



## **PLANNING COMMISSION**

Wednesday, March 16, 2022 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.**

*Limited Seating Available*

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

This meeting will also be available at the following online location: .

<https://us02web.zoom.us/j/87879885086?pwd=T0FrRzJMWUpjWFI6ZHpQTIFZWFEFCZz09>

Meeting ID: 878 7988 5086; participant #, passcode: 875862

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

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

- [1.](#) Minutes of November 3, 2021, Planning Commission Meeting

#### **APPROVAL OF AGENDA**

#### **COMMUNICATIONS**

##### **Planner's report**

- [2.](#) February 2022, Planner Report

##### **Citizen's comments on items not on the agenda**

#### **PUBLIC HEARINGS**

- [3.](#) Eagle Point Subdivision Preliminary Plat

#### **UNFINISHED BUSINESS**

- [4.](#) Placement of BBNA donated playground equipment

#### **NEW BUSINESS**

- [5.](#) Eagle Point Subdivision Preliminary Plat

#### **COMMISSIONER COMMENTS**

#### **ADJOURNMENT**



## PLANNING COMMISSION REGULAR MEETING

Wednesday, November 3, 2021 at 5:30 PM

### MINUTES

#### CALL TO ORDER

A regular meeting of the Dillingham Planning Commission was held on Wednesday, November 3, 2021, at the Dillingham City Council Chambers and through in person and in a virtual meeting, Dillingham, Alaska. Chair Kaleb Westfall began the meeting at 5:47 p.m.

#### ROLL CALL

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

Gregg Marxmiller      Elizabeth Clark      Kaleb Westfall  
Susan Isaacs

Commission members absent:

Jason Lamson      Jessica Denslinger      Bert Luckhurst

#### APPROVAL OF MINUTES

Minutes of September 8, 2021, Regular Planning Commission Meeting

*MOTION:* Greg Marxmiller moved and Susan Isaacs seconded the motion to approve the September 8, 2021, regular Commission minutes.

*VOTING:* the motion to approve the minutes passed unanimous, by roll call vote.

#### APPROVAL OF AGENDA

*MOTION* to approve the agenda made by Gregg Marxmiller, seconded by Elizabeth by Clark.

*VOTING:* the motion to approve the agenda passed unanimous, by roll call vote.

#### COMMUNICATIONS

Communications to the planning commission – No communications

Committee Reports – Cynthia Monthly Report, Planning Report

Citizens Comments on items not on the agenda – No comments noted

#### PUBLIC HEARINGS

No public hearing

#### UNFINISHED BUSINESS

No Unfinished Business

#### NEW BUSINESS

Presentation: BBNA Playground Equipment and Installation Donation Proposal

*Elizabeth Clark gave presentation on the Dillingham Downtown Park Strip Renovation Project, partnership between the City of Dillingham and Bristol Bay Native Association.*

Commission Member Bert Luckhurst joined the meeting in progress at 6:30 p.m.

Mayor Alice Ruby was noted as joining the meeting in progress at 6:30 p.m.

Commission Member Gregg Marxmiller accepted the role of Chair at 6:30 p.m. as it was noted Chair Westfall had left the meeting.

- Mayor Alice Ruby referenced the importance of the public process within the City's current guidelines and encouraged additional public comment.
- Phase 1 completion of the proposed plan is currently funded and stressed importance of timely action due to equipment ordering and barge deadlines.
- It was noted this park does not have a formal name. Public Works should be notified of proposed project. Alternate locations within Dillingham should be considered. Land use notifications should be considered for adjacent land owners.
- Planning Director Cynthia Rogers stated this was not land use issue however a process issue for accepting the donation of equipment. It was indicated that it would not be costly to remove existing equipment and no land use issues exist as this equipment is simply replacing old equipment, not changing the use of the land. BBNA did start communication with the Planners Office months prior and reminded this donation is non-monetary. Previous donations had been presented to the City Council and not the Planning Department. The Planning Department has had informal communications about this equipment, its placement, and within the City for cost of removal and erection of the new equipment.
- A recommendation to move the equipment closer to the Volleyball court as to free up more space to accommodate parties or festivals. If tables can be utilized for an event without impeding on the donated equipment should be factored in placement.
- Recommendations were made to keep the soccer field open, all plans that were submitted were based on 50' x 70', Public Works will be notified to keep the space open for potential future development.

Adopt Resolution 2021-09; A Resolution of the Dillingham Planning Commission Supporting the BBNA Donation of Playground Equipment and Installation

*MAIN MOTION to adopt* resolution 2021-09 made by Elizabeth Clark, seconded by Bert Luckhurst.

- It was recommended this be sent to the City Council for their feedback.

*MOTION to postpone* to the next meeting made by Gregg Marxmiller, seconded by Susan Isaacs.

- Exact placement of equipment has not been determined.
- Additional public input is still warranted at this point.
- Full commission participation is advised.
- Timely ordering of the equipment for granting agency and shipping timing need to be taken into consideration.
- Concern was expressed regarding the age and condition of the existing equipment.

*VOTING:* the motion to postpone resolution 2021-09 failed.

Yes: Gregg Marxmiller, Susan Isaacs

NO: Bert Luckhurst, Elizabeth Clark

- Intent is the Planning Commission recommends the BBNA donated playground equipment and installation be approved.
- Concern was expressed regarding the timing of submission and notification process to get to council to satisfy the grant timeline.
- The meeting Chair requested from Commissioner Elizabeth Clark if this was a conflict of interest, since she is employed by BBNA. Elizabeth Clark stated there would be no financial gain.

Kaleb Westfall rejoined the Meeting at 7:53 p.m.

- Process clarification needs to be completed within the Planning Department.

Kaleb Westfall regained Chair at 7:55 p.m.

VOTING: the motion to adopt resolution 2021-09 passed by unanimous roll call vote.

**CITIZEN COMMENTS**

No comments were made

**COMMISSIONER COMMENTS**

Susan Isaacs:

Inadequate time and notice for the playground equipment. Expressed support for the project.

Gregg Marxmiller:

Inadequate time and notice for the playground equipment. Expressed support for the project.

Elizabeth Clark:

Thanked Commission members for participation in the meeting and providing feedback. Expressed frustration with the process and difficulties she had encountered during this donation from BBNA. Noted that BBNA had completed their public process.

Bert Luckhurst:

Encouraged separating Phases in future projects to limit confusion. Expressed support for the project

Kaleb Westfall:

Thanked staff for working through the process of accepting the equipment. Thanked BBNA for all their work and the donation of the equipment. Thanked Cynthia Rogers for her efforts to make everything come to fruition. Kaleb asked for Cynthia Rogers input as the City Planning Director. She thanked BBNA and the Commissioners. Stated clarification would be needed on all process so this does not occur again. Comprehensive Plan Workshop will be postponed until November 16, 2021 Next Planning Commission Meeting: Wednesday, December 8 at 5:30 PM

**ADJOURNMENT**

Chairman Westfall adjourned the meeting at 8:07 p.m.

\_\_\_\_\_  
Kaleb Westfall, Chair

ATTEST:

\_\_\_\_\_  
Patty Buholm, Planning Director

Approval Date: \_\_\_\_\_



**MEMORANDUM**

**DATE:** February 25, 2022  
**TO:** Mark Lynch, Interim City Manager  
**FROM:** Patty Buholm  
**SUBJECT:** February Monthly Report

**STAFF REPORT**

**Staff Change Over** I started working as the Planning Director and Grants Manager on 2/14/2022. There appear to be many projects that were in the works when I started. A lot of my time has been orientation, as well as catching up with unfinished business or items that have been submitted after the last employee left this position. Although it will take some time to get up to speed on the projects that are currently in motion, I am working with Interim City Manager, Mark Lynch on the current state of the projects.

**Planning Commission**

The Planning Commission usually meets on the second Wednesday of the month, a meeting has not been conducted since November 2021. A tentative date of March 16, 2022 has been proposed to the Planning Commission as I needed the additional time to prepare for and conduct this meeting. I intend on conducting the meetings monthly on the second Wednesday of each month after this initial delayed meeting.

**Permitting**

- Land Use Permits: One (1) land use permit was denied due to lack of information on the application and lack of payment for the processing fee of \$25.00
- Eagle Point Subdivision: I have been working to complete the City’s process of this Subdivision. Most the items were completed, however it does have a few last items needed prior to submitting to the Planning Commission for approval.
- Land Leases: Land Leases for the Harbor are being researched and a newer updated process will need to be implemented. This is currently being researched and have worked extensively with the City Manager.

**Meetings**

- I have met with the POLARIS Group whose main focus is on Erosion Control, and Food Sustainability within the City of Dillingham. At this time, nothing is required or requested from the City but will keep in contact for these two items.

**Projects:**

- The Aerated Lagoon Facility Improvements Project is something that I have been working very closely with the Engineers and the City Manager to put out for bid.

March 4, 2022

**TO:** Patty Buholm, Director of Planning and Grants, City of Dillingham  
**CC:** Dillingham, Alaska Planning Commission  
**FROM:** Elizabeth Clark, Education and Training Manager, Bristol Bay Native Association  
**SUBJECT:** Downtown Dillingham Playground Renovation Project Overview

Dear Mrs. Buholm and Commissioners,

The purpose of this memo is to provide important information and updates regarding the Downtown Playground Renovation Project to the Planning Commission and new Director of Planning and Grants. It is the hope of BBNA and the Working Group to continue effective collaboration with the City and ensure a successful project completion. The information will be organized into five sections: 1) Timeline, 2) public process to date, 3) project updates from December 2021 to March 1, 2022, 4) upcoming plans, and 5) collaboration needs between the City and BBNA

### **Section I: Timeline-To-Date**

**April 2021:** BBNA reached out to the former City Planner with the project proposal. The City Planner brought the proposal to the Mayor and Interim City Manager at the time, who gave the City Planner casual approval to proceed.

#### **May 2021**

- BBNA conducted a community survey that measured the project’s perceived importance to the community. Using the results of the survey, the team began preliminary design and budgeting concepts. BBNA reached out to the school district and the Superintendent gave his informal support of the project. Additionally, BBNA reached out to Curyung Tribal Council who also gave their informal support of the project.
- The project was discussed during commissioner comments at the May Planning Commission meeting. At this time, the former Planning Director (herein referred to as “PD”) explained to the Planning Commission that since the project did not involve issues with changing of land use, there existed no public process for approving the project. At this time, the PD clarified that both the Mayor and the (then) City Manager had both been informed of the project and had given permission to proceed.
- The team met regularly throughout the summer. We were ready to place an order for the playground equipment in July, when we were informed by the manufacturer that the playground could not be completed in time for the last barge due to COVID-related supply chain disruptions. The manufacturer stated at the time that we needed to have an order in by March 2022 in order to guarantee shipment of the equipment in July 2022. At the same time, BBNA was informed that the Planning Director would no longer be working on the project, and the new city contact would be the (then)

Interim City Manager (ICM). When we reached out to the ICM, he indicated that the PD would still be the contact. At this point, the team briefly stopped meeting until we could figure out the communication issues.

### **October 2021**

- BBNA was contacted by the playground manufacturer, who informed us that in order to guarantee manufacture and shipment of the equipment, BBNA's timeline for placing a final order was moved from March 2022 to the end of the year, 2021. At this point, BBNA and the PD began to meet again.
- The Planning Commission met for a Comprehensive Plan Workshop in late October, where the project was brought up during discussion. The Planning Commission requested that the issue be discussed and formally approved by the commission at the next meeting.

### **November 2021**

- The Planning Commission met on 11/3 during a regular meeting and voted to approve Resolution 2021-09. Public Notice was given. During this meeting, BBNA presented the project proposal to the commission. The resolution passed unanimously. During the meeting, Mayor Ruby requested that BBNA reach out to the School District to gain their formal support.
- BBNA met with the Dillingham City School Board during November's Work Session and presented the project proposal. During the School Board's November Regular Meeting, they voted unanimously to support the project formally, and designated a School Representative to participate in the working group meetings. The playground approval was an agenda item, and there was public notice and opportunity for public comment at this meeting.

### **December 2021**

- The City Council met on 12/12 and passed a resolution supporting the acceptance of the playground equipment as an in-kind donation. Public notice was given, as well as an opportunity for public comment prior to the council vote. BBNA was present at the meeting and informed the council that they were present to answer any questions about the project. The council had no questions.

## **Section II: Public Process Components To-Date**

It is important to note that our City municipal code lacks a formal process for collaborative projects such as this. It may be beneficial to bring this issue to the Code Review Committee or the City Council to draft official code, ordinance, or other guidance for future collaborative projects. Given that there doesn't appear to be an existing framework to which the team could defer, BBNA and the (then) Planning Director employed a good-faith effort to account for public input. Below is a list of ways the public have had the unofficial and official opportunities for participation in the project:

1. Community survey made available on widely-used social media platforms. 61 participants total. Results from the survey were shared with the City Planner.
2. 11/3/21 Planning Commission Meeting- Public Notice and opportunity for Public Hearing provided.
3. November DCSD School Board Work Session- Public Notice and opportunity for Public Comment provided.
4. November DCSD School Board Regular Meeting- Public Notice and opportunity for Public Comment provided.
5. December City Council Regular Meeting- Public Notice and opportunity for Public Comment Provided.

### Section III: Project Updates from December 2021-Present

1. **Working Group:** The Working Group has expanded to now include representatives from BBNA, the City, DCSD, and two community members. The group has been meeting bi-weekly, with the intention of returning to weekly meetings as spring approaches.
2. **Playground Design:** The Working Group met 12/29/2021 and selected the final playground design. The equipment was selected out of 3 final choices due to cultural relevance (fishing boat hull play area) and accessibility for children with disabilities. The project will include two separate play structures to accommodate children of all ages (2-12). Additionally, disruptive play features like a merry-go-round and specialized rail climber were included in the final design. All structures fit within the target use space and budget. Rubberized Pour-in-Place safety surfacing is also included.
3. **Playground Purchase:** BBNA placed the final order for the playground on January 6, 2022. The project totals \$365,000, which includes installation. After purchase, delivery and installation dates were set. Please see next section for details regarding delivery and installation schedules.
4. **Utilities Locates:** Nushagak Cooperative completed a utilities locate on February 8, 2022 for internet, electric, phone, and cable in the area. It was confirmed that there are no utilities in the area. The Public Works Director with the City also completed a utilities locate and confirmed there are no water or sewer utilities in the project area.

