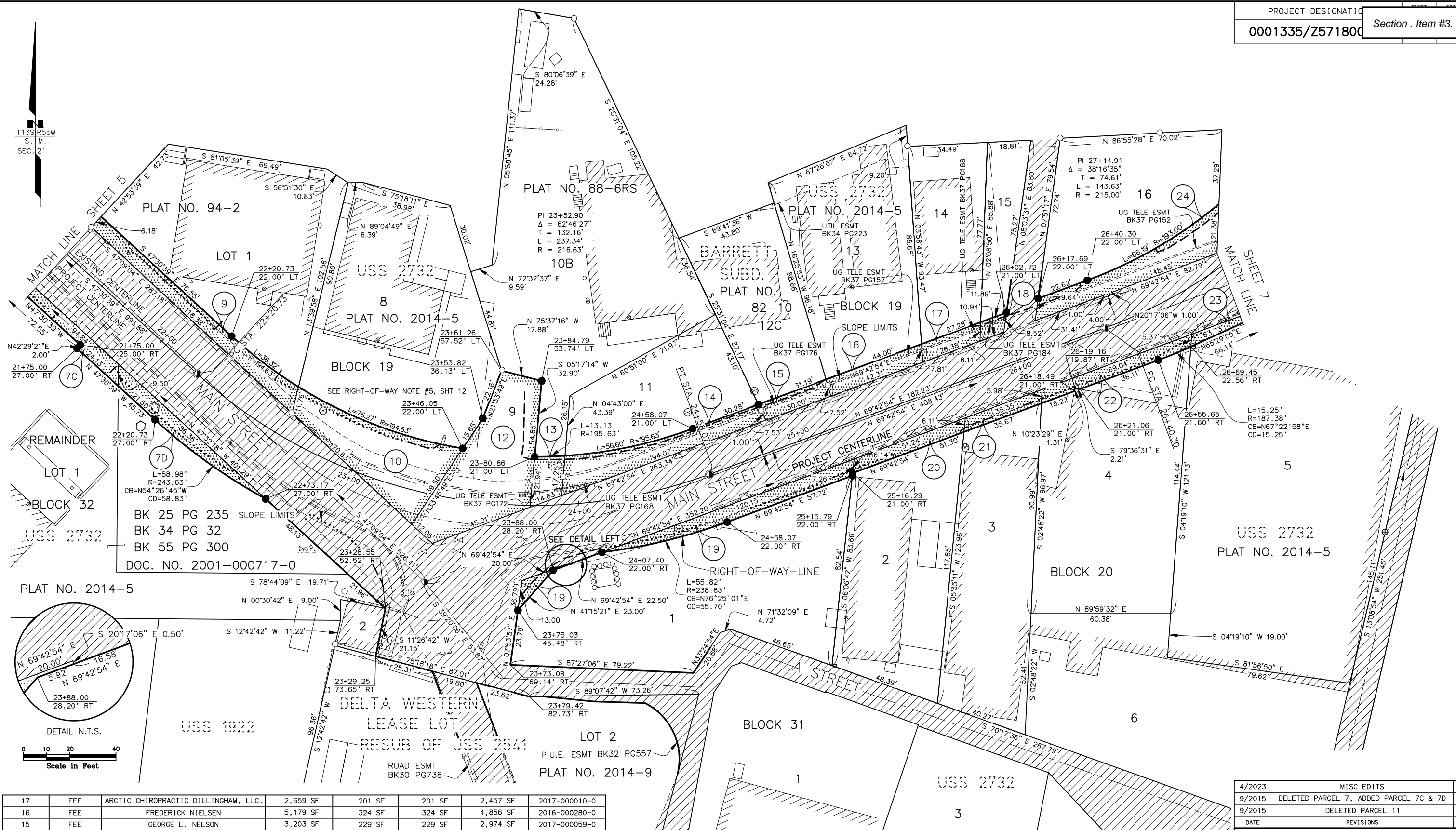
DATE	REVISIONS	BY
4/2023	MISC EDITS	PL
3/2017	DELETED PARCEL 3	RNS
8/2016	DELETED PARCEL 7, ADDED 7A, 7B, 7C	RNS

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY MAP
 ALASKA PROJECT
 0001335
 Z571800000
 DILLINGHAM: DOWNTOWN STREETS REHABILITATION

DRAWN	RNS	DATE	AUG. 2013	SCALE	1
CHECKED	PL	DATE	MARCH 2023	SHEET	5

17

T13SR55W
S. M.
SEC. 21



Scale in Feet
0 10 20 40

PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
17	FEE	ARCTIC CHIROPRACTIC DILLINGHAM, LLC.	2,659 SF	201 SF	201 SF	2,457 SF	2017-000010-0
16	FEE	FREDERICK NIELSEN	5,179 SF	324 SF	324 SF	4,856 SF	2016-000280-0
15	FEE	GEORGE L. NELSON	3,203 SF	229 SF	229 SF	2,974 SF	2017-000059-0
14	FEE	GEORGE L. NELSON	3,668 SF	855 SF	855 SF	2,813 SF	2017-000059-0
13	FEE	GEORGE L. NELSON	10,717 SF	256 SF	256 SF	10,461 SF	2017-000059-0
12	FEE	NUSHAGAK ELEC & TELE CO-OP, INC.	2,150 SF	2,150 SF	2,150 SF	0 SF	2017-000492-0
11		DELETED					
10	FEE	PARADISE ALASKA INVESTMENTS, LLC.	8,571 SF	1,631 SF	1,631 SF	6,940 SF	2017-000258-0
9	FEE	BRANNON RENTALS, LLC.	7,124 SF	806 SF	806 SF	6,318 SF	2017-000194-0
7D	FEE	DELTA WESTERN INC.	4,495 SF	452 SF	452 SF	4,043 SF	2017-000587-0
7C	FEE	DELTA WESTERN INC.	24,484 SF	525 SF	525 SF	23,959 SF	2018-000253-0

PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
24	FEE	CITY OF DILLINGHAM	4,811 SF	926 SF	926 SF	3,884 SF	2017-000468-0
23	FEE	N & N PROPERTY, LLC	15,664 SF	155 SF	155 SF	15,508 SF	2017-000178-0
22	FEE	N & N PROPERTY, LLC	6,726 SF	375 SF	375 SF	6,351 SF	2017-000178-0
21	FEE	N & N PROPERTY, LLC	4,849 SF	195 SF	195 SF	4,654 SF	2017-000178-0
20	FEE	N & N PROPERTY, LLC	4,969 SF	282 SF	282 SF	4,687 SF	2017-000178-0
19	FEE	N & N PROPERTY, LLC	8,323 SF	715 SF	715 SF	7,608 SF	2017-000178-0
18	FEE	OMNI ENTERPRISES, INC.	1,208 SF	86 SF	86 SF	1,122 SF	2017-000175-0

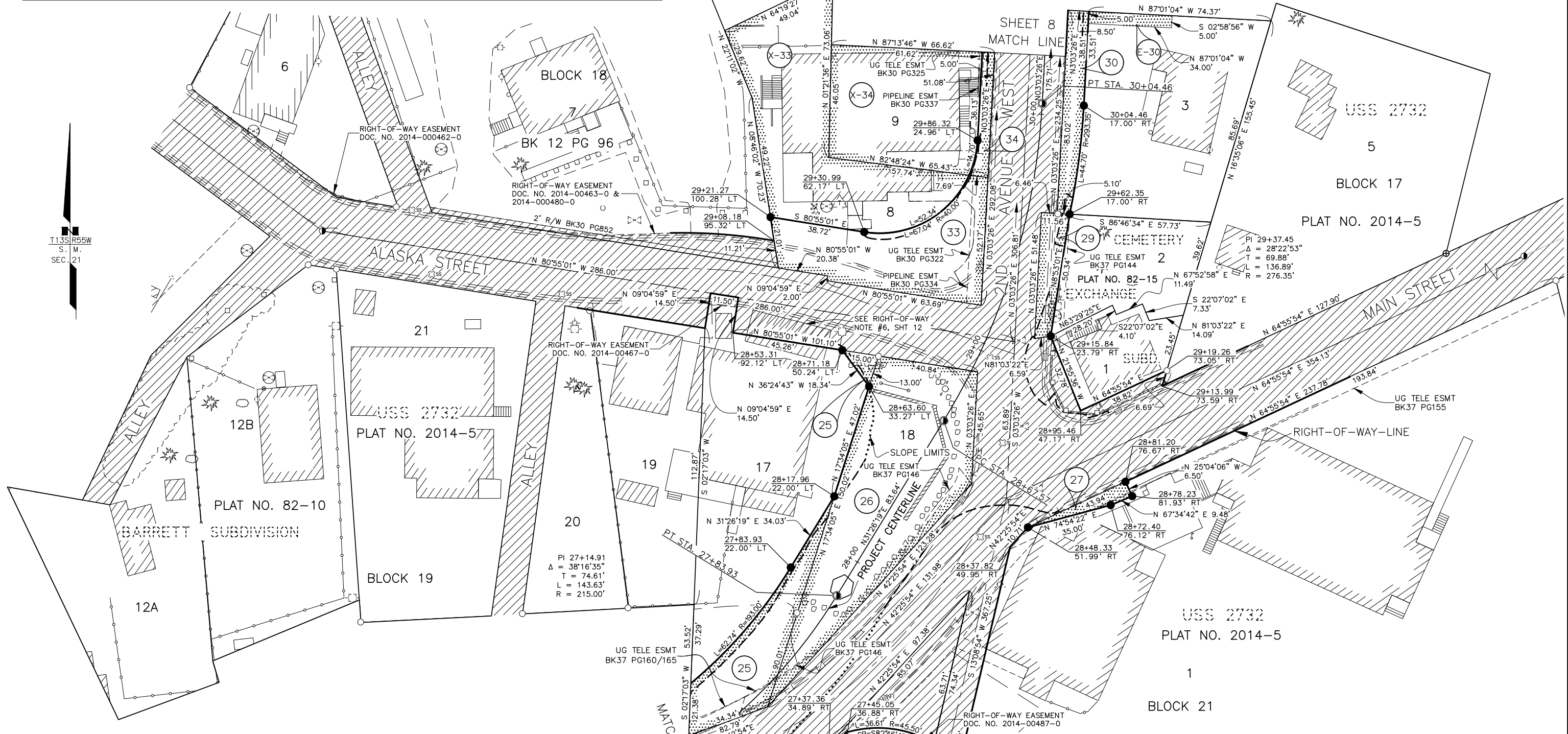
DATE	REVISIONS	BY
4/2023	MISC EDITS	PL
9/2015	DELETED PARCEL 7, ADDED PARCEL 7C & 7D	RNS
9/2015	DELETED PARCEL 11	RNS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
0001335
Z571800000

