



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, September 12, 2019
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning & Zoning Commission Meeting and Hearing (9-12-19)
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES:

1. Minutes for the July 11, 2019 regular meeting

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

1. Notice of DRAFT EIS for the Central Tongass Landscape Level Analysis public comment period.

F. OLD BUSINESS

1. Recommendation regarding a request to construct a private driveway on unsubdivided Borough lands utilizing an unused rock pit on Borough owned land

G. NEW BUSINESS

1. (PH) Variance permit request for an after-the-fact permit for a reduction in side yard setback for a residential addition on Lot 1, Richard Gibb Subdivision, zoned Rural Residential 1, requested by owner Dale Parkinson
2. (PH) Conditional Use permit request for a short term rental unit as a Bed and Breakfast or Extended Stay on Lot 1, Richard Gibb Subdivision, zoned Rural Residential, requested by owner Dale Parkinson
3. Encroachment Permit request by Mike and Kim Lane for a chain link fence located within the Shoemaker Bay Loop right-of-way adjacent to Lot 1, Byrd Subdivision.
4. WITHDRAWN - (PH) Contract Zone request to change the zoning on Lot D, Torgramsen-Austin Subdivision from Single Family Residential to Multi-Family Residential for the construction of two triplexes, requested by owner Lisa Torgramsen.
5. (PH) Conditional Use permit request for 2 short term rental rooms as an AirB&B rental unit on Lot 6B1, Dan Nore Subdivision, zoned Multi-Family Residential requested by owner Brian Ashton.
6. (PH) Preliminary Plat review of the Smith/Young Subdivision, a subdivision of Lot 6, Block 7, Wrangell Island West Subdivision, Plat 83-11, Creating Lots 6A and 6B, Zoned Rural Residential, requested by Dan Smith and Scott Young.

- [7.](#) Discussion of proposed zoning for the former Institute Property
- [8.](#) Final Plat approval of Trust Land Surveys No. 2018-9, No. 2018-10, and No. 2018-11 a subdivision of Lot 1, Lot 3, and Lot 4A, USS 3709, portions of which are zoned Open Space Public, Timber Management, or Rural Residential requested by the owner Mental Health Trust Authority for the land trade between the Mental Health Trust Authority and U.S. Forest Service.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

July 11, 2019

6:00pm

Minutes

A. CALL TO ORDER / ROLL CALL

Vice Chair McConachie called the meeting to order at 6:00 p.m.

PRESENT

Chair Terri Henson (telephonically)

Vice-Chair Donald McConachie

Commissioner Apryl Hutchinson

Commissioner Kate Hein

ABSENT

Commissioner Andy Hoyt

Also present were staff Carol Rushmore and Aleisha Mollen

B. AMENDMENTS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

None.

D. PERSONS TO BE HEARD

None.

E. CORRESPONDENCE

None.

F. OLD BUSINESS

Old Business was deferred as there was no new information.

1. Draft Hazard Mitigation Plan Review Status

2. Discussion of development options and zoning of the former Junkyard lot

3. Discussion regarding a request to construct a driveway/road access to remote property in Wrangell East Subdivision, zoned Remote Residential Mixed Use - E, requested by Sherri and Royce Cowan.

G. NEW BUSINESS

1. Variance permit request for a variance to the sideyard setback requirements on Lot 26D, Block 84, USS 1815, zoned Single Family Residential, requested by Michelle Thomassen.

Public Hearing opened at 6:01 p.m. No one was present to speak on this item. Public Hearing closed at 6:02 p.m.

Motion made by Commissioner Hein, Seconded by Commissioner Hutchinson to approve findings of facts and a 3 foot side yard setback, providing for a 2 foot variance for the proposed garage and apartment.

Rushmore stated that there was a height variance approved in May and this is a second variance for the location of the structure.

McConachie asked about the location in relation to other properties in the area and Rushmore confirmed that this structure is on their property.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

2. Variance permit request for a variance for front and backyard setback requirements for a single family structure on Tract 4, USS 2321, zoned Rural Residential, requested by owners Kristen and James Debord.

Public Hearing opened at 6:03 p.m. No one was present to speak on this item. Public Hearing closed at 6:04 p.m.