### Section IV: Upcoming Plans

1. **Construction Schedule:** One of our Community Member representatives is a construction manager with BBAHC. He graciously offered to work with the playground contracting company to develop a comprehensive construction schedule, which will include a timeline as well as equipment, labor, and miscellaneous needs to make for a smooth installation.
2. **Public Process:** It is the hope that the playground renovation will be on the schedule for each Planning Commission meeting until installation to afford the opportunity for



additional public comment. The final piece of the final process that is needed is to determine the exact location/placement of the playground.

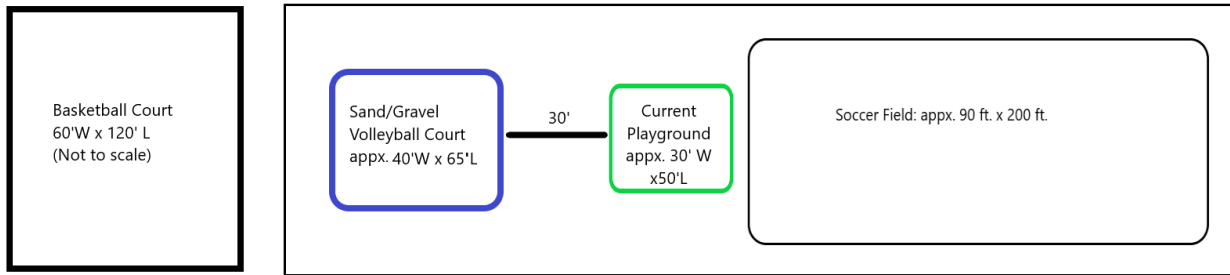
3. **Shipping and Installation:** Shipping and installation dates have been scheduled by the playground contractor. The equipment is scheduled to leave the Seattle docks on the May 27<sup>th</sup> barge. Installation of the equipment is scheduled to begin July 11, and installation of the safety surfacing is scheduled to begin July 21, 2022.

**Please proceed to next page.**

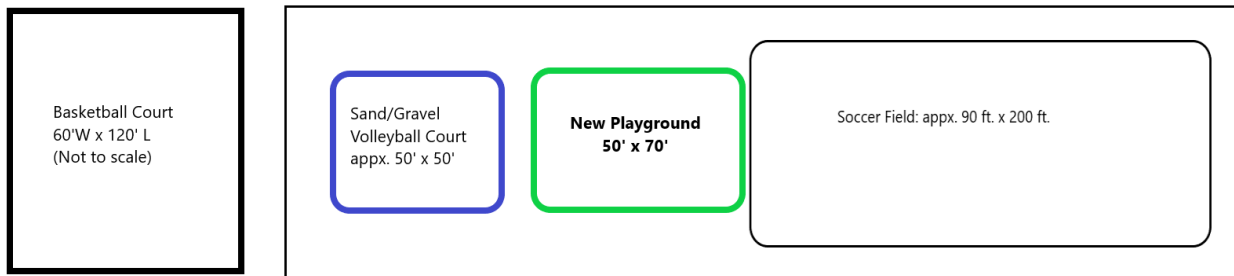
**Section V: Collaboration Needs between the City and BBNA**

**1. Location/Placement of Playground:** According to Resolution 2021-09 that passed on November 3, 2021, the Planning Commission recommended to the Council the approval of the playground to be, “located at the old airstrip location (USS 2732, Block 5, Lot Remains).” In Resolution 2021-37 adopted by City Council on 12/16/2021, there appears to be no requirement for the Council or the Planning commission to formally approve the placement or location of the playground. The project partners in collaboration with the Planning Commission should work together to determine exact “placement” of the playground before installation. Please see the diagrams and placement considerations below:

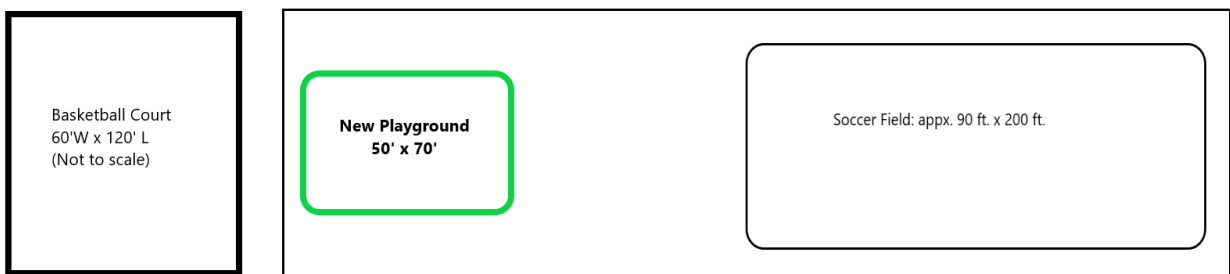
**Existing Layout**



**Playground Option 1: "Replace-in-Place"**



**Playground Option 2: Remove Volleyball Court**



Considerations Regarding Playground Placement: Playground Option 1 allows us to keep the existing volleyball court, which has not been utilized in recent history and was not indicated on the community survey as a priority. Playground Option 2 allows for development of future phases, pending support and available funding. One example of a future development includes installing a covered picnic pavilion, which can serve in this space as a multipurpose facility for community events, family gatherings, and even musical performances. This was an identified area of need on the community survey. The Working Group has discussed the different placement options, and agree that Option 2 provides for more opportunities for future development of the space. **Both options leave the soccer field untouched and preserve its current size.** Option 2 would actually extend the soccer field by approximately 50 feet.

2. **Permits (if applicable):** In order to complete the project, the Working Group and Planning Department need to determine if any permits are needed, such as land use, ROW, etc. Through previous discussions with the former City Manager and City Planner, it appears there are no permits required. We need to verify this is correct and follow any public hearing requirements necessary to obtain the permits if needed.
3. **Initial grade work, removal of existing equipment, and simple equipment for installation:** The project contractor (Alaska Education and Recreational Products, LLC) will be responsible for all installation of equipment and safety surfacing, which includes detailed grading work. We will need to determine how to remove the existing equipment and conduct initial simple leveling of the space. Previous conversations with the former Planning Director indicated that the city would likely be able to assist with the leveling if needed, which will be minimal. We are working with the contractor on specifics, and more information will become available as we move closer to installation. The project contractor will have a detailed list of simple equipment needed. The working group will work with community partners to obtain as much of the equipment use and work needed as in-kind donations.
4. **Memorandum of Agreement:** We have discussed the potential need for an MOA that would cover some important details. Through our work with the City, we were able to confirm that the City's liability insurance does cover the playground. We worked with the insurance company to ensure the equipment we selected would be covered. Some details that require further attention include routine maintenance of the space in the future. We worked with the former Planning Director to select highly durable equipment and safety surfacing that requires minimal, very infrequent maintenance to reduce any potential costs or complications in the future.

# Dillingham Downtown Park Strip Playground Renovation Project: 2021 Community Survey Results

By Elizabeth Clark, Bristol Bay Native Association, Child Care and Development Fund

May 14, 2021



May 2021

## Executive Summary

The purpose of this report was to investigate Dillingham residents' attitudes and preferences regarding the renovation of the Downtown Park Strip in Dillingham, AK. A community survey was conducted via available social media outlets in May 2021. The results of the community survey indicate that the majority of the participants:

- Have children aged 0-12 and use the existing park space frequently;
- Use the existing park space, but would like to see improvements made to the equipment and space itself to increase engagement and accessibility;
- Are interested in volunteering and/or supporting the planning and building process.

It is recommended that Bristol Bay Native Association's ("BBNA") Child Care and Development Fund ("CCDF") work with the City of Dillingham to plan, purchase, and install new playground equipment and functional use spaces to increase overall community engagement at the Downtown Park Strip.

## Introduction

The Downtown Park Strip in Dillingham is one of the only designated park areas in Dillingham, Alaska. Currently, the park includes the following equipment and facilities:

- Basketball court
- Gravel area historically used for volleyball, badminton, tennis, etc.
- Small playground structure for children 2-12
- Large field historically used for group games such as soccer.

While the park is accessed and used fairly regularly by the community, the existing equipment is outdated and in poor repair. The current basketball court's paint is faded or missing; the gravel area does not include a volleyball or tennis net; the playground equipment is broken and damaged from exposure; the existing fence structure is missing pieces and is in disrepair; and the field is minimally maintained/overgrown with weeds.

BBNA CCDF is a tribal program whose mission is to increase access and availability of affordable, safe, and quality childcare services for tribal children throughout the Bristol Bay region. CCDF operates in several communities throughout the region including Dillingham. In Dillingham, CCDF certifies Home Childcare Providers and supports the center-based Child Care Center at BBNA's Family Resource Center campus. CCDF receives federal funding annually to increase the quality of programming throughout the region, including Dillingham. Because the Downtown Park Strip is one of the only existing public park spaces in Dillingham, many CCDF Home Childcare Providers use this space when caring for clients. Additionally, improving the Downtown Park Strip aligns with the overall goals of both Head Start and CCDF to increase family and community partnerships in order to improve developmental outcomes for children in the region.

May 2021

Currently, the Downtown Park Strip is located at USS 2732 Bock 5 in Downtown Dillingham. The space is currently platted by the city for use as a park. The existing playground equipment was donated to the city by CCDF. The City currently owns the land and holds liability insurance on the property.

## Methods

The research was conducted via an electronic survey and investigated Dillingham residents' attitudes towards the current condition of the park, values that participants view as important in the planning of a new park space, and preferences for types of equipment and facilities in the space. The survey was distributed over the course of a week on available local public social media outlets from May 7-14, 2021. The survey contained a variety of question types, including Likert scale, multiple choice, and short open-ended response. The responses were aggregated using Google's Forms software. Open-ended responses were aggregated and grouped by topic.

## Results

There was a total of 61 survey responses over a 7-day period. A breakdown of responses is included below.

### Demographics

Of the 61 total survey participants,

- 88% have children
- 43% of participants have children ages 0-4
- 57% of participants have children ages 5-12
- 25% of participants have children ages 13-17

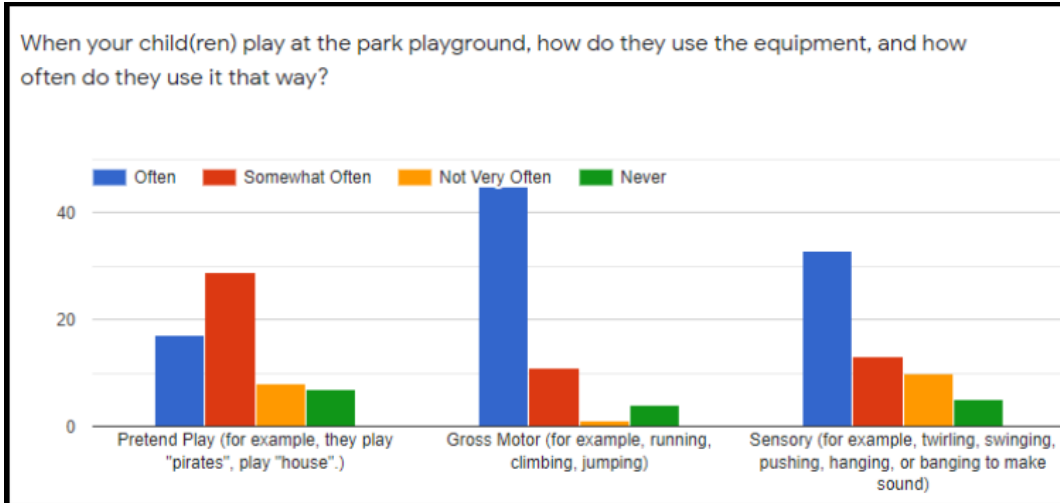
### Current Park Usage

Of the 61 total participants,

- 61% of participants use the current park playground 1-5 times per week.
- 36% of participants currently do not use the park playground.
- Most participants indicated that their child(ren) use the park primarily for gross motor (for example: running, climbing, jumping, sliding) and sensory (for example: twirling, swinging, spinning, pushing, hanging, or banging to make sound. (See Table 1 below)

May 2021

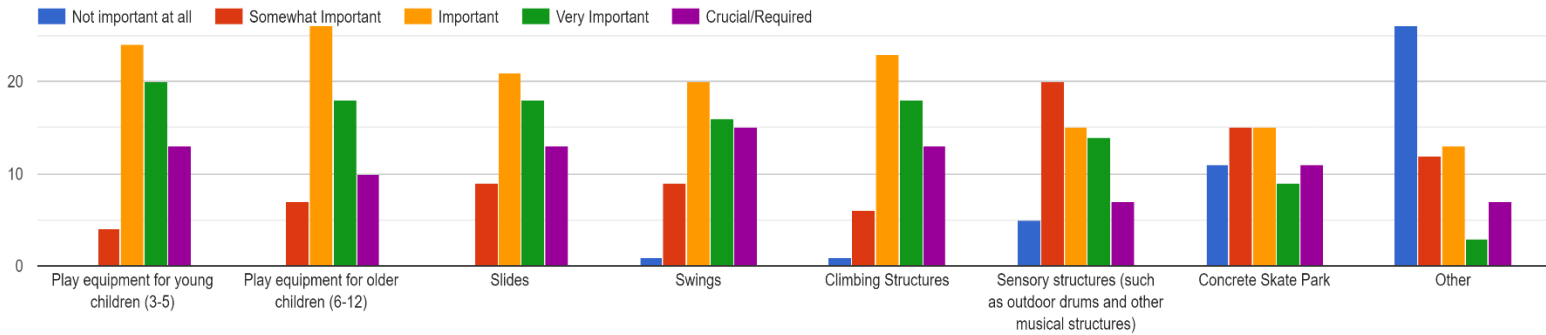
Table 1: How children currently use the park playground equipment



**New Park Playground Equipment and Facility Preferences**

- 95% of all participants said they would like to see the park being used for other community activities, such as festivals, community meet-ups/ swap meets, concerts, etc.
- 84% of participants said making the playground equipment accessible to children with disabilities is important.
- The following playground equipment was ranked as important most often: play equipment for children 3-5; play equipment for children 6-12; slides; swings; climbing structures. See table below.