DILLINGHAM: DOWNTOWN STREETS REHABILITATION

DRAWN	RNS	DATE	AUG. 2013	SCALE	1
CHECKED	PL	DATE	MARCH 2023	SHEET	6

PARCEL NO.	INTEREST CONVEYED	CONVEYED TO:	LARGER PARCEL	AREA INCLUDING EXISTING EASEMENT	NET AREA	REMAINDER	RECORDED DOCUMENT NUMBER
X-34	FEE	ROBERT D. & M. BLANCHE KALLSTROM		2,933 SF	2,933 SF		2018-000175-0
X-33	FEE	ROBERT D. & M. BLANCHE KALLSTROM		4,186 SF	4,186 SF		2018-000175-0

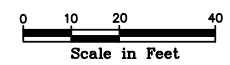


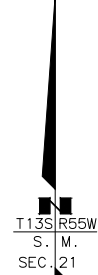
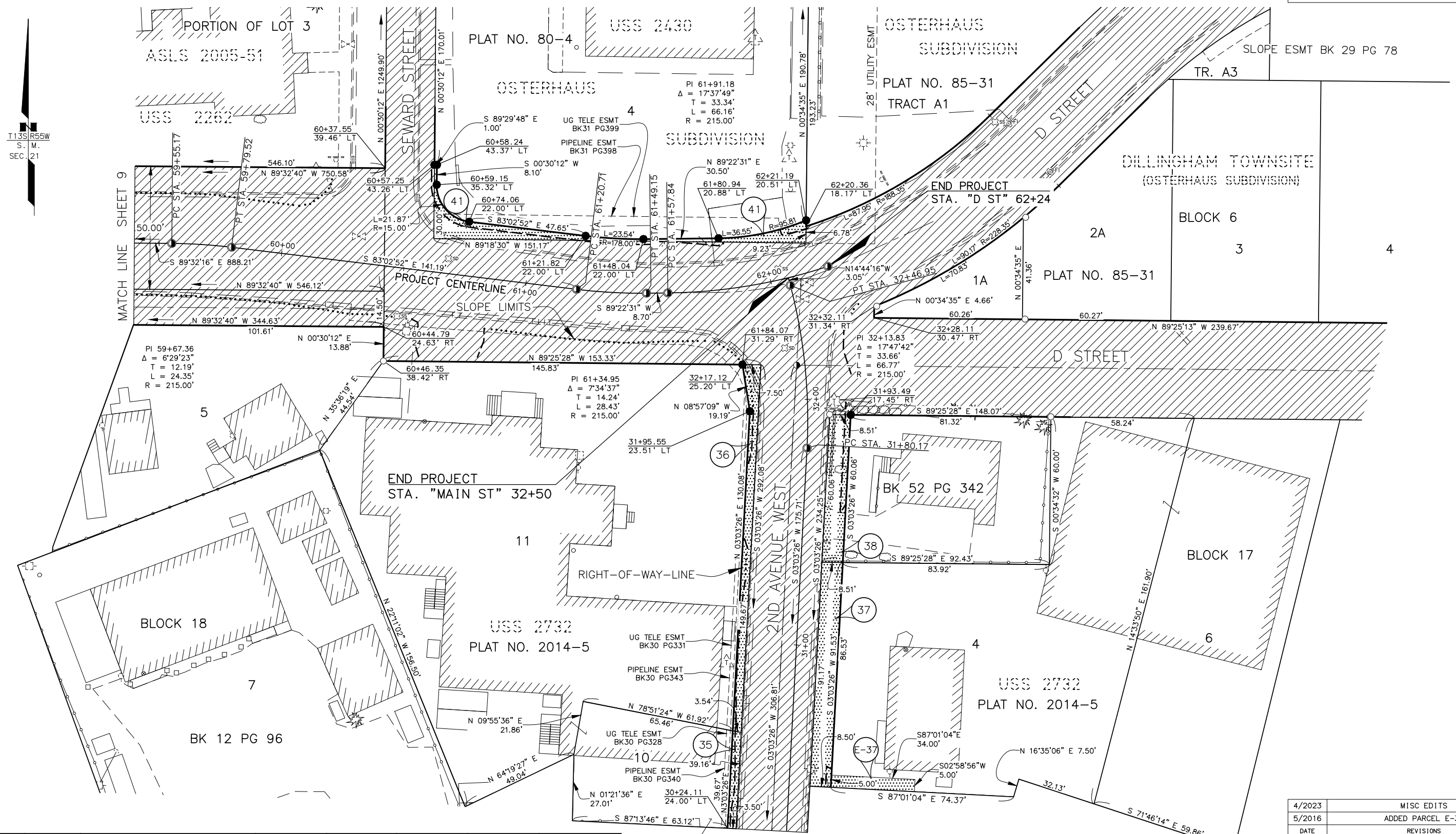
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
34	FEE	ROBERT D. & M. BLANCHE KALLSTROM	3,200 SF	3,200 SF	3,200 SF	0 SF	2018-000174-0
33	FEE	ROBERT D. & M. BLANCHE KALLSTROM	6,608 SF	6,608 SF	6,608 SF	0 SF	2018-000174-0
32		DELETED					
31		DELETED					
E-30	UTIL ESMT	CITY OF DILLINGHAM	170 SF	170 SF	170 SF		2017-000473-0
30	FEE	CITY OF DILLINGHAM	6,059 SF	655 SF	655 SF	5,403 SF	2017-000472-0
29	FEE	CITY OF DILLINGHAM	2,689 SF	456 SF	456 SF	2,233 SF	2017-000471-0
28		DELETED					
27	FEE	CITY OF DILLINGHAM	74,977 SF	164 SF	164 SF	74,813 SF	2017-000470-0
26	FEE	CITY OF DILLINGHAM	4,815 SF	4,815 SF	4,815 SF	0 SF	2017-000469-0
25	FEE	JOANN S. ARMSTRONG	8,129 SF	1,631 SF	1,631 SF	6,498 SF	2017-000177-0

DATE	REVISIONS	BY
4/2023	MISC EDITS	PL
3/2018	ADDED PCL X-33, X-34, REV PCL 34	RNS
5/2016	ADDED PCL E-30	RNS
5/2015	REV PCL 33	RNS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
0001335
Z57180000
DILLINGHAM: DOWNTOWN STREETS REHABILITATION