Motion made by Commissioner Hutchinson, Seconded by Commissioner Hein to approve findings of facts and back yard set back variance of 5 feet (15 feet from property line) for the proposed residential structure, a 11.5 front yard variance (8.5 feet from future property line) for the proposed residential structure, and an 11.5 foot back yard variance (8.5 feet) for the existing residential structure; and a proposed 20 foot access easement to the proposed residential structure.

Rushmore reminded the Commission that the code allows for 2 primary structures if they meet the setbacks, land sizes and any code requirements as if there would be a future subdivision. There adequate square footage on this lot for two primary structures, but it does need a setback variance, which is why this is being brought forth. The original request was for a 15 foot easement, but 20 is typical minimum width from the required 30 foot width and there is plenty of room.

McConachie asked if we are approving both structures and Rushmore stated that this is as if subdivided at a later date, the parcel would meet the setback requirements.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

3. Variance permit request for a variance to the front yard required setback for a deck, and to the backyard required setback for the mobile home and a deck, per the requirements for structures within a mobile home park, on Lot B, Nugget Subdivision, zoned Rural Residential, requested by Robert Robbins.

Public Hearing opened at 6:07 p.m. No one was present to speak on this item. Public Hearing closed at 6:08 p.m.

Motion made by Commissioner Hein, Seconded by Commissioner Hutchinson to approve findings of facts and a 4 foot side yard setback (a 6 foot variance from mobile home exterior park requirements) for a front porch, and a 4 foot side yard setback (4 foot variance from the required 8 foot setback for mobile home spaces) for a back porch.

Henson asked if there was anything from the mobile home park owner agreeing to this and Rushmore said that they signed off on the variance application.

McConachie said that there had been several trailers here before and Rushmore agreed, stating that in order to get a building permit, they had to do a variance permit.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

4. Recommendation regarding the sale of Borough owned Lot 8, Block 53, Wrangell Townsite

Motion made by Commissioner Hein, Seconded by Commissioner Hutchinson to recommend to the Assembly to sell Lot 8, Block 53 in a negotiated sale to the Montoys.

Rushmore gave background information on the situation and why it was being brought to the Commission.

Hutchinson asked about if this would change their taxes and it was stated that next year it will because they will own a larger piece of land.

Henson asked if they would combine lots 8A, 7A, and 8 in the sale. Rushmore said that the owners could in the future, but if the Commission wanted that to be a part of the recommendation, they could amend the motion to such.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

5. Appeal by the Applemans of an administrative decision to grant a ROW encroachment permit to Laurie Overbay.

To clarify, Henson asked if there was a motion needed and Rushmore stated that there did need to be a motion and it could be to uphold, deny, or further modify the ROW encroachment permit.

Motion made by Vice-Chair McConachie, Seconded by Commissioner Hein to revoke the ROW encroachment permit.

Laurie Overbay spoke to this item stating that the driveway was built in 1982 and reviewed why the fence was put in and the encroachment requested. She stated that it was a safety issue due to

a neighbor crossing their driveway to get to their driveway.

Keith Appleman spoke to this item stating that there was no past notice of a safety issue and the survey showing the retaining wall prohibits him from backing up further from the street in his driveway. He stated that there were no other encroachments on Evergreen Ave to prevent access.

Henson stated that she didn't see how the added 2 ½ feet into the ROW benefits anyone and moving it made the most sense. McConachie agreed and stated that he stood behind the motion and encouraged the neighbors to get along.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

6. Recommendation regarding a limited access agreement with Twyla and Dan Nore

Motion made by Commissioner Hutchinson, Seconded by Chair Henson to recommend to the Assembly to grant limited access and driveway improvements to the rear of the Nore residence.

Hutchinson asked if they were going to lay rock in the back for the driveway. Rushmore confirmed that as the plan.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

H. PUBLIC COMMENT

None.

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Rushmore reminded the Commission of the next meeting date - August 8th - and stated that she would not be present.

J. ADJOURNMENT

Vice Chair McConachie adjourned the meeting at 6:30 p.m.