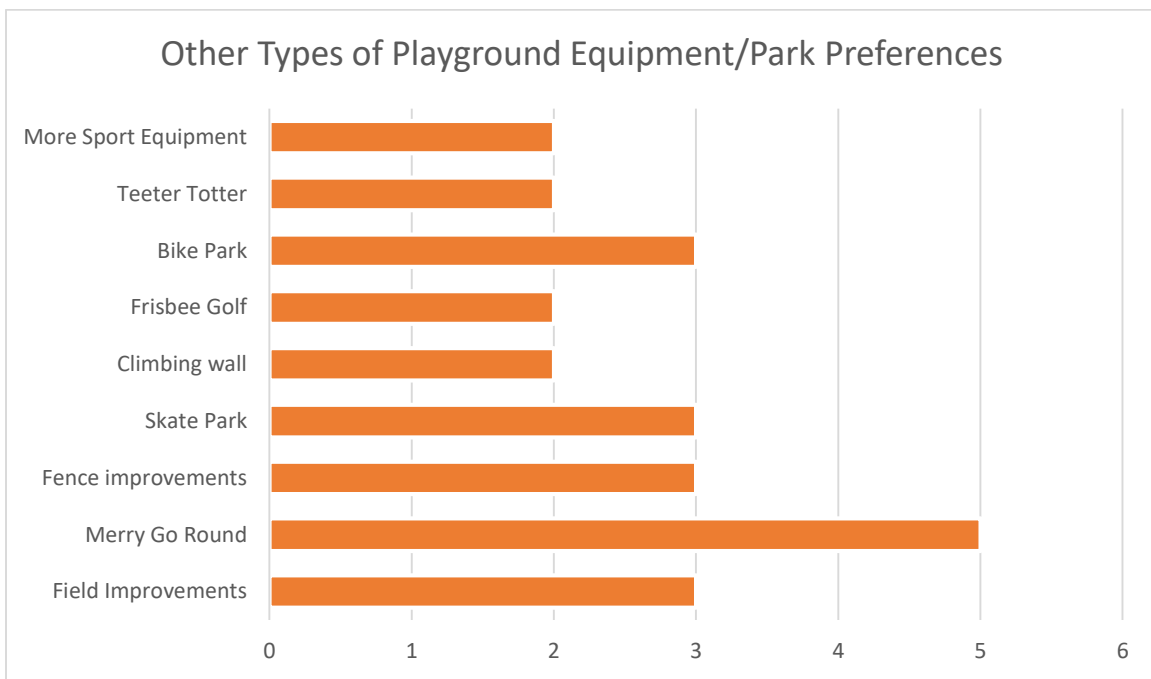
What type of playground equipment would you like to see at the park? Please rank each equipment type by how important you think it is.



**Short Answer Responses**

- 27 participants indicated another type of playground equipment that was not included in the chart above. Overall, the participants indicated that play equipment for multiple ages is important.
- Heavy emphasis was placed on preservation and improvement of the existing soccer field.
- Heavy emphasis was placed on a bike park
- Emphasis was placed on including “more sport equipment,” such as soccer goal posts, football goals, small basketball hoops for young children, etc.

See table below.



**Community Interest in Volunteering to Assis in Planning and Construction**

- 63% of participants indicated that they would like to or maybe like to volunteer in the planning or building of the park.
- Of the total number of participants, 14 participants shared their contact information.

**Discussion/ Interpretation of Results**

It can be seen from the results in the previous section that the survey participants do currently utilize the existing park space, and are interested in seeing improvements to the equipment, facility, and spaces in order to increase functionality and engagement. The majority of the survey participants indicated that the playground equipment should be diverse enough to accommodate a wide range of ages and abilities. Specific playground equipment like merry-go-rounds, teeter totters, slides, and swings were among the highest preference. Overall, the participants access the playground with child(ren) for gross motor and sensory activities most often.



May 2021

It should be noted that there is specific interest in the development of both a skateboard/skate park and a bike park. While these two facilities would provide new engagement opportunities for Dillingham youth, special consideration should be made when developing plans for these structures including the potential for increased liability costs and physical space constraints. In addition to these facilities, it should also be noted that 92% of participants would like to see the space being used for other engagement activities. Within the individual short answer responses, it was noted that the project partners should consider including in the design a half-shell or other stage-like venue to be used for community concerts and events.

The results of the community survey are consistent with research conducted by Project for Public Spaces (PPS), a nonprofit dedicated to research and implementation of *placemaking*. According to PPS, “placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and wellbeing.” (PPS.org, 2021)

While the results of this survey clearly indicate the community's desire to improve the existing park space, there are some limitations that warrant attention. Dillingham currently has a population of approximately 2,000 residents. Of that total population, only 63 residents actually participated in the survey. This represents only 3.2% of the overall population at this time. The reason for the limited number of responses could be due to a variety of factors, including inconsistent access to internet/data/social media and the short response window.

## Recommendations

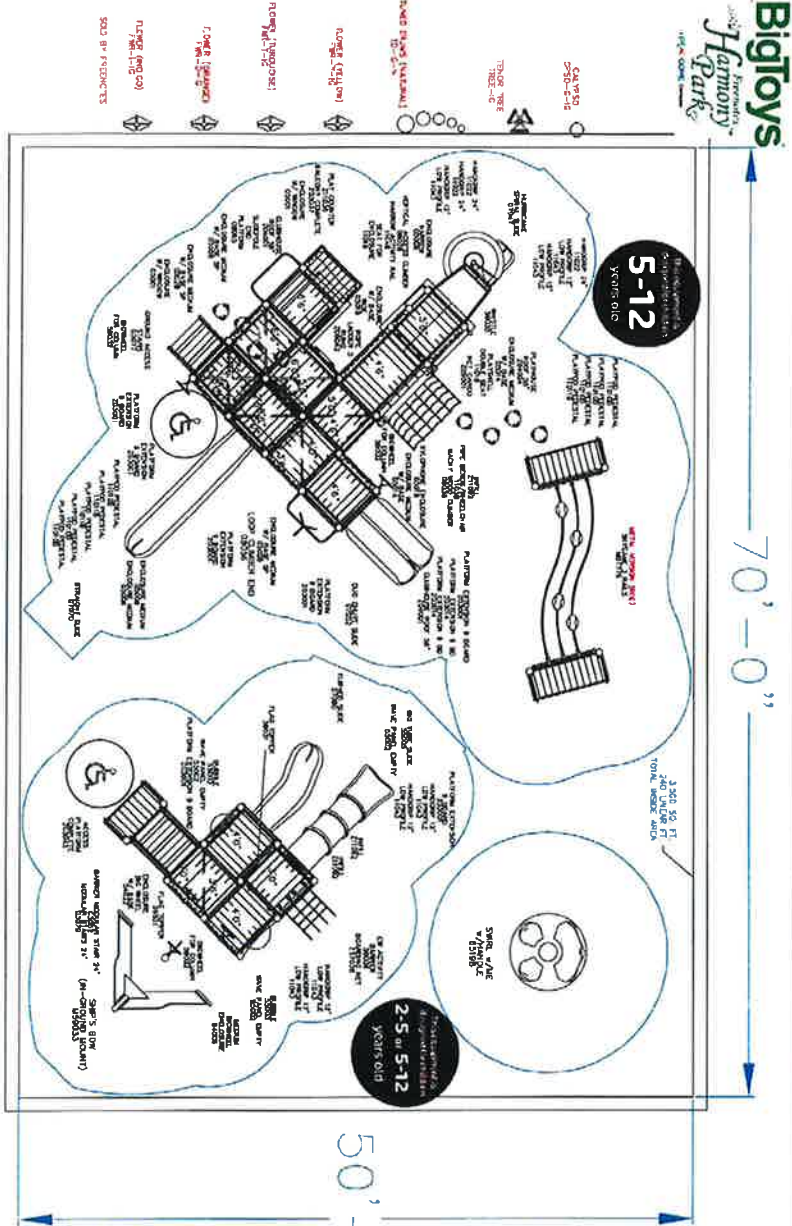
Based on the information gathered, it is recommended that CCDF, the City of Dillingham, and any other identified project partners begin the planning process to renovate and rehabilitate the Downtown Park Strip. The project should include:

- Creation of a community steering committee to assist in the planning of the park;
- Agreement between BBNA CCDF and the City of Dillingham to address maintenance, liability, repairs, etc.
- Thoughtful design and construction of an improved park space that provides access and engagement for a diverse range of ages and abilities.

Based on the scope of work, the project team may consider planning the project in a series of stages over the course of 2 to 3 years.

Playground 2 option 7

City of Dillingham 81-807 & EC-712 Dillingham, AK 99576	The play equipment is recommended for children ages 5-12 Minimum Area Required: Per Drawing	Scale: 1/4" = 1'-0" This drawing can be scaled only when in an 24" x 36" format	Drawn By: Casele Jones Date: 12/17/21 Quote Number: 819-143382G	<b>BigToys</b> 544 Central Street Chattanooga, TN 37407 868.815.888 / www.bigtoys.com	<table border="1"> <tr> <td>Total Play Components</td> <td>10</td> <td>User Capacity</td> <td>30-40</td> </tr> <tr> <td>Elevated Play Components</td> <td>7</td> <td>Elevated Components Accessible by Ramp</td> <td>0 Req. 0</td> </tr> <tr> <td>Elevated Play Components Accessible by Ramp</td> <td>0</td> <td>Elevated Components Accessible by Transfer</td> <td>7 Req. 4</td> </tr> <tr> <td>Elevated Components Accessible by Transfer</td> <td>7</td> <td>Accessible Ground Level Components Shown</td> <td>3 Req. 2</td> </tr> <tr> <td>Accessible Ground Level Components Shown</td> <td>3</td> <td>Different Types of Ground Level Components</td> <td>3 Req. 2</td> </tr> </table>	Total Play Components	10	User Capacity	30-40	Elevated Play Components	7	Elevated Components Accessible by Ramp	0 Req. 0	Elevated Play Components Accessible by Ramp	0	Elevated Components Accessible by Transfer	7 Req. 4	Elevated Components Accessible by Transfer	7	Accessible Ground Level Components Shown	3 Req. 2	Accessible Ground Level Components Shown	3	Different Types of Ground Level Components	3 Req. 2
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Elevated Play Components Accessible by Ramp	0	Elevated Components Accessible by Transfer	7 Req. 4																						
Elevated Components Accessible by Transfer	7	Accessible Ground Level Components Shown	3 Req. 2																						
Accessible Ground Level Components Shown	3	Different Types of Ground Level Components	3 Req. 2																						



	Total Play Components	23	User Capacity	8-5"
	Elevated Play Components	13	Elevated Components Accessible by Ramp	0 Req. 0
	Elevated Play Components Accessible by Ramp	0	Elevated Components Accessible by Transfer	7 Req. 4
	Elevated Components Accessible by Transfer	7	Accessible Ground Level Components Shown	5 Req. 3
	Accessible Ground Level Components Shown	5	Different Types of Ground Level Components	5 Req. 3
	Different Types of Ground Level Components	5		

70'-0"

50'-0"

2-5 AREA

Wood nut recycled

with river with Friends

\$391,366

with river without Friends

\$375,252

5-12 AREA

without river with Friends

\$371,696

without river without Friends

\$355,782

It is the manufacturer's opinion that the structure shown herein complies with current state standards concerning accessibility. It used with proper accessible surfacing and together with other necessary ground level play equipment. **IMPORTANT:** Never install play equipment over hard, unresilient surfaces such as asphalt, concrete, or compacted earth. It is the owner's responsibility to ensure the "minimum area required" contains an appropriate amount of resilient material to cushion accidental falls.

Section . Item #4.