DRAWN	RNS	DATE	AUG. 2013	SCALE	1
CHECKED	PL	DATE	MARCH 2023	SHEET	7



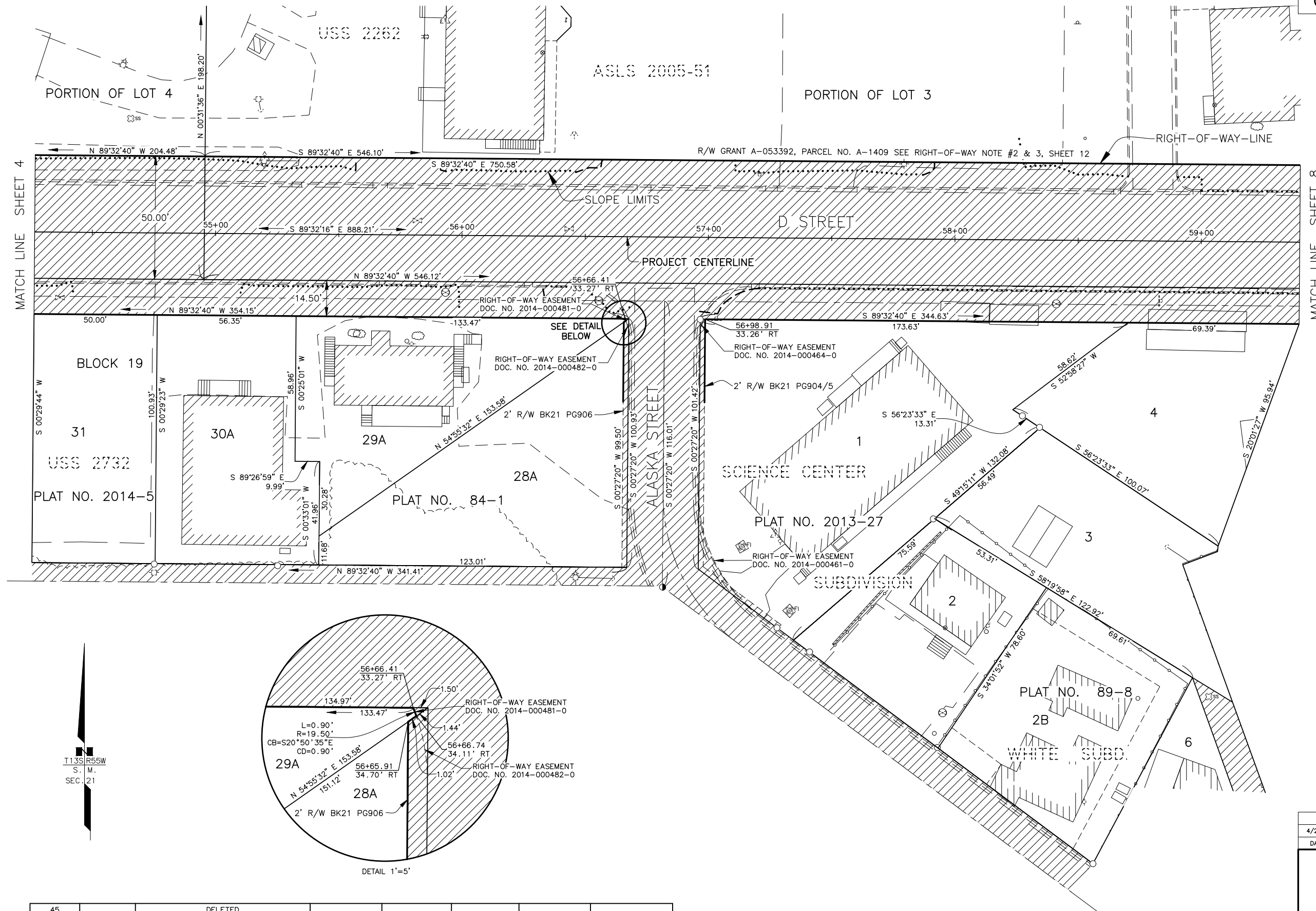


PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
42		DELETED					
41	FEE	WELLS FARGO BANK	30,261 SF	591 SF	591 SF	29,671 SF	2017-000174-0
40		DELETED					
39		DELETED					
38	FEE	HERMAN E. SCHROEDER, JR. (CHOGGIUNG LTD)	5,468 SF	510 SF	510 SF	4,957 SF	2017-000479-0
E-37	UTIL ESMT	ROBERT D. & M. BLANCHE KALLSTROM		170 SF	170 SF		2017-000586-0
37	FEE	ROBERT D. & M. BLANCHE KALLSTROM	14,739 SF	776 SF	776 SF	13,963 SF	2017-000585-0
36	FEE	ROBERT D. & M. BLANCHE KALLSTROM	23,830 SF	561 SF	561 SF	23,270 SF	2017-000585-0
35	FEE	ROBERT D. & M. BLANCHE KALLSTROM	2,935 SF	138 SF	138 SF	2,797 SF	2017-000585-0

DATE	REVISIONS	BY
4/2023	MISC EDITS	PL
5/2016	ADDED PARCEL E-37	RNS

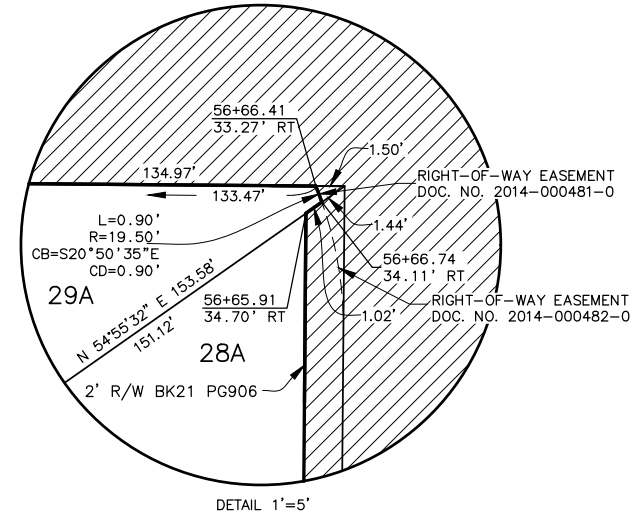
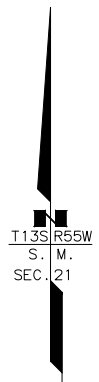
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 RIGHT OF WAY MAP
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 DILLINGHAM: DOWNTOWN STREETS REHABILITATION

DRAWN	RNS	DATE	AUG. 2013	SCALE	1
CHECKED	PL	DATE	MARCH 2023	SHEET	8

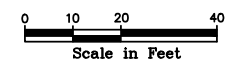


MATCH LINE SHEET 4

MATCH LINE SHEET 8



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	RECORDED DOCUMENT NUMBER
45		DELETED					
44		DELETED					
43		DELETED					
PARCEL INFORMATION							

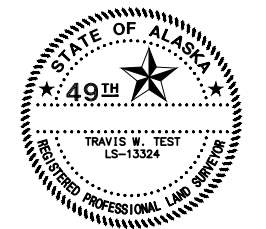


4/2023	MISC EDITS	PL
DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT 0001335 Z57180000 DILLINGHAM: DOWNTOWN STREETS REHABILITATION		
DRAWN	RNS	DATE
CHECKED	PL	DATE
DATE	AUG. 2013	SCALE
DATE	MARCH 2023	SHEET
		21

MONUMENT SUMMARY SHEET

PROJECT DESIGNATION
0001335/Z571800 Section . Item #3.

RECOVERED CORNERS								
LOCATION	MONUMENT TYPE	NORTHING	EASTING	MAIN ST STATION	MAIN ST OFFSET	D ST STATION	D ST OFFSET	SHEET NO.
CL ROW MAIN ST USS2732	SCL Fd Rbr/AC	200895.9457	241151.0245	30+11.09	306.31' RT			3
NE L1/NW COR L3/SW COR L4 BLK 21 USS2732	PMC Fd Rbr	200805.0134	241061.7345	29+56.24	230.10' RT			3
E COR L1/W COR L3 BLK 21 USS2732	PMC Fd Rbr	200768.1086	241071.123	29+38.47	248.82' RT			3
ROW/E USS2541	PMC Fd Rbr	200360.2611	240450.6208	24+05.59	182.26' RT			3
COR UA LEASE USS2262	PPM Fd AM[LS 7611]	201308.2294	240433.9197			57+91.73	141.36' LT	3
ROW/USS155/SW COR L4 USS2262	PPM Fd AM	201152.057	239938.2295	16+08.63	192.15' LT	52+97.32	18.81' RT	4
ROW/NW COR L22C NUNN SUBD	PMC Fd Rbr	200972.5798	240369.2375	20+47.68	350.93' LT			5
ROW/E COR L26 BLK 19 USS2732	PMC Fd Rbr	200989.4487	240346.6606	20+19.64	348.12' LT			5
ROW/N COR L25 BLK 19 USS2732	PMC Fd Rbr	200979.6326	240359.7921	20+35.95	349.75' LT			5
NE COR L22E/COR L22A BLK 19 USS2732	PMC Fd Rbr/AC[*337]	200824.2844	240403.9142	21+73.42	265.00' LT			5
ROW/NE COR L3/SE COR L27 BLK 19 USS2732	PMC Fd Rbr	200869.8711	240206.5248	19+97.07	165.29' LT			5
ROW/COR L4A BLK 19 USS2732	PMC Fd Rbr	200811.8601	240173.6884	20+12.04	100.33' LT			5
ROW/E COR L3 BLK 19 USS2732	PMC Fd Rbr	200826.833	240156.7241	19+89.42	99.91' LT			5
ROW/L1 BLK 32 USS2732	PMC Fd Rbr	200716.1953	240099.9906	20+22.31	20.00' RT			5
ROW/SW COR L1 BLK 19 USS2732	PMC Fd Rbr	200873.888	239985.807	18+31.60	19.16' LT			5
ROW/W L6 BLK 19 USS2732	PMC Fd Rbr/AC	200660.2024	240213.9139	21+44.14	15.67' LT			5,6
NE COR L10B/NW COR L12A/S L22E BLK 19 USS2732	PMC Fd Rbr	200750.4917	240422.7245	24+71.50	205.09' LT			5,6
CL ALASKA ST ROW USS2732	SCL Fd MagNail	201025.6549	240322.4416	19+77.32	358.46' LT	56+82.54	142.11' RT	5,9
ROW/WC C1 ASLS 98-33 D78.06	PPM Fd AM[2087-S]	200528.4763	240773.2386	26+94.35	132.09' RT			6
RP ROW/SE COR L12C/SW COR L13 BLK 19 USS27332	PMC Fd Rbr	200591.9242	240532.4579	25+19.45	18.32' LT			6
RP ROW/SE COR L11/SW COR L12C BLK 19 USS2732	PMC Fd Rbr	200581.0426	240503.5946	24+88.61	18.12' LT			6
E L9/L10B BLK 19 USS2732	PMC Fd Rbr	200553.9116	240404.8293	23+79.98	13.88' LT			6
RP SW COR L11 BLK 19 USS2732	PMC Fd Rbr/AC	200552.4482	240418.0093	23+93.96	12.07' LT			6
E COR L8/NW COR L9/ SW COR L10B BLK 19 USS2732	PMC Fd Rbr	200598.4891	240391.5419	23+61.45	57.79' LT			6
RP E COR L9/SW COR L10B BLK 19 USS2732	PMC Fd Rbr	200550.7255	240404.6938	23+79.86	10.69' LT			6
CL ROW MAIN ST USS2732	SCL Fd Rbr/AC	200506.8872	240358.0992	23+40.22	37.72' RT			6
ROW/SE COR L7/SW COR L8 BLK 19 USS2732	PMC Fd Rbr/AC	200580.1219	240300.6648	22+64.72	10.99' LT			6
NW COR L2 BLK 32 USS2732	PMC Fd Rbr/AC[LS 6934]	200502.8576	240323.5405	23+13.22	50.28' RT			6
E USS1922/NW COR USS2541	PMC Fd IP	200480.0876	240319.3999	23+15.55	73.23' RT			6
SW COR L21/NW COR L14 BLK 19 USS2732	PMC Fd Rbr/AC[3255S]	200695.3446	240566.857	25+87.57	103.40' LT			6, 7
SE COR L20/SW COR L19/L16 BLK 19 USS2732	PMC Fd Rbr/AC[3255-S]	200701.1065	240675.9369	27+15.23	64.87' LT			6, 7
ROW/SW COR L20/NW COR L16 BLK 19 USS2732	PMC Fd Rbr/AC[3255-S]	200698.7762	240632.7805	26+50.60	83.76' LT			6, 7
ROW/N COR L12B BLK 19 USS2732	PMC Fd Rbr	200841.0585	240545.4691	26+18.03	247.49' LT			7
ROW/NE COR L12B/NW COR L21 BLK 19 USS2732	PMC Fd Rbr/AC[3255 S]	200839.343	240556.9628	26+28.21	241.89' LT			7
CL ROW ALASKA ST USS2732	SCL Fd MagNail	200854.8509	240551.2481	28+02.62	256.57' LT			7
ROW/SE COR L6 BLK 19 USS2732	PMC Fd Rbr/AC	200864.6931	240581.4089	28+26.75	235.97' LT			7
ROW/NE COR L20/NW COR L19 BLK 19 USS2732	PMC Fd Rbr/AC[3255 S]	200822.4123	240660.2146	28+31.78	146.68' LT			7
ROW/NE COR L17/NW COR L18 BLK 19 USS2732	PMC Fd Rbr/AC[2087-S]	200803.7744	240778.1162	28+78.66	36.21' LT			7
RP ROW/ NE COR L18 BLK 19 USS2732	PMC Fd Rbr/AC[2087-S]	200790.4945	240805.3148	28+80.48	5.99' LT			7
ROW/NE COR L1/NW COR L4 BLK 21 USS2732	PMC Fd Rbr	200834.6545	241054.412	29+71.46	216.89' RT			7
ROW/SE COR L5/SW COR L7 BLK 17 USS2732	PPM Fd AM[LS6984]	200845.7407	241009.6387	29+73.33	170.88' RT			7
NW C3 ASLS 98-33/L5 BLK 20 USS2732	PPM Fd BC[2087-S]	200643.808	240763.1641	27+39.41	37.39' RT			7
RP SE COR L17/S COR L18 BK19 USS2732	PMC Fd Rbr/AC[2087-S]	200699.079	240744.8232	27+70.68	10.16' LT			7
ROW/SE COR L1/SW COR L5 BLK 17 USS2732	PMC Fd Rbr/AC[2087-S]	200797.8888	240895.7407	29+20.42	73.14' RT			7
SW COR L3/N COR L2 BLK 17 USS2732	PMC Fd Rbr	200861.8353	240851.2312	29+62.76	12.25' RT			7
ROW/SE COR L2B WHITE SUBD/SW COR L6 BLK 18 USS2732	PMC Fd Rbr/AC	200913.361	240497.0881	25+97.71	332.08' LT	58+58.08	252.99' RT	7,9
SE COR L1A BLK 6/SW COR L2A BLK 6 DILLINGHAM TOWNSITE	PMC Fd Rbr	201134.7939	240942.8058	32+16.83	88.92' RT			8
ROW/NE COR L1A BLK 6/NW COR L2A BLK 6 DILLINGHAM TOWNSITE	PMC Fd Rbr	201176.172	240943.064	32+51.10	99.48' RT			8
ROW/NW COR L4 BLK 17 USS2732	PMC Fd Rbr	201096.0635	240863.4327	31+95.58	8.46' RT			8
ROW/NW COR L1A BLK 6 DILLINGHAM TOWNSITE	PMC Fd Rbr	201140.0431	240882.5749	32+31.54	31.79' RT	62+35.91	21.62' RT	8
ROW /N L4 BLK 17 USS2732	PMC Fd Rbr/AC[4111-S]	201095.1134	240953.2915	31+99.42	98.24' RT			8
ROW/NW COR L11 BLK 18 USS2732	PMC Fd Rbr	201117.7596	240682.1873			60+46.35	38.42' RT	8
CL ROW INT D ST/2ND AVE USS2732	SCL Fd Rbr	201116.0738	240850.025	32+16.04	5.71' LT			8
COR PRELIMINARY PLAT	PMC Fd Rbr/AC[LS-10406]	201090.5067	240475.3782			58+34.95	76.03' RT	9
ROW/E L1 BLK 18/W L4 BLK 18 USS2732	PMC Fd Rbr	201095.1646	240468.4264			58+27.96	71.42' RT	9
COR PRELIMINARY PLAT	PMC Fd Rbr/AC[LS-10406]	201053.3562	240432.2816			57+92.15	113.52' RT	9
ROW/S COR L1 BLK 18 USS2732	PMC Fd Rbr/AC	201009.1521	240368.8527			57+29.08	158.24' RT	9
ROW/SW COR L2A WHITE SUBD	PMC Fd Rbr/AC	200999.354	240382.0924			57+42.40	167.93' RT	9
ROW/NW COR L1 BLK 18 USS2732	PMC Fd Nail	201134.3145	240337.7197			56+96.94	33.33' RT	9
ROW/ SE COR L2A/SW COR L2B WHITE SUBD	PMC Fd Rbr/AC[LS6934]	200960.5385	240433.9268			57+94.54	206.32' RT	9
ROW/ L30A BLK 19 USS2732	PMC Fd Rbr/AC	201034.3379	240166.2739			55+26.30	134.69' RT	9
ROW/SE COR L31/SW COR L30A BLK 19 USS2732	PMC Fd Rbr	201035.0254	240116.1792			54+76.21	134.40' RT	9