CHAIRPERSON

SECRETARY

Site Map

Tongass National Forest

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Management](#)[Learning Center](#)[Working Together](#)[About the Forest](#)[News & Events](#)

Contact Information

Tongass National Forest

648 Mission Street
Federal Building
Ketchikan, AK 99901-6591**Phone:** 907-225-3101**TTY:** 907-228-6222**Fax:** 907-228-6215

Sitka Supervisors Office

2108 Halibut Point Road
Sitka, AK 99835**Phone:** 907-747-6671**TTY:** 907-747-4335**Fax:** 907-747-4331

Petersburg Supervisors Office

123 Scow Bay Loop Road
PO Box 309
Petersburg, AK 99833-0309**Phone:** 907-772-3841**Fax:** 907-772-5895

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Contact Us

Comment period begins on long-term management plan for public lands in Petersburg, Wrangell

Contact(s): **Paul Robbins Jr.****PETERSBURG, Alaska** – The Draft Environmental Impact Statement for a 15-year management plan designed to improve forest health and support the economies in Petersburg and Wrangell is open for public comment over the next 45 days.

The Central Tongass Project will be a comprehensive plan to bring sustainability and alignment with stakeholder recommendations. The project area encompasses approximately 3.7 million acres of national forest system lands on surrounding islands on the two neighboring Ranger Districts. Activities will include timber harvest, watershed and habitat restoration or enhancement, and recreational development.

The public has several ways to send in their comments, including:

Emailing to: <https://cara.ecosystem-management.org/Public/CommentInput?project=53098>

Faxing to 907-772-5995

Mailing or hand delivering to 12 North Nordic Drive, Petersburg, Alaska 99833.

Hand delivery can only be accepted during weekday business hours, 8 a.m. to 4:30 p.m., excluding holidays.

Electronic comments must be in a format that is compatible with the current version of MS Word. Only those who submit comments during this period will be eligible to object to the project. The objection period will occur when a draft decision memo is completed and distributed.

Project information, meeting announcements, legal notices, and documents will be posted on the project web page at:

<https://www.fs.usda.gov/detail/tongass/landmanagement/projects/?cid=fseprd568085>For more information, contact Team Leader Carey Case, Petersburg Ranger District at 907-772-5906, or carey.case@usda.gov.

For interviews and information to be used for publication, contact the Tongass Public Affairs Officer at 907-228-6201.

The mission of the USDA Forest Service is to sustain the health, diversity and productivity of the nation's forests and grasslands to meet the needs of present and future generations. The agency manages 193 million acres of public land, provides assistance to state and private landowners and maintains the largest forestry research organization in the world. Public lands the Forest Service manages contribute more than \$13 billion to the economy each year through visitor spending alone. Those same lands provide 30 percent of the nation's surface drinking water to cities and rural communities and approximately 66 million Americans rely on drinking water that originated from the National Forest System. The agency also has either a direct or indirect role in stewardship of about 900 million forested acres within the U.S., of which over 130 million acres are urban forests where most Americans live.

#

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City and Borough of Wrangell

Agenda Item F1

Date: August 29, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request by Royce and Sherri Cowan to construct a private driveway to remote property in Wrangell Island East and use of an unused rock pit on Borough owned land

Staff recommends approval of the request to construct a gated roadway with development requirements. Staff does not have enough information regarding the rock pit and rock necessary to make a recommendation on that component.

Recommended motion: Move to recommend to the Assembly to permit the Cowan's to construct a road access to their remote parcels in Wrangell Island East with the following:

- 1) Gated access is permitted to minimize road traffic and illegal dumping but public foot traffic is allowed;
- 2) Road will be flagged, marked and coordinated and approved with Borough staff before and during road construction;
- 3) All state and federal permits for construction will be responsibility of applicant
- 4) Road asbuilt will be surveyed upon completion and provided to Borough staff with road profile, location of culverts, bridges etc.
- 5) All maintenance will be the responsibility of the applicant or per the agreement developed between the Borough and applicant
- 6) Rock pit issues will be determined upon more information
- 7) Vehicular use by other landowners will need to be addressed in the Borough driveway agreement

Update 8-29-19:

The Cowan's heard from one landowner near their property in Wrangell Island East regarding their letter. They indicated they were interested in access. Staff spoke with an individual that was considering purchasing Mental Health Trust lots just down from the Cowans and he was specifically asking about the possibility of constructing a road down from the existing road to the lots. Staff let him know of the proposal request by the Cowans.