Dillingham  
7 & EC-712)  
Eam, AK 99576

Alaska Education and Recreational Products LLC

This play equipment is recommended for children's ages 5-12  
Minimum Area Required: Per Drawing

Scale: 1/4" = 1'-0"  
This drawing can be scaled only when in an 24" x 36" format

Drawn By: Cassie Jones  
Date: 12/17/21  
Quote Number: 819-143362G

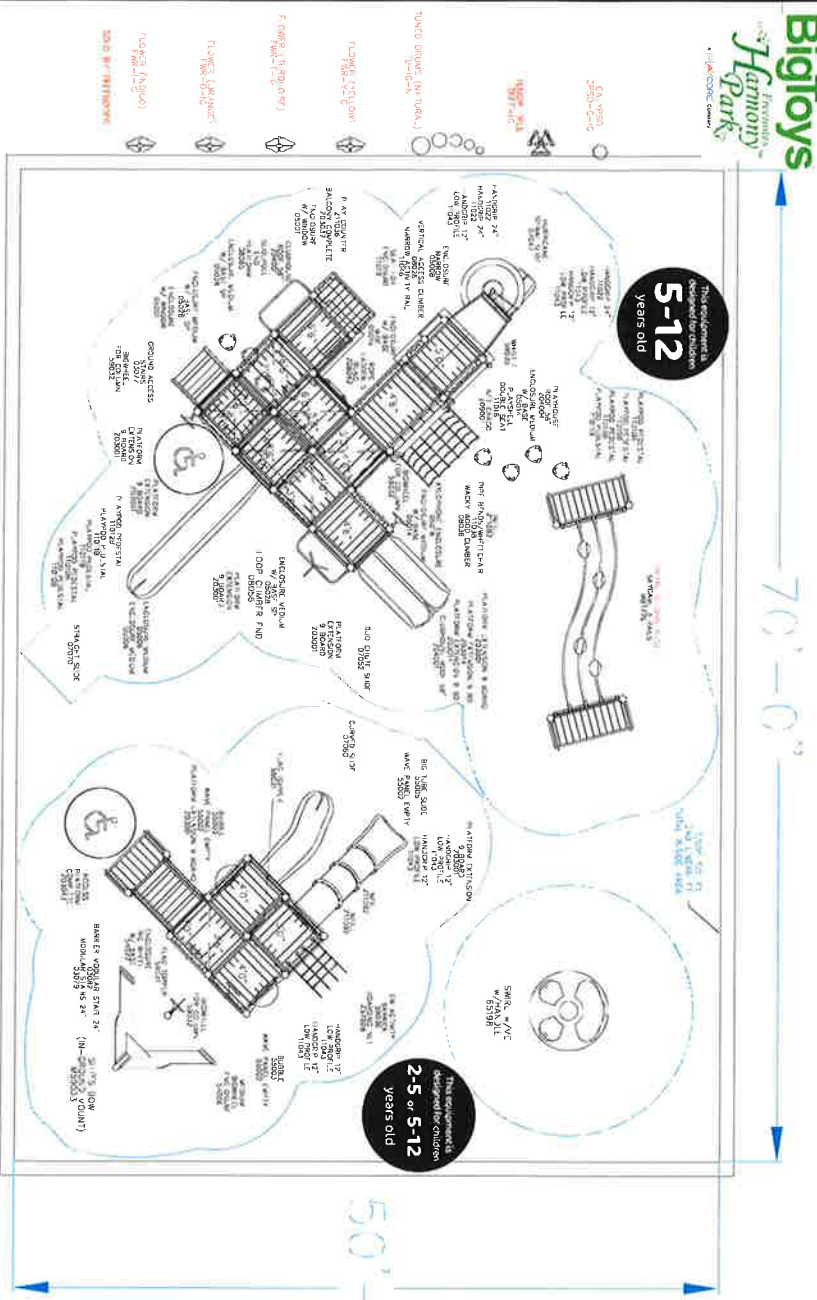
**BigToys**  
544 Chestnut Street  
Chattanooga, TN 37412  
865 814 8697 / www.bigtoys.com



Total Play Components	10	7	0	User Capacity
Elevated Play Components	0	Req.	0	30-40
Elevated Play Components Accessible by Ramp	7	Req.	4	Critical Fall Height
Elevated Components Accessible by Transfer	3	Req.	2	4'-0"
Accessible Ground Level Components Shown	3	Req.	2	
Different Types of Ground Level Components	3	Req.	2	

2 5 ARFA

ISO 9001

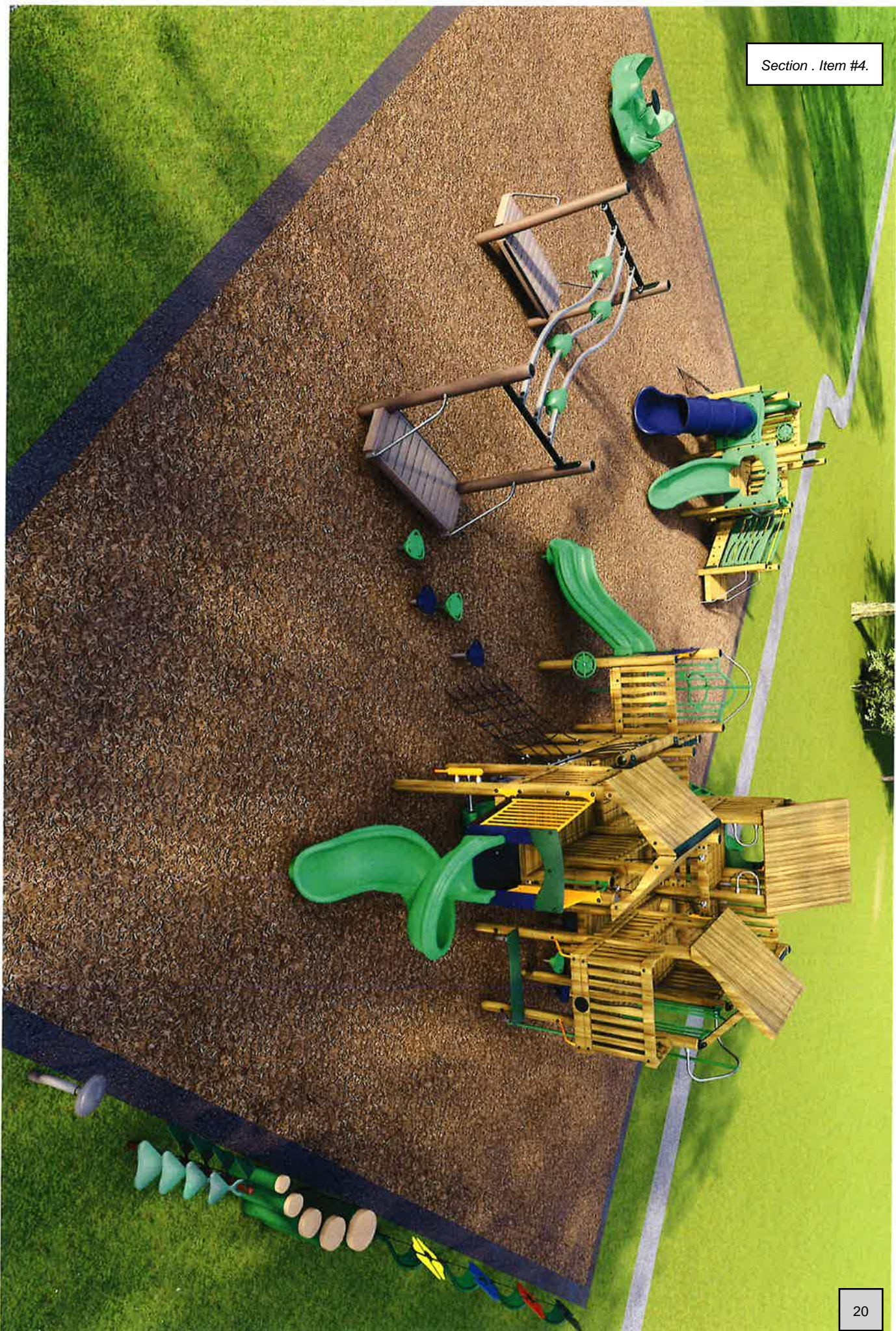


	Total Play Components	23	13	0	User Capacity
	Elevated Play Components	0	Req.	0	65-70
	Elevated Play Components Accessible by Ramp	11	Req.	7	Critical Fall Height
	Elevated Components Accessible by Transfer	10	Req.	4	8'-6"
	Accessible Ground Level Components Shown	5	Req.	3	
Different Types of Ground Level Components	5	Req.	3		

5-12 ARFA

It is the manufacturer's opinion that the structure shown herein complies with current ada standards concerning accessibility if used with proper accessible surfacing and together with other necessary ground level play equipment. IMPORTANT: Never install play equipment over hard, unresilient surfaces such as asphalt, concrete, or compacted earth. It is the owner's responsibility to ensure the "minimum area required" contains an appropriate amount of resilient material to cushion accidental falls.

Section . Item #4.



OF DILLINGHAM  
TAM, ALASKA

PLEASE NOTE: RENDERINGS ARE FOR VISUAL PURPOSES ONLY. ANY PRODUCTS AND/OR SITE DETAILS HEREIN MAYBE SUBJECT TO CHANGE WITHOUT NOTICE.

**BigToys**

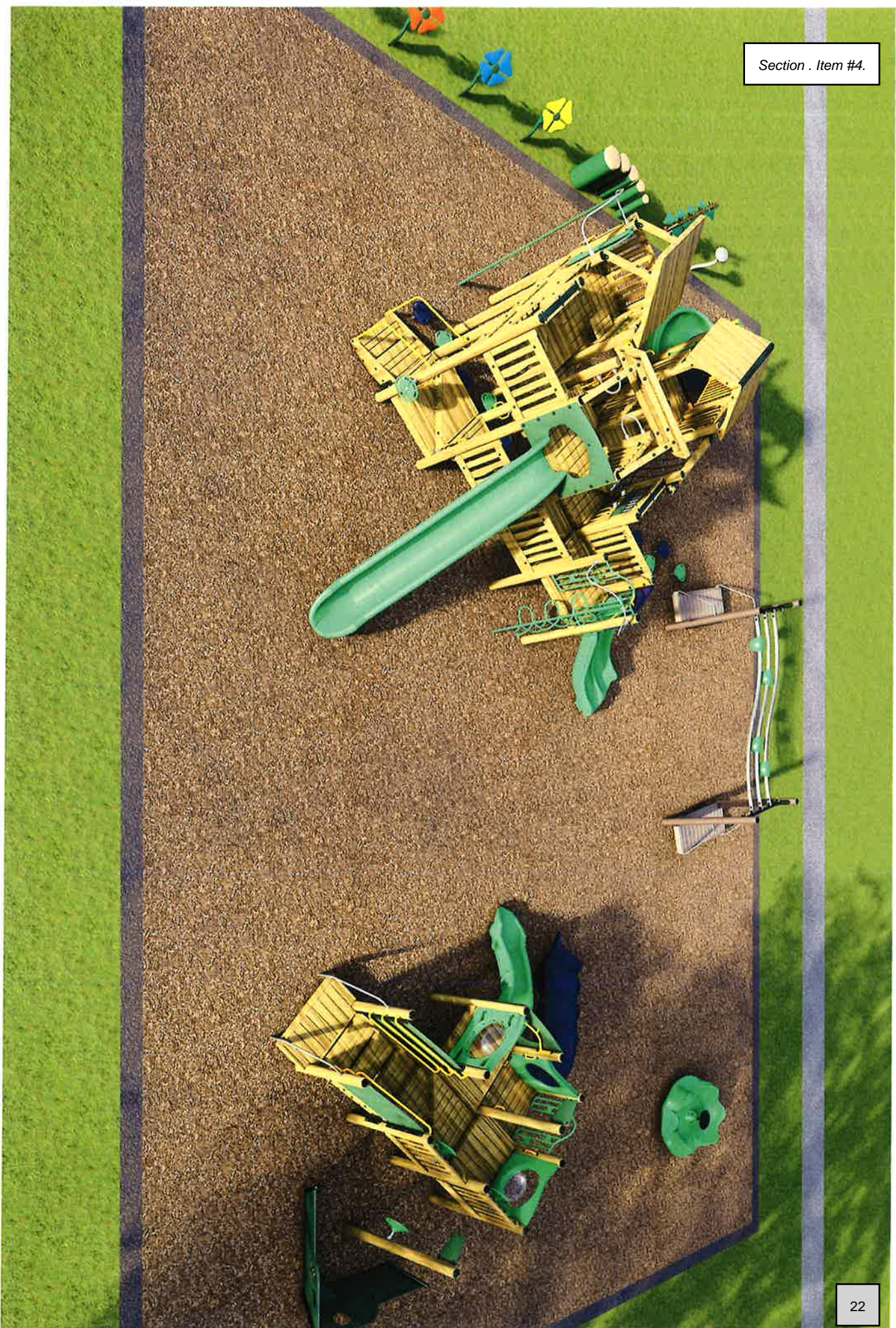
544 CHESTNUT ST.  
CHATTANOOGA, TN  
**866.814.1**  
BIGTOYS.CO



**OF DILLINGHAM  
HAM, ALASKA**

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**BigToys**  
544 CHESTNUT ST.  
CHATTANOOGA, TN  
866.814.1111  
BIGTOYS.COM



OF DILLINGHAM  
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CHATTANOOGA, TN  
866.814.1  
BIGTOYS.CO



**Alaska Education  
and Recreational Products, LLC**

# Alaska Education and Recreational Products, LLC

Section . Item #4.

**Please note new remit to address:  
200 W 34th. Avenue #827  
Anchorage, AK 99503**

Date	Invoice #
1/3/2022	3898

<b>Bill To</b>
Bristol Bay Native Association 1500 Kanakanak Road PO Box 310 Dillingham, AK 99576

<b>Ship To</b>
Alaska Marine Lines Bristol Bay Native Assoc Dillingham, AK

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt	KW	1/3/2022	Best Way	destination	

Quantity	Item Code	Description	Price Each	Amount
1	BIGBT807	Big Toy Pine Play Structure colors from "natural" palettes	60,921.00	60,921.00
1	BIGEC712	Big Toy Play Structure colors from "natural" palettes	22,176.00	22,176.00
5	BIG11010B	Big Toy Playpod Pedestals 12" colors from "natural" palettes	252.00	1,260.00
1	BIGMBT776	Big Toy Skygame 3 Rails Freestand colors from "natural" palettes	7,776.00	7,776.00
1	PLA65198	Play and Park Swirl with Me with Handle color: green	5,999.00	5,999.00
1	freight	freight for the above to Seattle	13,409.00	13,409.00
1	freight	freight for the above to Dillingham	17,785.00	17,785.00
1	SAFETY SURFAC...	Play Area Safety Surfacing per Description	142,665.00	142,665.00
1	freight	freight for the above to Seattle	18,576.00	18,576.00
1	FRETDIGN	Freenotes Tuned Drums	3,655.00	3,655.00
1	FRECPSOGIG	Freenotes Calypso	2,385.00	2,385.00
1	FREFlowerEnsemb...	Freenotes Flower Ensemble Inground Mount	4,499.00	4,499.00
1	Installation	installation of the above includes: installation of the above play equipment to meet current CPSC and ASTM recommendations for playground safety by certified playground and play safety surfacing installers, necessary concrete for the installation as well as a 6" wide x 50ft x 70ft play area perimeter, necessary subbase for pour in place (PIP) safety surfacing for a certified fall height of 8 feet 6 inches, removal of all shipping material. customer will be responsible for initial grade/dirt work to prepare area for the installation. This will include leveling the area to a depth to be determined later. We will do the final grading. Customer to provide equipment for this grading and a motorized concrete mixer and standard hand tools to assist in the installation. It would also be greatly appreciated if you could provide any security while the play equipment and safety surfacing is being installed.	63,894.00	63,894.00
			<b>Total</b>	

**web site: [www.akedproducts.com](http://www.akedproducts.com)**



Alaska Education  
and Recreational Products, LLC

# Alaska Education and Recreational Products, LLC

Section . Item #4.