MONUMENT NOTES:

1. THE MONUMENT INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY DOWL-HKM FROM AUGUST 16, 2012 THROUGH SEPTEMBER 7, 2012. THE SURVEY CONTROL DIAGRAM - RECORD OF SURVEY FOR THIS PROJECT WAS RECORDED IN THE BRISTOL BAY RECORDING DISTRICT AS PLAT NO. 2012-19. RECOVERED CORNERS SHOWN IN THE MONUMENTS SUMMARY SHEET ARE FROM THE RECORD OF SURVEY.

<p>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT 0001335 Z57180000</p>		
<p>DILLINGHAM: DOWNTOWN STREETS REHABILITATION</p>		
DATE	REVISIONS	BY
<p>DRAWN RNS DATE AUG. 2013 SCALE 22</p> <p>CHECKED PL DATE MARCH 2023 SHEET 10</p>		

MONUMENT SUMMARY SHEET

PROJECT CENTERLINE MONUMENTS SET THIS SURVEY						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	SHEET NO.
MAIN STREET						
PT	SECONDARY	201269.5860	239525.4451	12+24.85	0.000'	4
PC	SECONDARY	200596.9175	240259.8112	22+20.73	0.000'	6
PT	SECONDARY	200553.4668	240481.2376	24+58.07	0.000'	6
PC	SECONDARY	200616.6435	240652.1644	26+40.30	0.000'	6
PT	SECONDARY	200706.1685	240761.0641	27+83.93	0.000'	7
PC	SECONDARY	200777.5275	240804.6879	28+67.57	0.000'	7
PT	SECONDARY	200906.9283	240844.8629	30+04.46	0.000'	7
PC	SECONDARY	201082.3886	240854.2344	31+80.17	0.000'	8
PT	SECONDARY	201148.5502	240847.4671	32+46.95	0.000'	8
D STREET						
BOP	SECONDARY	201133.5122	239656.5997	50+00.00	0.000'	4
PC	SECONDARY	201161.2791	239681.8614	50+37.54	0.000'	4
PT	SECONDARY	201172.7246	239708.0328	50+66.96	0.000'	4
PC	SECONDARY	201165.5588	240596.2129	59+55.17	0.000'	8
PT	SECONDARY	201163.9851	240620.5018	59+79.52	0.000'	8
PC	SECONDARY	201146.8955	240760.6534	61+20.71	0.000'	8
PT	SECONDARY	201145.3276	240789.0211	61+49.15	0.000'	8
PC	SECONDARY	201145.4224	240797.7156	61+57.84	0.000'	8
EOP	SECONDARY	201156.2303	240862.7198	62+24.00	0.000'	8

PARCEL CORNERS SET THIS SURVEY - SHEET 4						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT
NW Pc1 1	Secondary	201213.1002	239661.6421	50+47.47	53.36' LT	D STREET
SW Pc1 2	Secondary	201147.5120	239734.2823	50+93.41	25.00' RT	D STREET
NE Pc1 1	Secondary	201210.9248	239931.2741	52+89.89	40.00' LT	D STREET
SE Pc1 2	Secondary	201145.8607	239938.9616	52+98.10	25.00' RT	D STREET

PARCEL CORNERS SET THIS SURVEY - SHEET 6							
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT	
AP Pc1 19	Secondary	200532.8312	240488.8647	24+58.07	22.00' RT	MAIN STREET	
AP Pc1 14	Secondary	200573.1644	240473.9571	24+58.07	21.00' LT	MAIN STREET	
NW Pc1 15	Secondary	200583.6629	240502.3611	24+88.36	21.00' LT	MAIN STREET	
SE Pc1 19	Secondary	200552.8412	240543.0024	25+15.79	22.00' RT	MAIN STREET	
SW Pc1 20	Secondary	200553.9512	240543.1212	25+16.29	21.00' RT	MAIN STREET	
NE Pc1 18	Secondary	200623.3098	240609.6274	26+02.72	21.00' LT	MAIN STREET	
NW Pc1 24	Secondary	200629.4379	240623.3227	26+17.69	22.00' LT	MAIN STREET	
AP Pc1 24	Secondary	200637.2791	240644.5372	26+40.30	22.00' LT	MAIN STREET	
AP Pc1 22	Secondary	200602.7954	240675.2709	26+55.65	21.60' RT	MAIN STREET	
SE Pc1 22	NOT SET	200608.6604	240689.3486	26+69.45	22.56' RT	MAIN STREET	

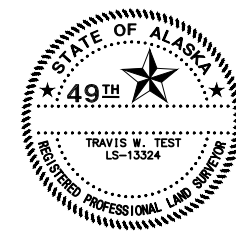
PARCEL CORNERS SET THIS SURVEY - SHEET 8						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT
NE Pc1 38	Secondary	201095.8523	240871.9777	31+93.49	17.45' RT	MAIN STREET
Ap Pc1 36	Secondary	201097.3389	240830.9987	31+95.55	23.51' LT	MAIN STREET
NW Pc1 36	Secondary	201116.2949	240828.0125	32+17.12	25.20' LT	MAIN STREET
NW Pc1 41	Secondary	201197.5154	240702.8886	60+57.25	43.26' LT	D STREET
AP Pc1 41	Secondary	201197.5066	240703.8886	60+58.24	43.37' LT	D STREET
AP Pc1 41	Secondary	201189.4027	240703.8174	60+59.15	35.32' LT	D STREET
AP Pc1 41	Secondary	201174.3813	240717.0012	60+74.06	22.00' LT	D STREET
AP Pc1 41	Secondary	201168.6136	240764.3022	61+21.82	22.00' LT	D STREET
AP Pc1 41	Secondary	201167.3154	240787.7880	61+48.04	22.00' LT	D STREET
AP Pc1 41	Secondary	201167.6480	240818.2862	61+80.94	20.88' LT	D STREET
NE Pc1 41	Secondary	201174.9244	240853.8805	62+21.19	20.51' LT	D STREET