Staff has requested an estimate of the volume of rock that may be required to construct the driveway and an analysis of the pit if there is adequate volume available. That estimate should be available for the meeting.

Bullet points of interest:

- USFS topo maps seem to be relatively accurate

- 10 foot wide rocked driveway for vehicular traffic
- Applicants requesting gated driveway to prohibit additional vehicular access and potential dumping. Foot traffic is fine.
- PZ discussed private vs public and felt that the driveway would likely need to have a public access component. Foot traffic was satisfactory.
- Survey of the road would be done upon completion
- Will be responsible for COE permit
- Cowan's have sent a letter to the landowners on the back channel for feedback. I need to follow up with a letter from the Borough.
- Do not yet know an estimate of the volume of rock necessary.
- Discussion regarding potential property taxation change due to access

Update 7-11-2019:

The applicants have sent letters to landowners regarding the road. Staff needs to follow up and do the same. The applicants have had previous experience with the Corps of Engineers so are familiar with the permitting process. Applicants are requesting that the drive would be gated to prohibit vehicular traffic until such time that the Borough would develop in this area. Walking traffic would still be allowable. This will also minimize remote dumping on this road. The estimated volume of rock has not been determined. Staff has not been able to sit down with the Borough Manager or Public Works Director for further discussions.

In reviewing the area for this permit application and another city project, staff have discovered additional driveways to access water front property in Wrangell Island East. These are 2 short spurs off the existing road way, but staff will be pursuing necessary permits.

From June 2019 meeting discussion:

The request by the Cowans for a private driveway through unsubdivided borough lands in Wrangell Island East is before the Commission for discussion, identification of issues of concern, and recommendation. There are several issues for consideration:

- 1) Location of the road. There has been no surveying of the Borough property for access to these remote parcels, looking at topography, drainage and additional lots for sale. Staff does not know if this is the best location for a road or for long term development, other than review and comments by the applicants as to why they chose the specific route for ease of access
- 2) Sole use of the rock pit. The City has had several requests by contractors over the years to utilize the existing pit for rock. Because of location and potential use by the City and likely need for bidding on the use of the pit, the City denied previous requests.

- 3) Survey: Applicant has already agreed to surveying the road location for future planning needs
- 4) Easement/Driveway permit: City does not have an established formal process for requests such as this. A Driveway agreement has been used, as has a driveway permit. Ultimate decision regarding the action will be made by the Borough Assembly

June 25, 2019

Royce and Sherri Cowan
PO Box 1184
Wrangell, AK 99929
907-874-3659

Subject: Request for Driveway on the Eastern Passage

This letter is from Royce and Sherri Cowan. We own the two lots on the Eastern Passage (Back Channel), Lot 14 Block 2 and Lot 15 Block 2. We have requested a driveway permit from the City and Borough of Wrangell to build a driveway from the rock pit by Dick Ballard's to our property, well above and away from the other property owners lines.

We are sending this letter letting you know what we are trying to do. Any questions you can contact us at the phone number or address above.

Thank you for your time,

Royce and Sherri Cowan



1 inch = 700 feet



DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.
AERIAL PHOTO 2002.



11,732 yards for driveway

Wrangell Public Map



11,732 yards for driveway

Wrangell Public Map



City of Wrangell, Alaska

Agenda Item G1

Date: September 3, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit request for an after-the-fact permit for a reduction in side yard setback for a residential addition on Lot 1, Richard Gibb Subdivision, zoned Rural Residential, requested by owner Dale Parkinson.

Review:

The applicant constructed a residential addition and now realizes that the final addition is closer than the 15 foot side yard setback required. The applicant is also seeking a Conditional Use permit for a B&B. A single public hearing can be held for both permit requests, but separate motions must be made.

Recommendation: Staff recommends approving the after-the-fact variance request for the structure.

Recommended Motion:

Move to approve findings of facts and the side yard set back variance request of 3 feet (12 feet from property line) for the residential structure.

Criteria:

The proposal must comply with the following sections:

Chapter 20.28: Rural Residential

Chapter 20.52: Lot Standards

Chapter 20.72: Variances

Findings:

The Parkinson's constructed a two story 25' X 40' addition to their residence. Total square footage (combining all floor space) is 3656 square feet. The site plan drawing (attached) submitted with the building permit shows that the new construction was 15 feet from the northern side property line. The site plan presented for the associated conditional use permit showed that the structure is actually 12 feet from the northern property line, thus the after the fact application by the applicant for setback reductions.