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P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt	KW	1/3/2022	Best Way	destination	

Quantity	Item Code	Description	Price Each	Amount
		<p>We are hoping for either a June or July install. Since we are not handling the shipping, the installation will be dependent upon manufacturer's production and shipping schedule and Alaska Marine Lines schedule to Dillingham. We will need assistance on site for the unloading of the containers from Alaska Marine Lines. We will do the actual unloading of the equipment from the containers.</p> <p>Installation cost is calculated using "normal" ground conditions. There may be additional charges if we run across any "unexpected" material that will need to be removed. This may include: backfill material, rocks, concrete, and any other material that necessitates beyond "normal" excavation techniques and/or equipment.</p> <p>Then of course, there is the Covid disclaimer, we are not responsible for any delays for material and/or installation due to Covid.</p> <p>We are responsible for drawing any necessary permits and those expenses. You are responsible for either locating a current utility locate or to have one done. Locate must be done as soon as possible.</p> <p>1/2 payment needed at time of order, balance to be paid upon acceptance.</p> <p>Thank you. Kit Wilson</p>		

			<b>Total</b>	\$365,000.00
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web site: [www.akedproducts.com](http://www.akedproducts.com)



**CITY OF DILLINGHAM, ALASKA**

**RESOLUTION NO. 2021-37**

**A RESOLUTION OF THE DILLINGHAM CITY COUNCIL SUPPORTING THE BBNA DONATION OF PLAYGROUND EQUIPMENT**

WHEREAS, BBNA receives Child Care and Development Fund (CCDF) funding to provide child care assistance and to increase the quality of existing programs; and

WHEREAS, BBNA wishes to partner with the City of Dillingham to build playgrounds that would be accessible to home child care providers; and

WHEREAS, Dillingham has a lack of available child care providers, which impacts the ability to attract and retain employees with families to the community; and

WHEREAS, new playground equipment would help encourage more home child care providers, improve the quality of exiting home child care provider programs, and support economic development in the community; and

WHEREAS, new playground equipment would have positive impacts to the mental health of our community members through improved opportunities for recreation and social interaction; and


WHEREAS, the Planning Commission has reviewed BBNA's proposal for playground equipment donation and recommends acceptance of the donation.

NOW, THEREFORE, BE IT RESOLVED the Dillingham City Council hereby accepts the donation of playground equipment from BBNA.

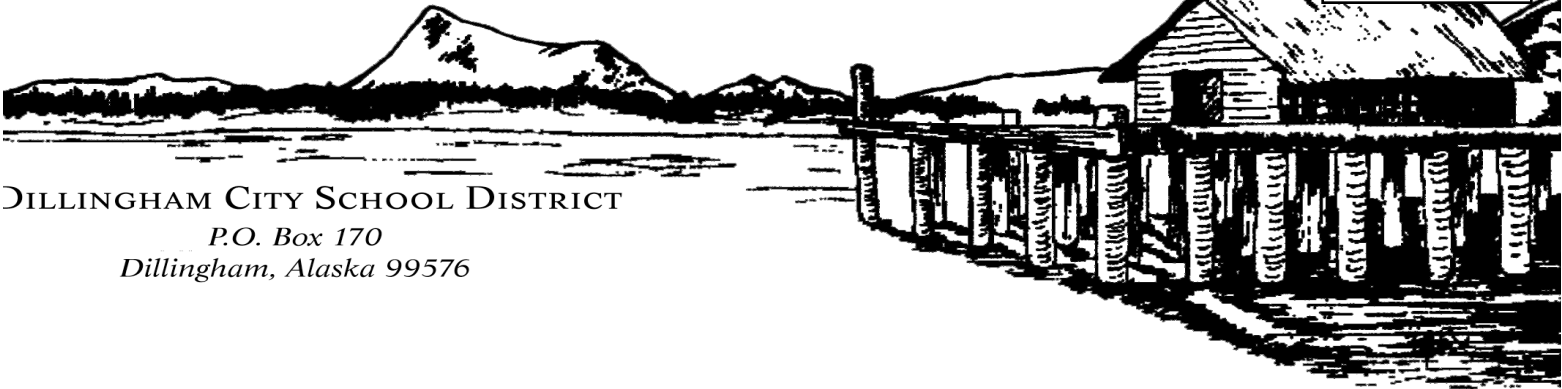
BE IT FURTHER RESOLVED that public meetings will be held in conjunction with land use and installation of the playground equipment. Planning for future additions or development in the area of playground equipment shall involve a community public process including the Dillingham Planning Commission.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on December 16, 2021.

  
Alice Ruby, Mayor

ATTEST:  
  
Lori Goodell, City Clerk

[SEAL]



DILLINGHAM CITY SCHOOL DISTRICT  
P.O. Box 170  
Dillingham, Alaska 99576

**Letter of Support – BBNA Park Renovation Project (Phase One)**

11.29.21

Dear City of Dillingham,

On November 22, 2021, the DCSD Board of Education voted to draft a letter in support of a segment of the Bristol Bay Native Association’s Park Renovation Project.

Through the discussion, the board determined the following:

- (1) To provide full and documented support of BBNA’s proposal for phase one of the initial project
- (2) To not allocate any specific funding in the district’s budget to allocate for the project
- (3) To promote the benefits of the project for area youth
- (4) To advocate for the over-all added value this creates for the community
- (5) To capitalize on this one-time funding measure

In closing, please view this letter of support as a vote of confidence from the district.

Sincerely,

*Jason R. Johnson*

Jason R. Johnson, Ed.D.  
Superintendent

**RESOLUTION 2021-09  
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION**

**A Resolution of the Dillingham Planning Commission Supporting the  
BBNA Donation of Playground Equipment and Installation**

WHEREAS, BBNA receives Child Care and Development Fund (CCDF) funding to provide child care assistance and to increase the quality of existing programs; and

WHEREAS, BBNA wishes to partner with the City of Dillingham to build playgrounds that would be accessible to home child care providers; and

WHEREAS, the current playground equipment located at the old airstrip location (USS 2732, Block 5, Lot Remains) is beyond its useful life and is in need of significant repair or complete replacement; and

WHEREAS, Dillingham has a lack of available child care providers, which impacts the ability to attract and retain employees with families to our community; and

WHEREAS, replacing the current playground equipment with new equipment would help encourage more home child care providers, improve the quality of existing home child care provider programs, and support economic development in the community; and

WHEREAS, new playground equipment would have positive impacts to the mental health of our community members through improved opportunities for recreation and social interaction; and

WHEREAS, the Planning Commission finds the acceptance of this donation of playground equipment and installation is consistent with the existing land use of this parcel for recreation; and

WHEREAS, BBNA has engaged the community in outreach to solicit feedback from residents and organizations in the preparation of their proposal to the City; and

WHEREAS, the Planning Commission has invited public comment on the BBNA proposal to donate the playground equipment and installation; and

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, recommends the approval of the BBNA donation of playground equipment and installation by the Dillingham City Council.

ADOPTED by the Dillingham Planning Commission on this 3rd day of November, 2021.

  
\_\_\_\_\_  
Kaleb Westfall, Chair

  
\_\_\_\_\_  
Cynthia Rogers, Planning Director

**Mayor**  
Alice Ruby

**City Manager**  
Robert Mawson




Dillingham City Co

Section . Item #5.

Chris Napoli  
Michael Bennett  
Aksel Buholm  
Curt Armstrong  
Kaleb Westfall  
Perry Abrams

**MEMORANDUM**

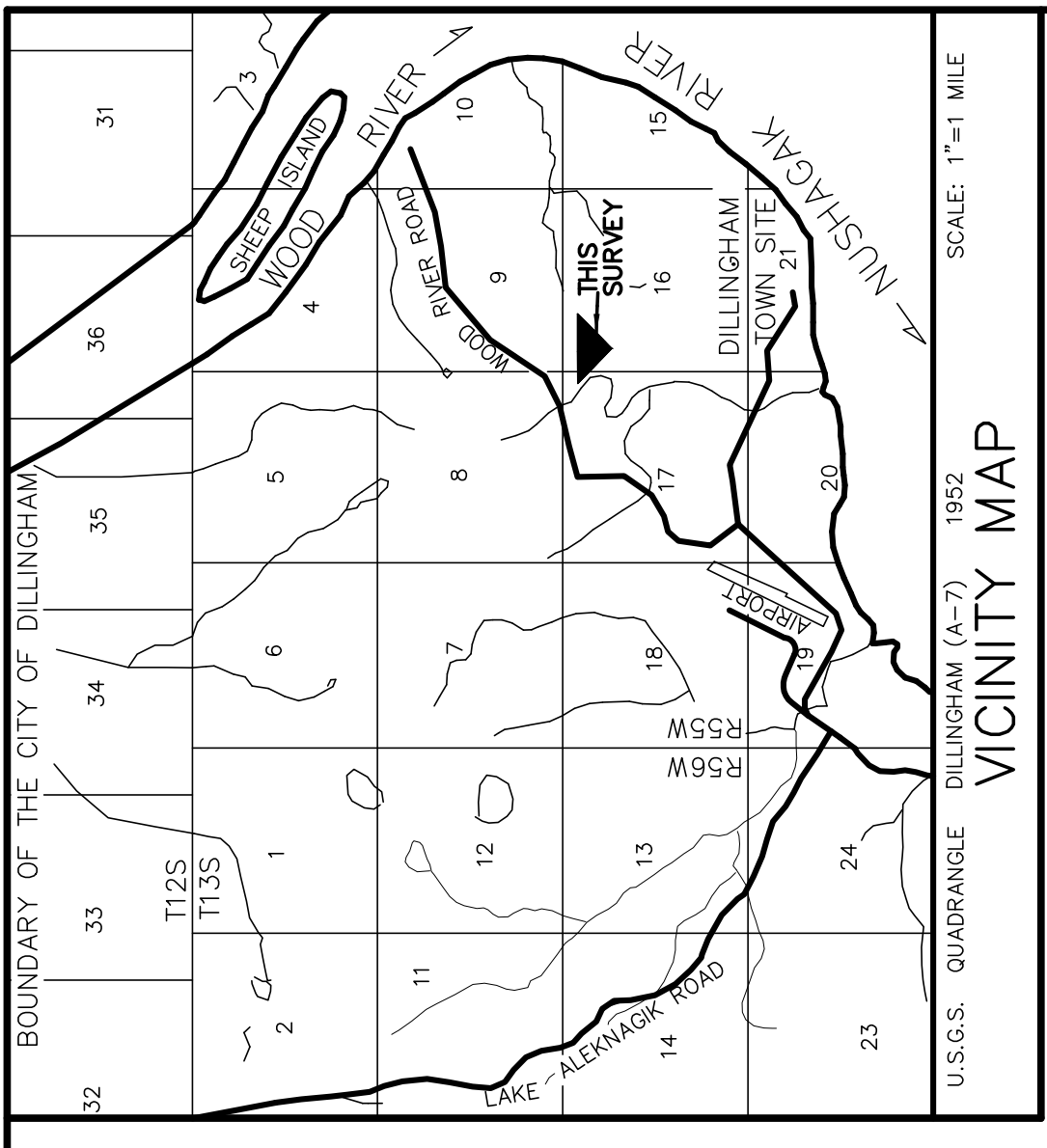
**Date:** March 10, 2022  
**To:** Planning Commission  
**From:** Patty Buholm, Planning Director   
**Subject:** Eagle Point Subdivision Documentation

---

The attached Documentation was given to me on the first day of my employment and I wanted to relay to the Planning Commission the lengthy process both Mr. Nelson's have had to experience in an attempt to transfer restricted property between family members due to a requirement change in Bureau of Indian Affairs Land Management Office.

Dagen Nelson was extremely helpful in providing information, copies, and previously submitted documentation. Due to limited electronic data access and difficulty finding information, this is the documentation that I relied on to get to the point of presenting to the Planning Commission for Eagle Point Subdivision.

All notification of adjacent landowners has been completed, all interested parties have been notified via codes requirements of certified return receipt USPS. As I write this memo, I have currently not received any communication via USPS or email in objection to approving the Eagle Point Subdivision.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF EAGLE POINT, AND APPROVE THE DEDICATION OF THIS SURVEY TO THE PUBLIC OR PRIVATE USE, AS SHOWN. ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

**NOTARY'S ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**ACCEPTANCE OF DEDICATION**  
 I, \_\_\_\_\_, SECRETARY OF THE INTERIOR, DO HEREBY ACCEPT FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY INDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHT-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, SHOWN HEREON.  
 MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS ALASKA REGION**  
 IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 108-337 (118 STAT. 1357), THE WITHIN PLAT AND ANY DEDICATIONS SPECIFICALLY NOTED IN THE OWNER'S CERTIFICATE THEREON ARE HEREBY ACCEPTED FOR PUBLIC USES AND FOR PUBLIC PURPOSES BY THE SECRETARY OF THE INTERIOR, AS DELEGATED TO THE UNDERSIGNED BY 209 DM 8,230 DMI, AND 3 AM 4.  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_

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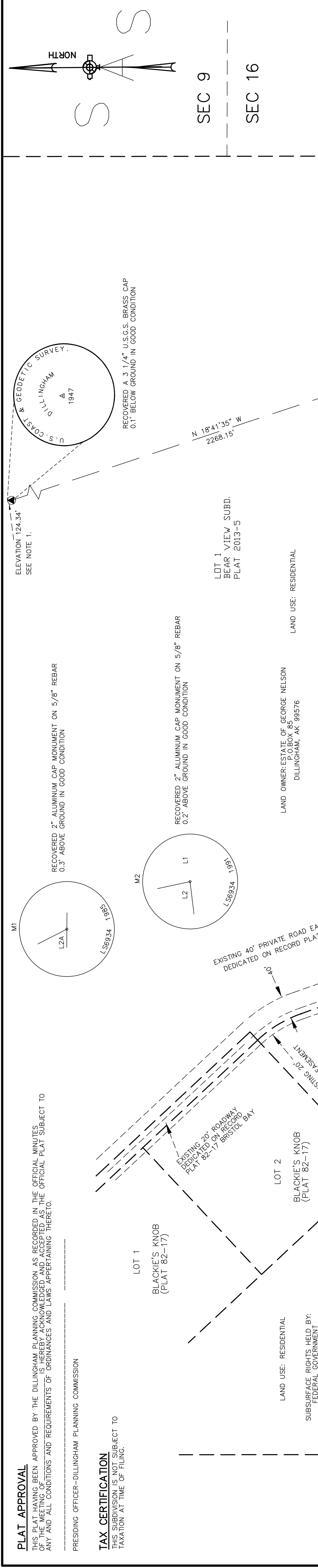
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 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_



**PLAT APPROVAL**  
 THIS PLAT HAVING BEEN APPROVED BY THE DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE COMMISSION, THIS SUBDIVISION IS NOT SUBJECT TO TAXATION AT TIME OF FILING.