PARCEL CORNERS SET THIS SURVEY - SHEET 5						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT
SW Pc1 6	Secondary	200821.8411	239977.2452	18+60.44	25.00' RT	MAIN STREET
NW Pc1 4	Secondary	200816.6050	240054.0252	19+20.60	23.00' LT	MAIN STREET
AP Pc1 5	Secondary	200779.5603	240094.4676	19+75.44	23.00' LT	MAIN STREET
AP Pc1 5	Secondary	200777.6577	240095.0642	19+77.16	22.00' LT	MAIN STREET
NE Pc1 5	Secondary	200740.5231	240135.6049	20+32.14	22.00' LT	MAIN STREET
NW Pc1 8	Secondary	200725.1245	240152.4159	20+54.94	22.00' LT	MAIN STREET

PARCEL CORNERS SET THIS SURVEY - SHEET 7						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT
E Pc1 23	Secondary	200636.1063	240749.5303	27+26.79	35.50' RT	MAIN STREET
AP Pc1 25	Secondary	200717.6433	240742.2937	27+83.93	22.00' LT	MAIN STREET
AP Pc1 26	Secondary	200746.6749	240760.0415	28+17.96	22.00' LT	MAIN STREET
W Pc1 27	Secondary	200733.9901	240839.0099	28+48.33	51.99' RT	MAIN STREET
S Pc1 25	Secondary	200791.4971	240774.2323	28+63.60	33.27' LT	MAIN STREET
NW Pc1 25	Secondary	200806.2588	240763.3443	28+71.18	50.24' LT	MAIN STREET
AP Pc1 27	Secondary	200743.1041	240872.8024	28+72.40	76.12' RT	MAIN STREET
AP Pc1 27	Secondary	200746.7194	240881.5644	28+78.23	81.93' RT	MAIN STREET
NE Pc1 27	Secondary	200752.6071	240878.8104	28+81.20	76.67' RT	MAIN STREET
SE Pc1 29	Secondary	200812.0030	240848.2955	29+15.84	23.79' RT	MAIN STREET
NW Pc1 33	Secondary	200860.5673	240734.0313	29+21.27	100.28' LT	MAIN STREET
AP Pc1 33	Secondary	200854.4553	240772.2619	29+30.99	62.17' LT	MAIN STREET
NE Pc1 29	Secondary	200861.7343	240856.0686	29+62.35	17.00' RT	MAIN STREET
AP Pc1 34	Secondary	200891.8204	240818.5196	29+86.32	24.96' LT	MAIN STREET
AP Pc1 30	Secondary	200906.0217	240861.8387	30+04.46	17.00' RT	MAIN STREET

PARCEL CORNERS SET THIS SURVEY - SHEET 6						
LOCATION	MONUMENT TYPE	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT
AP Pc1 7C	Secondary	200607.8969	240207.8516	21+75.00	27.00' RT	MAIN STREET
AP Pc1 7C	Secondary	200609.3717	240209.2025	21+75.00	25.00' RT	MAIN STREET
AP Pc1 7D	Secondary	200577.0076	240241.5740	22+20.73	27.00' RT	MAIN STREET
AP Pc1 9	Secondary	200613.1404	240274.6712	22+20.73	22.00' LT	MAIN STREET
SE Pc1 7D	Secondary	200542.7973	240289.4394	22+73.17	27.00' RT	MAIN STREET
NE Pc1 10	Secondary	200564.6133	240374.5379	23+46.05	22.00' LT	MAIN STREET
AP Pc1 12	Secondary	200577.6244	240383.2362	23+53.82	36.13' LT	MAIN STREET
S Pc1 19	Secondary	200494.6609	240398.4541	23+75.03	45.48' RT	MAIN STREET
NW Pc1 13	Secondary	200561.0320	240405.6692	23+80.86	21.00' LT	MAIN STREET
NE Pc1 12	Secondary	200593.7962	240408.7013	23+84.79	53.74' LT	MAIN STREET
AP Pc1 19	Secondary	200511.9491	240413.6185	23+88.00	28.20' RT	MAIN STREET
W Pc1 19	Secondary	200519.7504	240434.7253	24+07.40	22.00' RT	MAIN STREET

4/2023	ADDED SET PARCEL CORNERS TABLE	PL
DATE	REVISIONS	BY



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT
0001335
Z571800000

DILLINGHAM: DOWNTOWN STREETS REHABILITATION

DRAWN	RNS	DATE	AUG. 2013	SCALE			
CHECKED	PL	DATE	MARCH 2023	SHEET	11	23	

REFERENCE PLATS:

- U.S. SURVEY NO. 155, ACCEPTED MAY 3, 1902.
- U.S. SURVEY NO. 1793, ACCEPTED FEBRUARY 18, 1929.
- U.S. SURVEY NO. 1922, ACCEPTED APRIL 29, 1930.
- U.S. SURVEY NO. 2262, ACCEPTED AUGUST 14, 1942.
- U.S. SURVEY NO. 2430, ACCEPTED AUGUST 14, 1942.
- U.S. SURVEY NO. 2541, ACCEPTED APRIL 20, 1949.
- U.S. SURVEY NO. 2543, ACCEPTED APRIL 20, 1949.
- U.S. SURVEY NO. 2732 A&B, DILLINGHAM TOWNSITE, ACCEPTED MAY 23, 1949, PLAT NO. 2014-5
- ALASKA TIDELANDS SURVEY NO. 101, ACCEPTED MAY 18, 1964, PLAT NO. 64-136
- ALASKA STATE LAND SURVEY NO. 77-119, PLAT NO. 79-4
- OSTERHAUS SUBDIVISION, PLAT NO. 79-9
- OSTERHAUS SUBDIVISION, PLAT NO. 80-4
- ALASKA D.O.H., R.O.W. MAP, PROJECT NO. S-0411(2), PLAT NO. 81-12
- NUNN SUBDIVISION, PLAT NO. 82-9
- BARRETT SUBDIVISION, PLAT NO. 82-10
- CEMETERY EXCHANGE SUBDIVISION, PLAT NO. 82-15
- LOTS 28A, 29A, & 30A, BLOCK 19, DILLINGHAM TOWNSITE, PLAT NO. 84-1
- OSTERHAUS SUBDIVISION, TRACTS A1, A2, & A3; LOTS 1A & 2A BLOCK 6, DILLINGHAM TOWNSITE, PLAT NO. 85-31
- NUNN SUBDIVISION REPLAT, PLAT NO. 85-34
- ALASKA STATE LAND SURVEY NO. 80-102, PLAT NO. 86-2
- LOTS 4A, 10A, & 22E, BLOCK 19, DILLINGHAM TOWNSITE, PLAT NO. 87-3
- ALASKA STATE LAND SURVEY NO. 85-53, PLAT NO. 87-25
- RECORD OF SURVEY, PARCELS 10A & 10B, PLAT NO. 88-6RS
- WHITE SUBDIVISION, PLAT NO. 89-8
- COURTHOUSE SUBDIVISION, PLAT NO. 90-6
- PAUL'S MARKET SUBDIVISION, PLAT NO. 94-2
- ALASKA D.O.T. & PF., R.O.W. MAP, PROJECT NO. STP-0410(1), (UNRECORDED)
- ALASKA STATE LAND SURVEY NO. 98-33, PLAT NO. 2001-2
- U.S. SURVEY NO. 2262, SUPPLEMENTAL REPLAT, FILED JANUARY 12 2010
- DELTA WESTERN LEASE LOT, RESUB U.S. SURVEY NO. 2541, PLAT NO. 2014-9
- SCIENCE CENTER SUBDIVISION, PLAT NO. 2013-27

GENERAL NOTES:

1. THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY DOWL-HKM FROM AUGUST 16, 2012 THROUGH SEPTEMBER 7, 2012. THE SURVEY CONTROL DIAGRAM - RECORD OF SURVEY FOR THIS PROJECT WAS RECORDED IN THE BRISTOL BAY RECORDING DISTRICT AS PLAT NO. 2012-19. RECOVERED CORNERS SHOWN IN THE MONUMENTS SUMMARY SHEET ARE FROM THE RECORD OF SURVEY
2. ALL TOPO FEATURES SHOWN ON THIS RIGHT-OF-WAY PLANSET WERE ACQUIRED DURING THE ABOVE NOTED FIELD SURVEY PERFORMED BY DOWL-HKM. THIS INCLUDES BUILDING LOCATIONS, FENCES, UTILITY AND OTHER ROAD IMPROVEMENTS, ETC.
3. THESE PLANS MAY BE USED FOR THE ESTABLISHMENT OR RIGHT-OF-WAY LIMITS ONLY. THESE DRAWINGS SHOULD NOT BE USED AS BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS.
4. WHETHER LISTED OR NOT, ALL MONUMENTS OR PROPERTY MARKERS/CORNERS OR ACCESSORIES WHICH WILL BE DISTURBED OR BURIED SHALL BE REFERENCED AND RE-ESTABLISHED IN THEIR ORIGINAL POSITION (A.S. 19.10.260) AND RECORDED (A.S. 34.65.040).
5. ALL DIMENSIONS AND COORDINATES SHOWN ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
6. TITLE REPORTS WERE ONLY PREPARED IN ASSOCIATION WITH ACQUISITION PARCELS FOR THIS RIGHT-OF-WAY MAPPING. ALTHOUGH A CONCERTED EFFORT HAS BEEN MADE TO SHOW PERTINENT TITLE INTEREST IN ADJOINING PROPERTIES. EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
7. SUBDIVISION NAMES, PLAT NUMBERS, AND DEPICTIONS OF PROPERTIES ADJACENT TO THE RIGHT-OF-WAY SHOWN HEREON WERE GENERATED AT THE TIME OF INITIAL PLAN DEVELOPMENT. THIS DATA DOES NOT NECESSARILY REFLECT CURRENT STATUS AT TIME OF RECORDING OF THIS DOCUMENT.
8. ALL DOCUMENTS NOTED IN THIS PLANSET AND REFERENCED BY INSTRUMENT NUMBER OR BOOK AND PAGE ARE RECORDED IN THE BRISTOL BAY RECORDING DISTRICT UNLESS OTHERWISE NOTED.
9. STATIONS AND OFFSETS SHOWN HEREIN ARE TO COMPUTED LOCATIONS. SEE MONUMENT SUMMARY SHEETS FOR POSITIONS OF RECOVERED CORNER MONUMENTS.
10. FOR THIS DOCUMENT, THE TERM "RIGHT-OF-WAY" (ROW) IS DEFINED AS: THAT COLLECTION OF INTERESTS WHICH AUTHORIZE THE OPERATION OF THE HIGHWAY FACILITY ACROSS THE VARIOUS LANDS IN THIS CORRIDOR. THESE INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO; EASEMENT, FEE SIMPLE, FEDERAL PUBLIC LAND ORDER (PLO), STATE STATUTE AND CODE, (RAILROAD) PERMIT, etc.

HORIZONTAL CONTROL STATEMENT

COORDINATE SYSTEM:
 THIS PROJECT IS LOCATED ENTIRELY WITHIN THE DILLINGHAM 1 (DILL-1) ADJUSTMENT, A U.S. SURVEY FOOT LOCAL SURFACE GRID COORDINATE SYSTEM DEVELOPED BY THE ALASKA DEPARTMENT OF TRANSPORTATION.

BASIS OF COORDINATES:
 THE BASIS OF COORDINATES IS USC&GS STATION DILLINGHAM [1947] (551), A STANDARD USC&GS BRASS DISK ON AN IRON PIPE, LOCATED THREE MILES FROM DILLINGHAM ALONG THE WOOD RIVER ROAD. SAID STATION HAS DILL-1 COORDINATES OF 208,962.8238 N, AND 239,478.7397 E.

BASIS OF BEARINGS:
 THE BASIS OF BEARING IS A LOCAL PLANE BEARING BETWEEN USC&GS STATION DILLINGHAM [1947] (551), AND USC&GS STATION DILLINGHAM AZIMUTH MARK NO. 1 [1947] (552). DILLINGHAM AZIMUTH MARK NO. 1 [1947] (552), A STANDARD USC&GS BRASS DISK ON AN IRON PIPE LOCATED NEAR THE FORK IN MAIN STREET, BEARS S 14°13'38" E, A DISTANCE OF 8,289.40 FEET FROM USC&GS STATION DILLINGHAM [1947] (551). DILLINGHAM AZIMUTH MARK NO. 1 [1947] HAS DILL-1 COORDINATES OF 200,927.6709 N AND 241,516.0086 E.

TRANSLATION PARAMETERS:
 TO CONVERT THE LOCAL COORDINATES TO NAD83 (92) STATE PLANE ZONE 6 US FEET COORDINATES, TRANSLATE USING +1,640,584.5220 N, +1,312,468.5499, AND SCALE USING 0.999911843.

RIGHT-OF-WAY NOTES:

1. A PRESCRIPTIVE CLAIM IS NOT BEING ASSERTED BY THE DOT&PF, ACROSS THAT PORTION OF D STREET FROM USS 2262 WEST TO WHERE IT INTERSECTS WITH KANAKANAK ROAD. ALTHOUGH PRIOR MAPPING HAS SHOWN A 30' ROAD EASEMENT AT THIS LOCATION (SEE NOTE 3 BELOW FOR THOSE MAPPING SOURCES), A "PROTEST" WAS RECOVERED WITHIN THE RECORDERS OFFICE HISTORICAL BOOKS UNDER SERIAL NO. 60-188, RECORDED 10/25/1960, BRISTOL BAY RECORDING DISTRICT. THE PROTEST STATES THAT THE ROAD WAS BEING CONSTRUCTED WITHOUT A FORMAL EASEMENT OR CONVEYANCE BEING GRANTED. IN-HOUSE RECORDS OF DOT MICROFICHE FILES, UNDER "DILLINGHAM HIGH SCHOOL ROAD" INCLUDES THAT SAME "PROTEST" FILED BY ANDREW ANDERSON OF THE PACIFIC AMERICAN FISHERIES. IN THE SAME MICROFICHE FILE, A FORMAL LETTER, DATED 10/25/1960, FROM PAF TO THE STATE DEPT. OF HIGHWAYS, REPORTS THE SITUATION INVOLVING THE NEWLY BULLDOZED ROAD AND THAT PAF WOULD LIKELY CONSIDER COOPERATION FOR THE COMMUNITY, BUT THAT AUTHORIZATION NEED BE OBTAINED PRIOR TO CONSTRUCTION. ALSO RECOVERED, WAS A DRAFTED, UNSIGNED RIGHT-OF-WAY EASEMENT DOCUMENT FOR STATE PROJECT NO. 365, STATE PARCEL NO. A-1414. TO PACIFIC AMERICAN FISHERIES, FOR THE ROAD IN PROTEST. IT IS UNCLEAR IF THE RIGHT-OF-WAY EASEMENT WAS EVER SIGNED AND GRANTED, AND NO DOCUMENT HAS BEEN RECOVERED THROUGH EXTENSIVE RECORDERS OFFICE SEARCH OR TITLE REPORT.
2. CASE FILES FOR BLM GRANTS A-053393 & A-053392 WERE EXAMINED AT THE ANCHORAGE BLM FEDERAL BUILDING. THESE FILES CONTAINED PERTINENT CORRESPONDENCE, PARCEL PLATS, AND APPROVED RIGHT-OF-WAY GRANTS ESTABLISHING A 50' RIGHT-OF-WAY ALONG THE ENTIRE SOUTHERLY BOUNDARY OF USS 2262 FOR THE STATE OF ALASKA, DEPARTMENT OF HIGHWAYS PROJECT; DILLINGHAM HIGH SCHOOL ROAD, PROJECT #356. THE CASE FILES FOR GRANTS A-053392 (PARCEL NO. A-1409) AND A-053393 (PARCEL NO. A-1410), BOTH GRANTED 4/10/1961, WERE COMBINED VIA A DECISION MADE 4/15/1976 BY BLM. FILE A-053392 WAS COMBINED INTO A-053393. IT DOES NOT APPEAR THAT A RIGHT-OF-WAY MAP FOR DILLINGHAM HIGH SCHOOL ROAD WAS EVER DRAFTED. SUBSEQUENT RIGHT-OF-WAY MAPPING EFFORTS IN THE LOCAL AREA (SEE NOTE 3 BELOW) INCORRECTLY DEPICTED THE RIGHT-OF-WAY ALONG "D" STREET WITHIN THE BOUNDARIES OF USS 2262.
3. DEPARTMENT OF HIGHWAYS PROJECT S-0411(2), DILLINGHAM TO KANAKANAK, RECORDED PLAT NO. 81-12, INCORRECTLY DEPICTS THE RIGHT-OF-WAY FOR "D" STREET AS BEING 30' FROM KANAKANAK ROAD THROUGH THE BOUNDARIES OF USS 2262.

 DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES PROJECT STP-0410(1), DILLINGHAM - ALEKNAGIK ROAD REHABILITATION, (UN-RECORDED AS OF 11/25/2013), ALSO INCORRECTLY DEPICTS THE RIGHT-OF-WAY FOR "D" STREET AS BEING 30' FROM KANAKANAK ROAD THROUGH THE BOUNDARIES OF USS 2262. IT APPEARS THAT THE RIGHT-OF-WAY SHOWN MATCHES THE RIGHT-OF-WAY FROM PREVIOUS PROJECT, S-0411(2), DILLINGHAM TO KANAKANAK. IT IS UNKNOWN WHY THE BLM GRANTS A-053392 AND A-053393 WERE OVERLOOKED.

 ASLS 77-119 (RECORDED PLAT 79-4 B.B.R.D) DOES NOT DEPICT THE 50' RIGHT-OF-WAY GRANT AT ALL
4. IN 2014, THE CITY OF DILLINGHAM RECORDED MULTIPLE PREVIOUSLY UNRECORDED EASEMENT DOCUMENTS SUPPORTING THE 1983 CITY OF DILLINGHAM STREET IMPROVEMENTS PROJECT. THESE RECORDED DOCUMENTS AFFECT SEVERAL PROPERTIES IN AND OUT OF THIS PROJECTS LIMITS. REFERENCES TO SOME OF THESE RECORDED DOCUMENTS ARE LABELED WITHIN THIS PLANSET.
5. WARRANTY DEED BK 11 PG 73, B.B.R.D. TRANSFERRED A PORTION OF LOT 8 TO LOT 9, BLOCK 19, DILLINGHAM TOWNSITE, U.S. SURVEY NO. 2732, PLAT NO. 2014-5. PAGE 2 OF THE WARRANTY DEED (BK 11 PG 74) REFERENCES A LAND EXCHANGE OF PORTIONS OF LOT 8 AND LOT 9, BLOCK 19, USS 2732, BETWEEN THE TWO PARTIES, NINA NICHOLSON AND FISHERMAN'S TRADING COMPANY, INC. THE TRANSFER FROM FISHERMAN'S CO-OP TRADING COMPANY, INC. TO NINA NICHOLSON DOES NOT APPEAR IN RECORDED RECORDS TO HAVE BEEN RECIPROCATED. QUITCLAIM DEEDS, 2015-000495-0 AND 2015-000496-0, WERE EXECUTED BY BOTH CURRENT OWNERS OF LOT 8 AND LOT 9 TO RELEASE ANY INTEREST EITHER PARTY HAD OR MAY HAVE HAD IN THE LAND EXCHANGE OF PORTIONS OF LOTS 8 AND LOT 9.
6. THE CITY OF DILLINGHAM RESOLUTION NO. 2017-02 (AM) APPROVED A LONG TERM ENCROACHMENT FOR THE GARAGE THAT EXISTS IN THE ALASKA STREET RIGHT-OF-WAY LOCATED ON THE NORTHERLY PROPERTY LINE OF U.S. SURVEY 2732, LOT 17, BLOCK 19, PLAT NO. 2014-5, UNDER LONG TERM ENCROACHMENT PERMIT #2017-01, SIGNED 1/17/17 AND RECORDED AT DOCUMENT NO. 2017-000176-0 B.B.R.D.