**TAX CERTIFICATION**  
 THIS SUBDIVISION IS NOT SUBJECT TO TAXATION AT TIME OF FILING.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF EAGLE POINT, AND APPROVE THE DEDICATION OF THIS SURVEY TO THE PUBLIC OR PRIVATE USE, AS SHOWN. ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

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 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_

**EAGLE POINT**  
 PRELIMINARY PLAT  
 A SUBDIVISION OF U. S. SURVEY 6166. CREATING LOTS 1 AND 2  
 LOCATED WITHIN SECTIONS 16 AND 17 TOWNSHIP 13 SOUTH, RANGE 55 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 22.02 ACRES MORE OR LESS.  
 BRISTOL BAY RECORDING DISTRICT

DATE OF SURVEY: \_\_\_\_\_  
 BEGINNING: 6/5/2019  
 ENDING: \_\_\_\_\_

PREPARED BY:  
 SOUTHWEST ALASKA SURVEYING  
 2800 N. PARK DR.  
 WASILLA, ALASKA 99654  
 PHONE 907-373-1607

DRAWN BY: J.O. DATE: 2/16/2022 REVISION NO. 1  
 CHECKED BY: C.O. SCALE: 1"=100'  
 SHEET 1 OF 1

**SURVEYOR'S CERTIFICATE**  
 I, JOHN P. O'CONNOR, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM DULY LICENSED TO PRACTICE THIS SURVEYING BUSINESS IN THE STATE OF ALASKA AND THAT THIS SURVEY REPRESENTS THE STURDY, MATURE AND ACCURATE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

John P. O'Connor  
 JOHN P. O'CONNOR LS 10406  
 DATE: 12/9/2021

**NOTES:**  
 1. ELEVATIONS FOR TOPOGRAPHY ARE BASED ON NATIONAL GEODETIC SURVEY DATUM 1983. MONUMENT ELEVATIONS ARE LISTED IN PLAT 124-34-1 AND 85 ORTHOMETRIC HEIGHT AS PUBLISHED ON NGS DATA SHEET.

**LEGEND**  
 3 1/4" BRASS CAP U.S. COAST & GEODETIC SURVEY MONUMENT RECOVERED THIS SURVEY  
 3 1/4" BLM BRASS CAP MONUMENT RECOVERED  
 PRIMARY MONUMENT RECOVERED AS NOTED  
 2" ALUMINUM CAP ON 5/8" REBAR RECOVERED THIS SURVEY  
 2" ALUMINUM CAP ON 5/8" REBAR 30" LONG SET THIS SURVEY  
 (R) RECORD DATA (BEAR VIEW SUBDIVISION PLAT NO. 2013-5)  
 (R1) RECORD DATA (U.S. SURVEY NO. 6166)  
 (R2) BRISTOL BAY REC'D BUEBERRY HILL SUB. REC. PLAT 88-3  
 (M) MEASURED DATA THIS SURVEY  
 (M) UNSURVEYED

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS ALASKA REGION**  
 IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 108-337 (118 STAT. 1357), THE WITHIN PLAT AND ANY DEDICATIONS SPECIFICALLY NOTED IN THE OWNER'S CERTIFICATE THEREON ARE HEREBY ACCEPTED FOR PUBLIC USES AND FOR PUBLIC PURPOSES BY THE SECRETARY OF THE INTERIOR, AS DELEGATED TO THE UNDERSIGNED BY 209 DM 8,230 DMI, AND 3 AM 4.  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS ALASKA REGION**  
 IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 108-337 (118 STAT. 1357), THE WITHIN PLAT AND ANY DEDICATIONS SPECIFICALLY NOTED IN THE OWNER'S CERTIFICATE THEREON ARE HEREBY ACCEPTED FOR PUBLIC USES AND FOR PUBLIC PURPOSES BY THE SECRETARY OF THE INTERIOR, AS DELEGATED TO THE UNDERSIGNED BY 209 DM 8,230 DMI, AND 3 AM 4.  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_

## Platting Procedure

### Dedication – Replat – Subdivision – Waiver – Vacation

- This document describes the Preliminary Plat procedure for standard and abbreviated plats.

Because each subdivision proposal has unique characteristics, it is impossible to outline the Requirements relevant to all applications. For that reason, we strongly urge anyone considering subdividing property in the Dillingham area to meet with the Planning Director for a Pre-application Conference. Call Monday through Friday 8:00 a.m. – 5:00 p.m. for an appointment.

In general, however, the process is as follows:

#### PRELIMINARY PLAT / WAIVER APPLICATION REQUIREMENTS

- ✓ 1. A completed application form is submitted to the City of Dillingham, Planning Department. Owners of record must sign the application in the appropriate spaces.
- ✓ 2. A preliminary plat drawing must show the required information as listed on the application. The preliminary plat drawing should be prepared by a registered land surveyor.
- ✓ 3. Copies of the preliminary plat are submitted to the City of Dillingham, Planning Department with the application.
- ✓ 4. The appropriate preliminary application fee (\$100.00 plus \$10.00 per lot) must be submitted with the application.
- ✓ 5. A certificate to plat (or a current title report) for all property included in this platting action must be obtained from a title company and be submitted with the application.
- N/A ✓ 6. Any covenants intended to be recorded with the subdivision must be submitted with the application.
- N/A ✓ 7. If a variance to any requirement of the subdivision ordinance is being requested, a variance form must be filled out and submitted with the application.

A completed checklist must accompany your application.

\*\*Incomplete submittals cause a delay in processing. This checklist will help you spot deficiencies before making your submittal.

Preliminary Submittal Checklist For EAGLE POINT Subdivision

DMC 17.07.040

A. The PRELIMINARY PLAT submittal must meet the following criteria:

- 1. **Clear and legible**
- 2. Scale appropriate to the size of the lots to be created
- 3. Sheet size of 8 1/2" X 11" or larger; all sheets must be the same size
- 4. Twelve (12) copies of the preliminary plat, folded to 8" X 12", with subdivision name and legal description showing

B. The following INFORMATION must be shown on the PRELIMINARY PLAT or in the supporting documents submitted with the application:

- 1. Proposed subdivision name
- 2. Legal description of property proposed for subdivision
- 3. Approximate acreage of the total property proposed for subdivision
- 4. Names and addresses of owners
- 5. Name of surveyor, if any
- 6. Date, scale, graphic scale, and north arrow
- 7. Basis of bearing for subdivision
- 8. Any existing or platted streets, public or private **rights-of-way** that may affect this subdivision

\_\_\_\_\_ a. Location      \_\_\_\_\_ b. Width      \_\_\_\_\_ c. Name

9. Proposed **streets** and all **easements** within the subdivision, showing the following:

\_\_\_\_\_ a. Location      \_\_\_\_\_ d. Type or purpose of easement  
 \_\_\_\_\_ b. Width      \_\_\_\_\_ e. Street category (DMC 17.19.050)  
 \_\_\_\_\_ c. Name

10. Platted or recorded easements shown as follows:

\_\_\_\_\_ a. Location      \_\_\_\_\_ b. Width      \_\_\_\_\_ c. Purpose

11. Flood Zone designation  
FLOOD ZONE C / Minimal Flooding

12. Approximate **dimensions** and **area** of each lot in the proposed subdivision

13. Location of all the following features existing on this property or the adjacent property:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> a. Permanent buildings | <input checked="" type="checkbox"/> e. Water facilities            |
| <input type="checkbox"/> b. Power facilities               | <input type="checkbox"/> f. Culverts                               |
| <input type="checkbox"/> c. Telephone facilities           | <input type="checkbox"/> g. Dedicated trails                       |
| <input checked="" type="checkbox"/> d. Sewer facilities    | <input checked="" type="checkbox"/> h. Other physical improvements |

**B. PRELIMINARY PLAT INFORMATION CONTINUED**

X 14. Location of the following:

- a. Streams
- b. Lakes
- c. Swamps and drainage courses
- d. Areas designated by the U.S. Army Corps of Engineers to be wetlands.

X 15. The location and identification of the adjacent properties including the names and addresses of the current owner(s)

X 16. The subsurface ownership of land adjacent to and within the subdivision

N/A 17. Location of the following if proposed by the applicant:

- a. Parks
- b. Trails
- c. Playgrounds
- d. School sites
- e. Other public use areas

X 18. A **vicinity** sketch or **map**, scale not less than 1" / mile, indicating the relative location of the following:

- a. Proposed subdivision
- b. Principal road systems
- c. Access route
- d. Section lines

X 19. Topography sufficient to show general drainage and specific broken features. Where slopes exceeds 10%, contour lines at a maximum of 20-foot intervals

X 20. Typical roadway design, giving a general plan and intended construction including the grades and slopes.

*Existing Private Easement / Recorded*

N/A 21. Location and details of the following improvements:

- a. Culverts
- b. Drainage
- c. Soil stabilization structures

X 22. If subdivision is in **phases**, the sequence of development must be shown on the preliminary plat.

N/A 23. Any area to be subdivided within **special flood hazard areas** as determined by the most recent FIRM.

- a. A reference datum to mean sea level if flood elevation data is available
- b. Spot elevations for each lot or contour mapping at two-foot intervals for all portions within the subdivision



**C. APPLICATION**

- ~~X~~ 1. Owner Signatures
- ~~N/A~~ 2. Secured interest party signature
- ~~X~~ 3. Agency Copies (12) *IN Planners office (City of DLG)*
- ~~X~~ 4. Fee *\$100 + \$20*
- ~~X~~ 5. Title report
- ~~N/A~~ 6. Covenants
- ~~N/A~~ 7. Variance forms
- ~~N/A~~ 8. Section line easement research



# Secured Interest Party Authorization

City of Dillingham Planning PO Box 889, Dillingham, AK 99576 (907) 842-3785

**Please Note:** The City of Dillingham requires that prior to the recording of any subdivision plat/document; the notarized signatures of all persons holding a secured interest in a property being subdivided or dedicated are required. This form is provided for that purpose. The ordinance also provided that if the secured party does not respond within 30 days of receiving the request, it will be deemed that the secured party has no objection, and recording may occur.

The undersigned, owner(s) of a secured interest in the real property legally describes as USS-6166  
by the valid instrument recorded (date) 5/14/1984 Bk/Vol 27, Pg 962 hereby authorize(s) the action taken by the applicant/owner to subdivide, vacate, or dedicate portions of said real property as delineated the City of Dillingham Planning Department Subdivision File \_\_\_\_\_.  
Execution of this authorization is not in any way a release from any contractual obligation presently secured by a valid instrument of record.

Secured Party: RUSSELL STUART NELSON  
(Printed firm or individual name)

Signature Russell S. Nelson

Date 1/27/22

Signature \_\_\_\_\_

Date \_\_\_\_\_

### The Notary's Acknowledgement:

United States of America )  
)ss.  
State of Alaska )

This is to certify that on this 27<sup>th</sup> day of January, 20 22, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared Russell S. Nelson, to me know to be the identical individual mentioned and who executed the within authorization, and (s)he acknowledged to me that (s)he signed the same freely and voluntarily for the used and purposes therein specified.

If a corporation is involved, add the following statement:

In her/his capacity as \_\_\_\_\_ of said corporation owner and that at the time (s)he presented this authorization (s)he was cloaked with the power and authority to execute same on behalf of said corporation.

Witness my hand and notarial seal the day and year in this certificate first herein written.

Notary Public  
CONNIE J. MOOS  
State of Alaska  
My Commission Expires Feb. 2, 2024

Connie J. Moos  
Notary Public in and for the State of Alaska  
My commission expires 02-02-2024



# Preliminary Platting Application

Date Received \_\_\_\_\_  
 Received By \_\_\_\_\_  
 Application Fee \_\_\_\_\_ paid  
 Date Completed \_\_\_\_\_

Section . Item #5.

City of Dillingham Planning PO Box 889, Dillingham, AK 99576 (907) 842-3785

Note: An informal pre-application conference by appointment with Planning Department staff prior to the submission of this application is encouraged.

Applicant: RUSSELL S. NELSON  
 Mailing Address: P.O. Box 161 Dillingham, ALASKA 99576  
 Telephone: (Home) 907-842-2370 (Work) CELL 907-843-1075  
 Email: RUSSELL 254ZK@yahoo.com  
 Surveyor: JOHN P. O'CONNOR LS 10406

## Property Information

Legal description of property involved in this request (as shown on attached title report):

US SURVEY 6166  
 Please include Section: 16 AND 17 T 13 R 55  
 Total Acreage: 22.02 No. of Lots Resulting: 2 Size each lot: 6.93/15.09  
 Describe the proposed change: 6.93 ACRES (lot 2) is to be Gift Deeded to brother DAGEN H. NELSON. DAGEN GREW up and built a home on this site in the 1970's. He still lives in and owns the home.  
 Proposed name (non-duplicate/unique) for new subdivision: EAGLE POINT

## For VACATION, Complete This Section

Legal description of area to be vacated: N/A

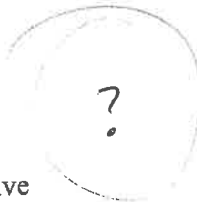
- Dedicated public right-of-way—street name \_\_\_\_\_
- Section line easement—width of easement \_\_\_\_\_
- Type of easement (Federal) \_\_\_\_\_ (State) \_\_\_\_\_ (Other) \_\_\_\_\_
- Park or public area \_\_\_\_\_
- Trail easement—width of easement \_\_\_\_\_

The Planning Commission deems the area for which vacation is requested to be of value to the public. The applicant must show that the area proposed for vacation is no longer practical for the uses or purposes authorized or that other provisions have been made which are more beneficial to the public.

Justification for requested vacation (attach separate page if necessary): \_\_\_\_\_

### Attachments Required (all applications)

Planning Dept.



✓ 1. Twelve (12) copies of a clean, legible, accurate, to scale, preliminary plat with proposed subdivision name and legal description in the Title Block. See Preliminary Submittal Checklist for platting details.

2. Planning Director will provide notification of subdivision application to and solicit comments from affected agencies and adjacent landowners. Agencies to be contacted are as follows:

- \_\_\_ ADF&G
- \_\_\_ BIA
- \_\_\_ Corps of Engineers
- \_\_\_ GCI
- \_\_\_ BBNA
- \_\_\_ Choggiung
- \_\_\_ DNR
- \_\_\_ Land Owners
- \_\_\_ BBNC
- \_\_\_ City of Dillingham
- \_\_\_ DOT
- \_\_\_ Nushagak Cooperative

✓ 3. Appropriate fee. Preliminary Plat Application \$100 + \$10 per lot <sup>X</sup> + \$20

✓ 4. Current certificate to plat (or title report) for all properties involved in the plat with legible copy of all documents identified within that report.

Need

✓ 5. Any property owner agreements, such as restrictive covenants or easements.

N/A

✓ 6. 8 1/2" x 11" transparency of preliminary sketch suitable for overhead projection of the proposed plat and all previous plats if applicable (check with planning dept).

✓ 7. Owner signatures on attached form.

Secured Interest Party Auth.

✓ 8. Variance form if needed.

N/A

✓ 9. Section line easement research.

N/A

10. Completed Preliminary Submittal Checklist.

*Note that within twelve (12) months after Planning Commission approval, a suitable plat or final document(s) meeting the conditions of the Planning Commission and requirements of the Dillingham Municipal Code must be prepared and submitted to the Planning Department by a Registered Land Surveyor. Taxes may NOT be delinquent.*

N/A

### Ownership

Signatures of all legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign.

**For vacations, signatures of owners of a majority of the land adjoining the proposed vacation must be submitted. This does not apply to public utility easement vacations.**

By this signature, owners authorize processing of this application and site inspection of land involved.

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Property Owned: \_\_\_\_\_

CITY OF DILLINGHAM  
P.O. BOX 889  
DILLINGHAM ALASKA 99576  
(907) 842-5211

No 104429

Section . Item #5.

DATE 01-20-22

RECEIPT

RECEIVED FROM Dagen Nelson \$ 20<sup>00</sup>/<sub>100</sub>

Twenty 00/100 DOLLARS

FOR Rent Application

AMOUNT OF ACCOUNT	<u>20</u>	<u>00</u>	<input type="checkbox"/>	CASH
THIS PAYMENT			<input checked="" type="checkbox"/>	CHECK
BALANCE DUE			<input type="checkbox"/>	M.O.

BY [Signature]

THANK YOU

Dagen's #  
(907) 843-2992

Copy



## PLAT WAIVER CRITERIA

PLEASE READ ALL ATTACHED INFORMATION THOROUGHLY

PRE-APPLICATION CONFERENCE MUST BE HELD PRIOR TO SUBMITTAL, IN ACCORDANCE WITH DMC 17.07.010.

If the answer is yes to any of the following, the property is not eligible for the waiver procedure.

- |    |   | <u>YES</u>               | <u>NO</u>                           |
|----|---|--------------------------|-------------------------------------|
| A. | Will this subdivision of land create a parcel smaller than five (5) acres?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. | Will this subdivision of land create more than four (4) parcels ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. | Is the dedication or vacation of a street, right-of-way or other public area involved or required? (To include half-roads, planned or projected roads, road extensions or connections)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. | Does the subdivision require a variance from the requirements of any ordinance or regulation (including but not limited to requirements relating to subdivisions, land use, building, construction, or floodplain regulations)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. | Will this subdivision of land create a parcel within an existing subdivision?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

\*\*\*\* Per DMC 17.07.080(B), all applications for a waiver must include a verification of lot acreage and a sketch of the proposed subdivision (including location of markers, recorded easements, improvements, parent parcel boundaries, severed parcel boundaries, arrow indicating north, section, township and range) drawn to a standard scale (one inch equals one hundred feet, two inches equals two hundred feet, etc.) showing the lots and their dimensions.

\*\*\*\* Per DMC 17.03.050, applications must include information sufficient to demonstrate that the requirements of DMC 15.04.060 will be satisfied if within a flood hazard area.

\*\*\*\* Per DMC 17.19.030, if every lot will not have access directly from a dedicated right of way or easement, applicant must provide information sufficient to demonstrate that the requirements of DMC 17.07.090 are satisfied.

\*\*\*\* Applicant is responsible for recording fee (to be determined by staff prior to recordation.)

CITY OF DILLINGHAM

Application for DMC 17.07.080 Waiver of Platting Requirements  
(Please type or clearly print)

APPLICANT: RUSSELL STUART NELSON Phone: 907-842-2370  
(Applicant must be owner of property)  
Mailing Address: P.O. BOX 161 DILLINGHAM, ALASKA 99576 Zip Code

Mortgagee: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Zip Code

Legal Description of property you are dividing (or attach copy of deed):

USS No. USS 6166  
Block ~~XXXXXXXXXX~~  
Lot ~~XXXXXX~~  
Subdivision \_\_\_\_\_

Size of Parcel/Lot being Divided 22.01 ACRES Date: \_\_\_\_\_

Number and size of each parcel after waiver approval (OR indicate on attached sketch):  
LOT 1 6.96 ACRES FOR DAGEN HOWARD NELSON  
LOT 2 15.09 ACRES FOR RUSSELL STUART NELSON

Surveyor Name: Henry J Grimmerpre' for USS 6166 Phone #: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Will all parcels have legal & physical access to a public road system (DMC 17.19.030)? YES  
Name of Road: NELSON AVENUE  
Width of Road: \_\_\_\_\_  
Type of Road: PRIVATE ACCESS EASEMENT

\*\*\*\*If no road access, applicant must attach information sufficient to demonstrate that the requirements of DMC 17.07.090 are satisfied.

Utility easements, if any, to all parcels being created approved have been approved by the following utility easement holders (or attach copy of signed easements):  
SEE ATTACHED PLATS



This application is accompanied by: (Indicate by X)

(A) A neat, legible, scaled drawing of the proposed subdivision (including location of markers, recorded easements, improvements, parent parcel boundaries, severed parcel boundaries, arrow indicating north, section, township and range) drawn to a standard scale (one inch equals one hundred feet, two inches equals two hundred feet, etc.) showing the lots and their dimensions. *See Attached*

(B) Information demonstrating how the requirements of DMC 15.04.060 will be satisfied if within a flood hazard area. *See Attached*

(C) Verification of lot acreage and a sketch of the proposed subdivision drawn to a standard scale showing the lots and their dimensions, and either access to all lots or information required to demonstrate compliance with DMC 17.07.090. *See Attached*

(D) City Clerk Certification that all taxes (and special assessments, if applicable) levied on the property are current (to be obtained by property owner from city clerk). Payment by cashier's check, money order or cash. *Not Applicable - James Williams City Clerk*

This application is requested by:

*Russell S. Nelson*  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

The following affidavit MUST be completed.

AFFIDAVIT OF OWNERSHIP )  
STATE OF ALASKA ) ss  
THIRD JUDICIAL DISTRICT )

Russell Stuart Nelson, being duly sworn,

(Owners)  
deposes and says Russell (is/are) the legal owner(s) of that real property described as follows, (OR see attached deed) US 5 6166

\_\_\_\_\_ FURTHER, to the best of my (our) knowledge there are no restrictions, reservations, or easements upon the property which would be inconsistent with the requesting and granting of this waiver, which I (we) now request.

Russell Stuart Nelson  
Owner  
For: Russell Stuart Nelson  
Please Print

\_\_\_\_\_  
Owner  
For: \_\_\_\_\_  
Please Print

Sworn before me this 6<sup>th</sup>  
day of July, 2017.

Sworn before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.

[Signature]  
Notary Public for Alaska  
My Commission Expires: 11/4/2020

\_\_\_\_\_  
Notary Public for Alaska  
My Commission Expires: \_\_\_\_\_

(Seal)

(Seal)

.....  
BELOW FOR CITY OF DILLINGHAM USE ONLY  
.....

CLASSIFICATION OF WAIVER:

- 1. Application qualifies for a Waiver per DMC 17.07.080 yes
- 2. Application does not qualify for a Waiver per DMC 17.07.080 and is being returned because: N/A

Date: 14 July 2017 C. O'Carthy  
 Platting Staff Member

Date: 14 July 2017 [Signature]  
 Platting Officer

.....  
WAIVER DETERMINATION:

WAIVER APPROVED: Yes

Date: 14 July 2017 C. O'Carthy  
 Planning Director

or

WAIVER IS DENIED BECAUSE N/A

Date: N/A N/A  
 Planning Director

**DENIALS OF ANY WAIVER APPLICATION MAY BE APPEALED TO THE DILLINGHAM CITY COUNCIL BY FILING A NOTICE OF APPEAL WITH THE CITY CLERK NO LATER THAN THIRTY (30) DAYS AFTER THE DATE OF DENIAL OF THE WAIVER APPLICATION. FAILURE TO FILE AN APPEAL WITHIN THIS TIME MEANS ALL RIGHTS OF APPEAL HAVE EXPIRED.**



# Fidelity Title Agency of Alaska

**Fidelity Title Agency Of Alaska, LLC**  
**3150 C Street, Suite 220, Anchorage, AK 99503**  
**Phone: (907) 277-6601 • Fax: (907) 277-6613**

## **CERTIFICATE TO PLAT**

**ORDER NO: F-85630**  
**PROPERTY: USS 6166, Dillingham, AK 99576**

Dagen Nelson  
PO Box 477  
Dillingham, AK 99576

Questions regarding this Certificate to Plat should be directed to:  
**Michelle Prater at (907) 277-6623 or [michellep@fidelityak.com](mailto:michellep@fidelityak.com)**

# INVOICE

**Remit Payment To:**



**Fidelity Title Agency of Alaska, LLC**  
3150 "C" Street, Suite 220  
Anchorage, AK 99503  
Phone: 907-277-6601  
Fax: 907-277-6617

**Billed To:**  
Dagen Nelson  
PO Box 477  
Dillingham, AK 99576

**Invoice Date:** January 20, 2022  
**Our File Number:** F-85630  
**Please Pay Before:** 30 Days

---

<b>Property:</b> USS 6166, Dillingham, AK 99576	<b>Brief Legal:</b> U.S. Survey Number 6166
--	---

---

DESCRIPTION	AMOUNT
Certificate to Plat	\$300.00

**Please write the order number on all payments to our office.**

**1<sup>st</sup> copy – Customer remittance**

**2<sup>nd</sup> copy-Please return with**



# Fidelity Title Agency of Alaska

**Fidelity Title Agency Of Alaska, LLC**  
**3150 C Street, Suite 220, Anchorage, AK 99503**  
Phone: (907) 277-6601 • Fax: (907) 277-6613

## CERTIFICATE TO PLAT

**January 20, 2022**

**Charge: \$300.00**

**Dagen Nelson**  
**PO Box 477**  
**Dillingham, AK 99576**

Re: Our Order No. **F-85630**

This is the Certificate to Plat as of **January 11, 2022** at 8:00 A.M. for plats of the following described properties:

**U.S. SURVEY NUMBER 6166, located in the Bristol Bay Recording District, Third Judicial District, State of Alaska.**

The estate or interest in the land which is covered by this report is Fee Simple.

Title to the estate or interest in the land is vested in:

**Russell Nelson**

### **Subject to the Following Exceptions**

1. **RESTRICTIONS AGAINST ALIENATION AND TAXATION**, as imposed upon said land pursuant to Native Allotment Certificate.  
Recorded: April 18, 1983  
Book: 26 Page: 353

**Amended** by instrument:  
Recorded: May 14, 1984  
Book: 27 Page: 961

2. **Reservations and exceptions** as contained in Native Allotment Certificate recorded April 18, 1983 in Book 26 at Page 353.
3. **ANY CONVEYANCE AND/OR ENCUMBRANCE** of said interest must be approved by the Secretary of the Interior, Bureau of Indian Affairs.

4. **Rights of the public and/or government entities** in and to Bureau of Land Management and/or State of Alaska Section Line Easement pursuant to 43 U.S.C. 932 as ratified by Alaska Statute 19.10.010.  
Affects: 33 feet on either side of section lines
5. **Right of access** to said premises. We find no notice in the public records of any dedicated or improved roadways abutting subject property.

**NOTE: Subject property not within an organized taxing district.**

This Certificate to Plat is restricted to the use of the addressee and does not cover any liens or rights existing as a result of filing a financing statement concerning personal property which may become a fixture or part of the real estate concerned. This report is not to be utilized as a basis to convey, mortgage or otherwise hypothecate any interest in real property. Liability herein is specifically limited to compensation received therefore.

**Fidelity Title Agency Of Alaska, LLC**



---

**Michelle Prater, Title Officer**



# Fidelity Title Agency of Alaska

3150 C Street, Suite 220  
Anchorage, AK 99503  
907-277-6601 phone

## Privacy Policy

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time consistent with applicable privacy laws.