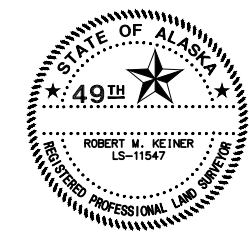
PRESCRIPTIVE EASEMENT NOTES:

1. PRESCRIPTIVE ROW EASEMENT AREAS NOTED ON THIS PLAN SET REPRESENT A CLAIM OF PRESCRIPTIVE EASEMENT BY ADOT&PF ON BEHALF OF THE PUBLIC. THE ROAD HAS LONG BEEN USED BY THE PUBLIC AND MAINTAINED BY PUBLIC AGENCIES SUCH AS THE STATE DOT&PF AND THE CITY OF DILLINGHAM. IN ADDITION TO THE ROAD ITSELF, A PRESCRIPTIVE EASEMENT IS CLAIMED FOR EXISTING SIDEWALKS, SIGNS AND OTHER APPURTENANCES REQUIRED TO MAINTAIN AND SAFELY OPERATE IN AND NEAR THE ROAD CORRIDOR.
2. THE DIMENSIONS SHOWN ARE BASED ON FIELD SURVEY DATA BY DOWL HKM IN 2012, LOCATING THE ROADS AND ADJACENT APPURTENANCES AND IS PROVIDED TO QUANTIFY THE LIMITS AND COMPUTE THE AREA OF EXISTING RIGHT OF WAY.

PRESCRIPTIVE EASEMENT A
 LOT 1, BLOCK 19, USS 2732, PLAT 2014-5
 SECTION 21, T13S, R55W, S.M., SHEET 5

BEARING	DISTANCE	
N 42-50-56 E	2.80'	
S 47-09-04 E	91.49'	
S 28-54-49 W	3.08'	E LINE LOT 1
N 47-09-04 W	92.23'	S LINE LOT 1

AREA: 266 SQ FT



4/2023	ADDED NOTES 9 & 10	PL
DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT 0001335 Z57180000 DILLINGHAM: DOWNTOWN STREETS REHABILITATION		
DRAWN	RNS	DATE
CHECKED	PL	DATE
		SCALE
		SHEET
		24

RESOLUTION 2023-02

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Adopt Resolution 2023-02; A Resolution of the Dillingham Planning Commission to Accept the State of Alaska Department of Transportation & Public Facilities Right-Of-Way Map

WHEREAS, Resolution 2014-67 of the Dillingham City Council Approving the Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities for ADOT Project #57180, passed approval in year 2014, and

WHEREAS, The State of Alaska Department of Transportation and Public Facilities completed the construction portion of the agreement in July 15, 2022; and

WHEREAS, The State of Alaska Department of Transportation and Public Facilities has provided the Mylar Plat for acceptance by the City of Dillingham’s Planning Commission,

THEREFORE, BE IT RESOLVED that the Dillingham Planning Commission adopt Resolution 2023-02, accepting the State of Alaska Department of Transportation & Public Facilities Right-Of-Way Map.

APPROVED AND ADOPTED THIS 24th DAY OF OCTOBER 2023.

Kaleb Westfall, Chair

Patty Buholm, Planning Director



Planning Commission Meeting
Meeting Date: October 24, 2023

TITLE

Acceptance of Downtown Streets Rehabilitation Right-Of-Way Map

RECOMMENDED ACTION:

I move to adopt Resolution 2023-02, Accepting the State of Alaska Department of Transportation & Public Facilities Right-Of-Way Map.

SUMMARY OF ISSUE

Accepting the Resolution will revert the ownership of the Downtown Streets to the City of Dillingham. All work has been completed as of July 2022, however the Map was not completed by the State of Alaska until recently. This resolution will revert the ownership to the City of Dillingham.

CITY OF DILLINGHAM, ALASKA

RESOLUTION NO. 2014-67

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL APPROVING A MEMORANDUM OF AGREEMENT WITH THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR ADOT PROJECT #57180, "THE DOWNTOWN STREETS REHABILITATION PROJECT"

WHEREAS, the Alaska Department of Transportation and Public Facilities (ADOT & PF) (Project #57180) is working on a project to rehabilitate certain downtown streets in Dillingham; and

WHEREAS, the last agreement between the City of Dillingham and the ADOT&PF was November 22, 2006, and the ADOT&PF wishes to renew its agreement with the City of Dillingham; and

WHEREAS, this renewed Agreement clarifies the responsibilities of each party with regard to: planning, design, and construction; the scope of work; maintenance and operations; costs associated with additional work; Title transfer, dispute resolution, indemnification, and amendments to the agreement; and the whole agreement; and

WHEREAS, the new agreement recognizes the City's entire local match has been satisfied by providing right of way (City Resolution No. 01-47, copy attached) which includes USS 2732 Block 18 lots 16 and 18;

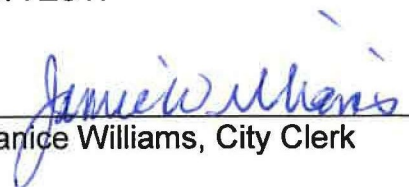
NOW, THEREFORE, BE IT RESOLVED that the Dillingham City Council approves the Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities for Project #57180, "The Dillingham Downtown Streets Rehabilitation Project."

PASSED and ADOPTED by the Dillingham City Council December 4, 2014.


Alice Ruby, Mayor

ATTEST:

[SEAL]


Janice Williams, City Clerk



City of Dillingham Information Memorandum

Agenda of: December 4, 2014

Attachment to:

Ordinance No. _____ / Resolution No. 2014-67

Subject:

Approval of Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities

City Manager: Recommend Approval

Signature: *Rosa Doera*

Route to	Department Head	Signature	Date
	Finance Director		
X	Planning Director	<i>Jody Sully</i>	11/24/14
X	City Clerk	<i>Janice M. Menden</i>	11/24/14

Fiscal Note: Yes No

Funds Available: Yes No

Other Attachments:

Memorandum of Agreement signed by ADOT&PF Central Region Director, Robert A. Campbell

Summary Statement:

The attached MOA provides for responsibilities of the City and the State regarding the planning, design, construction, right of way acquisition, scope of work, dispute resolution, indemnification, maintenance and operations, title transfer, amendments to the agreement, and the whole agreement, for the project (#57180) called "Dillingham Downtown Streets Rehabilitation Project."



Ordinance No. _____ / Resolution No. 2014-67

Summary Statement continued:



CITY OF DILLINGHAM
Dillingham, Alaska

RESOLUTION NO. 01-47
STIP Plan FY02

A RESOLUTION OF THE COUNCIL OF THE CITY OF DILLINGHAM, ALASKA, APPROVING ACQUISITION OF SIDEWALK RIGHT-OF-WAY'S, PROPORTIONAL FUNDING, AND ACCEPTANCE OF OWNERSHIP FOR THE DILLINGHAM DOWNTOWN STREETS RECONSTRUCTION AND REHABILITATION PROJECT

WHEREAS, Main Street, D-Street, and 2nd Avenue West form an inclusive route in the commercial district of the City,

WHEREAS, the 3,215 feet of existing surfaces are failing and lack adequate sidewalks, and

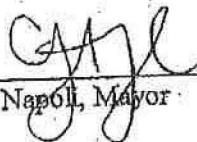
WHEREAS, safe streets and pedestrian walkways within the business district are essential to the economic well being of the community, and

WHEREAS, the State of Alaska Department of Transportation desires a contribution from the City of Dillingham in the form of sidewalk right-of-way's, proportional funding of total project costs, and acceptance of ownership and maintenance by the City upon completion, now


THEREFORE, BE IT RESOLVED by the Dillingham City Council that they approve the purchase of sidewalk right-of-ways; proportional funding in an amount not to exceed 10% of the total project costs; and ownership and maintenance upon completion of project.

APPROVED AND ADOPTED this 1 day of November, 2001.

SEAL:


Chris Napoli, Mayor

ATTEST:


Vivian M. Braswell, City Clerk

MEMORANDUM OF AGREEMENT

Between the State of Alaska
Department of Transportation and Public Facilities
and the City of Dillingham
Regarding the Improvement and Transfer of
Main Street, 2nd Avenue, and D Street as part of the
Dillingham Downtown Streets Rehabilitation
Project No. 57180

The Parties to this Memorandum of Agreement (hereinafter Agreement) are the State of Alaska acting through its Department of Transportation and Public Facilities (hereinafter DOT&PF) and the City of Dillingham, a City established under the laws of Alaska (hereinafter CITY).

WHEREAS, Alaska Statute 19.20.060 authorizes DOT&PF and the CITY to enter into agreements for establishing, maintaining, and regulating use of public right of way within their respective jurisdictions; and

WHEREAS, the CITY requests DOT&PF to plan, design, and construct the Dillingham Downtown Streets Rehabilitation Project, identified as Project No. 57180 (hereinafter Project), located within the boundaries of the City of Dillingham; and

WHEREAS, DOT&PF agrees to fund and construct the Project and will provide all labor, materials, and equipment necessary to construct the Project in accordance with the provisions contained within the Project documents; and

WHEREAS, the CITY owns portions of Main Street, 2nd Avenue, and D Street that are covered by the Project; and

WHEREAS, DOT&PF desires to transfer the additional right of way to be acquired for Main Street, 2nd Avenue, and D Street as part of the Project and future maintenance of the improvements associated with those facilities to the CITY; and

WHEREAS, the CITY agrees to accept, by Commissioner’s Quitclaim Deed, all of the additional right of way associated with and acquired for Main Street, 2nd Avenue, and D Street as part of the Project; and

WHEREAS, it has been determined that this work will serve the public interest and enhance the quality of life for the residents of, and visitors to, the City of Dillingham; and

WHEREAS, the Parties hereto wish to memorialize within this Agreement, their specific agreements related to the additional right of way acquired for Main Street, 2nd Avenue, D Street, and the improvements associated with those facilities as part of the Project.

IT IS THEREFORE AGREED by the Parties, in consideration of the mutual promises contained in this Agreement, as set forth below, regarding the planning, design, construction, maintenance, transfer of right of way, and operation of the Project.

1. PLANNING, DESIGN, AND CONSTRUCTION

- a. DOT&PF shall plan, design, and construct the Project as provided in this Agreement.
- b. DOT&PF's obligations pursuant to this Agreement are subject to the availability of adequate funding to complete the Project. If at any time DOT&PF determines, in its sole discretion, that adequate funding is not available, DOT&PF may terminate the Project and this Agreement, without liability to the CITY.
- c. DOT&PF shall be responsible for permitting all utility relocations necessary for the Project.
- d. The CITY will provide a local match in the form of right of way (CITY Resolution No. 01-47), which includes Lot 16 and 18 of Block 19.

2. SCOPE OF WORK

The scope of the improvements to Main Street, 2nd Avenue, and D Street being implemented under this Agreement shall be depicted within the drawings for the Project. Generically, the improvements include, but are not limited to asphalt pavement, pathways, sidewalks, crosswalks, signs, roadway striping, and storm drain.

3. ADDITIONAL WORK

Costs associated with additional work shall be the responsibility of the CITY. The project does not include pedestrian amenities beyond basic sidewalks, pathways, and a maximum of two raised crosswalks. A new storm drain system and utilities relocated due to the realignment and/or reconstruction of the roadways are the responsibility of DOT&PF. Additional work requests from the CITY shall be funded by the CITY.

4. MAINTENANCE AND OPERATIONS

- a. DOT&PF will acquire right of way as necessary for execution of the Project, which is designated for transfer to the CITY upon Project Completion. The anticipated limits of the right of way designated for transfer is indicated on the Preliminary Plat, attached hereto, approved by the CITY (Resolution No. 2014-03 Corrected). A Final Plat will be recorded after all right of way acquisition is complete. The CITY agrees to maintain and operate the Project area, as described herein, and consistent with 23 CFR § 1.27 and DOT&PF's Alaska Highway Maintenance and Operations Manual, commencing upon final inspection and final acceptance by the CITY; and
- b. The CITY agrees to assume maintenance responsibilities for Main Street, 2nd Avenue, and D Street and other local roadways affected by the Project, including storm drain, roadway striping, signs, and winter maintenance; and
- c. The CITY agrees to assume maintenance responsibilities for the asphalt pavement, pathways, sidewalks, crosswalks, signs, roadway striping, and storm drain, associated with the Main Street, 2nd Avenue, and D Street right of way. The CITY may enter into contracts with third parties to accomplish these responsibilities, including temporary, seasonal, or permanent alterations or improvements, at the discretion of the CITY.

- d. The CITY shall perform its activities under this Agreement at its sole cost and expense and without reimbursement from DOT&PF. The CITY's maintenance activities include, but are not limited to:
- 1) Planning, scheduling, administration, and logistics of maintenance activities;
 - 2) Traffic control and safety;
 - 3) Preservation of drainage in an as-built condition, including maintenance of all culverts, ditches, storm drains, gutters, dry wells, retention basins and under-drains;
 - 4) Embankment protection, including erosion control, to as-built conditions;
 - 5) Roadside management;
 - 6) Snow and ice removal;
 - 7) Snow and ice control, including all plowing, sanding, culvert and storm drain thawing, snow hauling, winging, opening of shoulders, ice scraping, drift control, snow slide removal, and associated tasks as may be required for the safe and timely passage of the public;
 - 8) Maintaining signs and delineators in an as-built condition and their replacement, including posts and foundations, when damaged, unreadable, or worn out;
 - 9) Highway marking and repainting, as required, maintaining performance of their intended function;
 - 10) Removal of debris, rubbish, and dead animals;
 - 11) Signing of seasonal weight restrictions as may be required by local conditions;
 - 12) Pothole repair using asphalt products on an as-needed basis;
 - 13) Annual crack sealing;
 - 14) Repairs of minor rutting, waves, sags, humps, corrugations, raveling, alligator cracks, pitting, and bleeding on an as-needed basis.

5. TITLE TRANSFER

Upon Project Completion, DOT&PF shall execute and the CITY shall accept the Commissioner's Quitclaim Deed that conveys all of DOT&PF's right, title, and interest in the properties designated for ownership by the CITY.

6. DISPUTE RESOLUTION

- a. If a dispute arises under this Agreement between the CITY and DOT&PF, and the Parties cannot resolve the matter between them within 45 days after the aggrieved Party gives notice to the other Party, the aggrieved Party may request that the matter be resolved by arbitration.
- b. The party requesting arbitration shall ask for a list of arbitrators from the American Arbitration Association ("AAA") but shall not ask AAA to administer the arbitration. Upon receipt of the list the parties shall proceed to select an arbitrator using the alternate strike method with the party making the first strike determined by a coin toss. The party that wins the coin toss has the option of making the first strike. The arbitrator shall hear the matter under such rules and procedures as the arbitrator deems necessary to conduct the proceedings.
- c. Each Party shall pay one-half of the expenses of the arbitrator. The party against whom a decision is rendered shall pay all expenses incurred in the conduct of any hearing on the dispute.
- d. This agreement to arbitrate and any other agreement or consent to arbitrate entered into in accordance with this paragraph will be specifically enforceable under prevailing law of any court having jurisdiction.

- e. The award rendered by the arbitrator shall be in writing, and shall include: (a) a precise breakdown of the award; and (b) a written explanation of the award specifically citing the Agreement provisions deemed applicable and relied on in making the award.
- f. The award rendered by the arbitrator will be consistent with the Agreement of the parties and final, and judgment may be entered upon it in any court having jurisdiction thereof, and will not be subject to appeal or modification.
- g. Except when the provisions of this Paragraph (6) provide otherwise, any arbitration under this Paragraph is subject to Alaska Statute 09.43.010-09.43.180, the Uniform Arbitration Act.

7. INDEMNIFICATION

To the maximum extent allowed by law, the CITY shall indemnify, defend, and hold the DOT&PF, its officers, employees, and agents (collectively the "Indemnified Parties") harmless from all liability, claims, causes of action, and costs (including attorney's fees) arising out of this Agreement or relating to the obligations assigned or work performed under this Agreement, including, but not limited to, liability, claims, and causes of action alleging or arising out of a negligent act or omission by one of the Indemnified Parties.

Notwithstanding the forgoing, the CITY shall have no obligation to indemnify, defend, or hold the Indemnified Parties harmless from:

- (a) claims for personal injury, death, or property damage arising from incidents occurring prior to Substantial Completion;
- (b) claims for personal injury, death, or property damage alleging a negligent act or omission by one of the Indemnified Parties and arising from incidents occurring within three years from the date of Substantial Completion; or
- (c) claims arising from or asserted under Alaska Statute 46.03.822.

As used in this Section, "Substantial Completion" means the time at which the Project (1) can be safely and effectively used by the public without further delays, disruption, or other impediments, and (2) pavement structure, shoulder, drainage, sidewalk, permanent signing and marking, guardrail and other traffic barrier, safety appurtenances, utilities, lighting and all bridge deck and parapet work is complete.

8. AMENDMENT OF AGREEMENT

This Agreement may only be modified or amended by written agreement with both Parties signing through their authorized representatives.

9. THE WHOLE AGREEMENT

This Agreement constitutes the entire agreement between the parties. It supersedes previous agreements; there are no other understandings or agreements between the Parties, either oral or memorialized in writing regarding the matters addressed in this Agreement.

10. OBLIGATIONS

All of the CITY's obligations, as specified in Sections 4 and 7; are subject to lawful appropriations for the specific purpose of carrying out the CITY's obligations.

ACCEPTANCE BY PARTIES

CITY OF DILLINGHAM

By: _____
Rose Loera, City Manager

Date

ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

On this ____ day of _____, 2014, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Rose Loera, City Manager of the City of Dillingham, known to me to be the identical persons who executed the foregoing instrument and who acknowledged to me that they signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

[NOTARY SEAL]

Notary Public in and for the State of Alaska
My Commission Expires: _____

STATE OF ALASKA, DEPARTMENT OF
TRANSPORTATION AND PUBLIC FACILITIES

By: Robert A. Campbell, P.E., Central Region Director

10-31/14
Date

ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

On this 31st day of October, 2014, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Robert Campbell, Central Region Director of the Alaska Department of Transportation and Public Facilities, known to me to be the identical persons who executed the foregoing instrument and who acknowledged to me that they signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

[NOTARY SEAL]



RoxAnn Dowd
Notary Public in and for the State of Alaska
My Commission Expires: End of Office

Mayor
Alice Ruby

Manager
Kimberly Johnson



Dillingham City C

Section . Item #4.

Bertram Luckhurst
Michael Bennett
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM

Date: October 17, 2023
To: Planning Commissioners
From: Patty Buholm, Planning Department
Subject: Recommended Capital Improvement Projects (CIP) List for 2024

In review of the many items that have previously been on the Capital Improvements Projects and items that the city department are actively working towards, the Planning Department recommends to the Planning Commission the following project list to be presented to the City Council for the 2024 CIP List:

- Harbor Float Replacement
- Harbor Revetments and Breakwater/Emergency Bank Stabilization
- Snag Point Erosion/Sewer Lagoon Bank Stabilization
- Wastewater System Upgrades
- Downtown Fire Hall Replacement
- Water System Improvements, Phase III
- Replace one well at the Landfill for Ground Water Monitoring
- New Landfill Trash or Ash Cell
- Repair Landfill Shop

Recommended process:

1. Review Projects above
 - a. Please note I am working on most projects listed as they are critical and in motion
2. Sort Projects in order of need
3. Once commissioners approve the list by way of motion, I will advertise the list per code 2.681.160 for public input process
 - a. Any Public Comments received will be presented in the November 9, 2023 Planning Commission Meeting
4. Build in the Public Hearing in the November 9, 2023 Planning Commission meeting
5. Pass a resolution of Capital Improvements List for the City Council November 9, 2024 Planning Commission meeting