**In the course of our business, we may collect Personal Information about you from the following sources:**

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

### **Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information**

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

### **Our Policies and Practices Regarding the Sharing of Your Personal Information**

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our right arising out of any agreement, transaction or relationship with you. One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

### **Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion**

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests. All requests must be made in writing to the above address.



A-054437

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Bristol Bay Recording District

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

NATIVE ALLOTMENT

IT IS HEREBY CERTIFIED That pursuant to the authority delegated to him by Bureau Order No. 701, as amended August 25, 1981 (46 F.R. 164) of the Director of the Bureau of Land Management, the Chief, Division of ANCSA and State Conveyances, Alaska State Office, on April 5, 1983, approved the application, Anchorage Serial Number A-054437, of George L. Nelson of Dillingham, Alaska, filed pursuant to the Act of May 17, 1906, 34 Stat. 197, 43 U.S.C. 270-1 to 270-3, as amended, for:

Lot 2, U.S. Survey No. 4972, Alaska, situated approximately two miles northeasterly of Dillingham, Alaska on the Wood River Road.

Containing 105.62 acres.

U.S. Survey No. 6166, Alaska, situated approximately 2 miles northeasterly of Dillingham, Alaska.

Containing 22.00 acres.

Aggregating 127.62 acres.

Therefore, let it be known that pursuant to the said Act of May 17, 1906, as amended, the land above-described shall be deemed the homestead of the allottee and his heirs in perpetuity, and shall be inalienable and nontaxable until otherwise provided by Congress or until the Secretary of the Interior or his delegate, pursuant to the provisions of the said Act of May 17, 1906, as amended, approves a deed of conveyance vesting in the purchaser a complete title to the land.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391, 43 U.S.C. 945;
2. A right-of-way for the construction of railroads, telegraph and telephone lines to the extent of one hundred (100) feet on either side of the center line of any such road and twenty-five (25) feet on either side of the center line of any such telegraph or telephone lines. Act of March 12, 1914, 43 U.S.C. 975d; and

50-83-0108

CERTIFICATE NO. \_\_\_\_\_

A-054437

BOOK 26 PAGE 354  
Bristol Bay Recording District

- 3. All the oil and gas in the land so allotted, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922, 42 Stat. 415, as amended and supplemented; 43 U.S.C. 270-11-13.

Subject to an easement for highway purposes, extending one hundred (100) feet on each side of the center line of the Dillingham Wood River Road and transferred to the State of Alaska pursuant to the quitclaim deed dated June 25, 1959, and executed by the Secretary of Commerce pursuant to the authority of the Alaska Omnibus Act, Pub. L. 86-70, 73 Stat. 141, as to Lot 2, U.S. Survey No. 4972.



*Harold E. Wolverton*  
 Harold E. Wolverton  
 Acting Chief, Division of  
 ANCSA and State Conveyances

*83-141*

RECORDED - <del>FILED</del> <i>H.</i>
<i>Bristol Bay</i> REC. DIST.
DATE <i>4-18</i> 19 <i>83</i>
TIME <i>2:15</i> P. M.
Requested by <i>Bureau of Indian Affairs</i>
Address <i>Box 199120</i>
<i>Wash., DC 99510</i>

CERTIFICATE NO. 50-83-0108

SUBJ 27 PAGE 961  
Bristol Bay Recording District

DEED TO RESTRICTED INDIAN LAND

THIS INDENTURE, Made and entered into this 3rd day of April 1984,  
one thousand nine hundred and eighty four, by and between George L. Nelson,  
A-054437 of Dillingham, Alaska party of the first part, and Russell Nelson,  
P. O. Box 85, Dillingham, Alaska party of the second part; P. O. Box  
99576 2876  
99576

WITNESSETH, That said party of the first part, for and in consideration of  
Love and Affection, does hereby grant and convey unto said party of the  
second part the following described real estate and premises situated in  
the State of Alaska to wit:

U.S. Survey Number 6166, Alaska, situated approximately 2  
miles northeasterly of Dillingham, Alaska. Containing 22.00  
acres more or less.

EXCEPTING AND RESERVING TO THE UNITED STATES

A right-of-way for ditches and canals constructed by authority  
of the United States, as provided in the Act of August 30,  
1890 (26 Stat. 391, 43 U.S.C. 945); a right-of-way for  
construction of railroads, telegraph and telephone lines, as  
provided in the Act of March 12, 1914 (38 Stat. 305); all the  
coal, oil, and gas in the lands herein conveyed; together with  
the right to prospect for, mine and remove such deposits from  
the same upon compliance with the conditions and subject to  
the provisions and limitations of the Act of March 8, 1922 (42  
Stat. 415), as amended and supplemented.

Together with all the improvements thereon and the appurtenances thereunto  
belonging, said party of the first part being possessed of a restricted  
title granted under provisions of the Act of May 17, 1906 (34 Stat. 197),  
as amended, does grant said title, subject to restrictions against  
alienation and taxation, to the party of the second part. This conveyance  
is made pursuant to the Act of May 17, 1906 (34 Stat. 197), as amended by  
the Act of August 2, 1956 (70 Stat. 954); and 25 CFR 152.25(d).

To have and to hold said described premises unto the said party of the  
second part, his heirs, successors and assigns, forever.

IN WITNESS WHEREOF, that said party of the first part has hereunto set his  
hand and seal on the day and year first above written.

GRANTOR:

George L. Nelson

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Bristol Bay Recording District

-2-

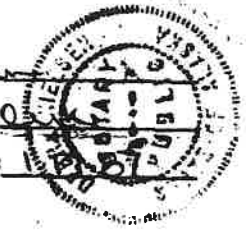
STATE OF Alaska )  
 ) ss.  
 JUDICIAL DISTRICT)

The foregoing instrument of writing was acknowledged before me this 30  
day of April, 1984, by George L. Nelson.

Deed

Title: Accty. Co.

My Commission Expires: 1987



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF INDIAN AFFAIRS  
JUNEAU AREA OFFICE

The conveyance herein shall continue in effect without interrupting the restrictions against alienation and taxation provided by the Act of May 17, 1906 (34 Stat. 197), as amended. Subject to these qualifications, the within deed is approved pursuant to the authority delegated in 209 DM 8, and 10 BIAH 3.1 dated November 17, 1981.

William A. Allen  
(ACTING) Area Director, Juneau Area Office

April 19, 1984  
Date

84-316

RECORDED-FILED 11  
BRISTOL BAY REC. DIST.  
DATE MAY 14 1984  
TIME 10:18 AM  
BY BIA  
P.O. Box 100120  
ANCH. AK 99510

ORIGINAL

### U. S. SURVEY No. 6166, ALASKA

This plat contains the entire survey record.  
U.S. Survey No. 4972 was surveyed by Jerry J. Cramer, Supervisory Cadastral Surveyor, in 1967 and 1968.

This survey was completed by William A. Gille, Cadastral Surveyor, in 1978. The survey was conducted in accordance with the specifications set forth in the Manual of Surveying Instructions, 1923, Special Instructions dated June 21, 1974, and the Surveying Manual, and assignment instructions dated August 6, 1972.

Area: 22.00 Acres.

The azimuth was obtained from a direct observation of the sun and refers to the true meridian.

The approximate geographic position of corner No. 1, identified with corner No. 3, Lot 2, U.S. Survey No. 4972, as determined by staking from U.S. Geological Survey quadrangle map "DILLINGHAM (4-7)", Alaska, 1:50,000 scale, is:

Latitude: 59°01.4' North  
Longitude: 157°28.5' West

The magnetic declination was taken from the above-mentioned U.S. Geological Survey quadrangle map.

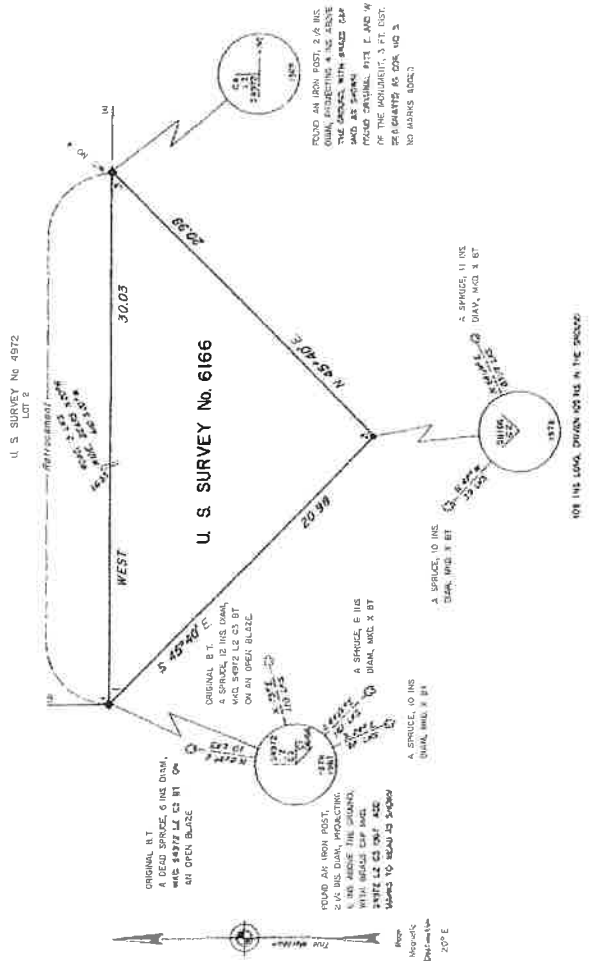
This survey is situated approximately 2 miles easterly of Dillingham, Alaska.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska October 2, 1981

The survey represented by this plat, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Chief, Division of Cadastral Survey, Alaska



D.A.F.

**Southwest Alaska Surveying, LLC**  
**2800 N. Park Dr.**  
**Wasilla Ak, 99654**  
**(907) 373-1607**

***Legal Description for a portion of U. S. Survey 6166 Alaska accepted October 2, 1981:***

November 9, 2021

Beginning at a 3 1/4-inch BLM. Brass cap survey monument recovered at corner 1 of U. S. Survey 6166, common to corner 3 of Lot 2 of U.S. Survey 4972, the true point of beginning; thence N 89°50'24" E along the Northern property boundary of U.S. Survey 6166, common to Lot 2 of U. S. Survey 4972, a distance of 701.20 feet to a 2 inch aluminum cap survey monument recovered at the South West corner of Lot 2A of Blueberry Hill Subdivision, Plat No. 88-3 in the Bristol Bay recording District; thence N 89°54'30" E along the common boundary between Lot 2A and U. S. Survey 6166 a distance of 202.00 feet to a 2 inch Aluminum cap survey monument recovered at the South East corner of Lot 2A of Blueberry Hill Subdivision; thence S 26°11'15" E a distance of 160.85 feet; thence S 42°12'40" W a distance of 578.22 feet to the Westerly property boundary line of U. S. Survey 6166; thence N 45°43'47" W along the Westerly property boundary line of U. S. Survey 6166 a distance of 817.96' more or less to corner 1 of U. S. Survey 6166 the true point of beginning, containing 6.93 Acres more or less. Located in the North West ¼ of Section 16 and the North East ¼ of Section 17, Township 13 South, Range 55 West of the Seward Meridian Alaska, Within the Bristol Bay Recording district, Third Judicial District, State of Alaska.

CRD File> C:\Users\John OConnor\Desktop\survey\2019\RUSEL NELSON SUBD OF PROP\  
R NELSON SUB PRELIMINARY PLAT.crd

PntNo	Bearing	Distance	Northing	Easting	Description
755			1847234.26	1550543.16	BLMBC
	N 89°50'24" E	701.20			
24			1847236.22	1551244.36	SW COR LOT 2A
	S 89°54'30" E	202.00			
558			1847235.90	1551446.36	ALCAP
	S 26°12'09" E	160.83			
560			1847091.59	1551517.38	ALCAP
	S 42°12'40" W	578.26			
26			1846663.29	1551128.86	SOUTH COR LOT 1
	N 45°43'47" W	817.96			
755			1847234.26	1550543.16	BLMBC

Closure Error Distance> 0.0000

Total Distance Inversed> 2460.26

Area: 301881.60, 6.93

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PntNo	Bearing	Distance	Northing	Easting	Description
755			1847234.26	1550543.16	BLMBC
	N 89°50'24" E	701.20			
24			1847236.22	1551244.36	SW COR LOT 2A
	S 89°54'30" E	202.00			
558			1847235.90	1551446.36	ALCAP
	N 89°57'25" E	1077.41			
562			1847236.71	1552523.77	USGSBRS
	S 45°35'28" W	1384.67			
25			1846267.75	1551534.61	SOUTH COR LOT 2
	N 45°43'47" W	1384.60			
755			1847234.26	1550543.16	BLMBC

Closure Error Distance> 0.0000  
Total Distance Inversed> 4749.89

Area: 959179.32 SQ. FT., 22.02 ACRES



CLOSURE REPORT EAGLE POINT LOT 1  
2021

Thu Dec 09 14:33:23

CRD File> C:\Users\John OConnor\Desktop\survey\2019\RUSEL NELSON SUBD OF PROP\R  
NELSON SUB PRELIMINARY PLAT.crd

PntNo	Bearing	Distance	Northing	Easting	Description
558			1847235.90	1551446.36	ALCAP
	N 89°57'25" E	1077.41			
562			1847236.71	1552523.77	USGSBRS
	S 45°35'28" W	1384.67			
25			1846267.75	1551534.61	SOUTH COR LOT 2
	N 45°43'47" W	566.64			
26			1846663.29	1551128.86	SOUTH COR LOT 1
	N 42°12'40" E	578.26			
560			1847091.59	1551517.38	ALCAP
	N 26°12'09" W	160.83			
558			1847235.90	1551446.36	ALCAP

Closure Error Distance> 0.0000

Total Distance Inversed> 3767.81

Area: 657299.08 SQ. FT., 15.09 ACRES