The subject lot is 18,578 square feet. Minimum lot size in the Rural Residential District is 10,000 square feet for lots on City sewer and water, which this lot is.

Setbacks in the Rural Residential District are 20 foot front and back yards, and 15 feet for side yards (WMC 20.52.110). The property has a very steep rock face along Zimovia Highway then levels with only a gentle slope. The already constructed residential addition is 12 feet from the property line.

The house is accessed by vehicles in the back of the house via a rock road from Zimovia Highway across Mental Health Trust Lands and then across an easement granted by the previous land owner on what is now property owned by Brenda and Dave Mork. The original residential structure was in place when the property was subdivided and the access easement placed across the adjacent lot. At the time, it was believed that Department of Natural Resources owned what was considered an actual Right-of-way. Approximately 6 years ago the Attorney' Generals office prepared a statement that the lot belonged to Mental Health Trust as a legal lot without right-of-way encumbrances. The current access to the Parkinson property is to be modified in the future upon an initial agreement with MHT once the USFS-MHT Land trade survey is completed and MHT subdivides surrounding lands to sell to Mork and Parkinson.

A Variance application must meet four criteria:

1. **Exceptional Physical Circumstances:** The house is located on a steep rock slope overlooking Zimovia Highway. The house is accessed in the back of the house via a rock road from Zimovia Highway across Mental Health Trust Lands and then across an easement granted by the previous land owner on what is now property owned by Brenda and Dave Mork. The original residential structure was in place when the property was subdivided and the access easement placed across the adjacent lot. The original residence has just been enlarged using the same directional line of the northern side wall of the existing house. The residential addition was added to the existing structure and the sides of both the original structure and the addition, encroach into the setback area. A building permit site plan was submitted indicating the structure met the setback requirements. A drawing submitted with the conditional use permit showed the encroachment into the northern side setback area.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require that either the neighbor sell 3 feet of his property to Mr. Parkinson or that Mr. Parkinson deconstruct the structure. I spoke with the affected neighbor verbally and Mr. Debord has no issue with the location of the structure.
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance will not prejudice others in the area with similar construction or setback requests. The variance will not create a safety issue or be detrimental to public health nor will it block sunlight or views of adjacent property owners.
4. **Granting of the variance is not contrary to the comp plan for tourism or rural residential development.**

APPLICATION FOR VARIANCE

CITY OF WRANGELL
PLANNING AND ZONING
P.O. BOX 531
WRANGELL, AK 99929
Application Fee \$50.00

I. The undersigned hereby applies to the City of Wrangell for a variance.

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance Parcel 03-005-306

Lot 1 Plat 97-1 3.25 Zimovia Hwy

Lot (s) size of the petition area 18578 SF

Existing zoning of the petition area RR1

Current zoning requirements that cannot be met (setbacks, height, etc.): 15' Setback
Setback on North side. At west end setback is 12' at east end setback is 14' 6"

Proposed change that requires this variance _____
Construction of garage and building addition to existing structure

III. Application Information: (use additional paper if necessary)

Explain details of the proposed development Construction of garage attached to
existing wanagin and 2nd story addition over new garage and existing wanagin

A variance may be granted only if all four of the following conditions exist:

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

Explain how your application meets these conditions: Existing structure was built
with 12' setback to North side. Without variance the new construction would not be
able to use existing foundation and walls. This variance would not compromise
adjacent property or structures as neighboring structures are build on opposite side of lot

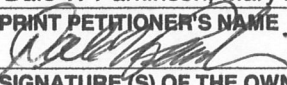
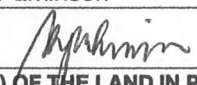
Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of pecuniary hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all Proposed uses on the site, and all vehicular and pedestrian circulation patterns relevant to those uses.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

Dale W Parkinson, Mary An V Parkinson

PRINT PETITIONER'S NAME

 
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

PO BOX 2337 Wrangell, AK 99929

ADDRESS

7/24/2019

DATE

907-305-0237

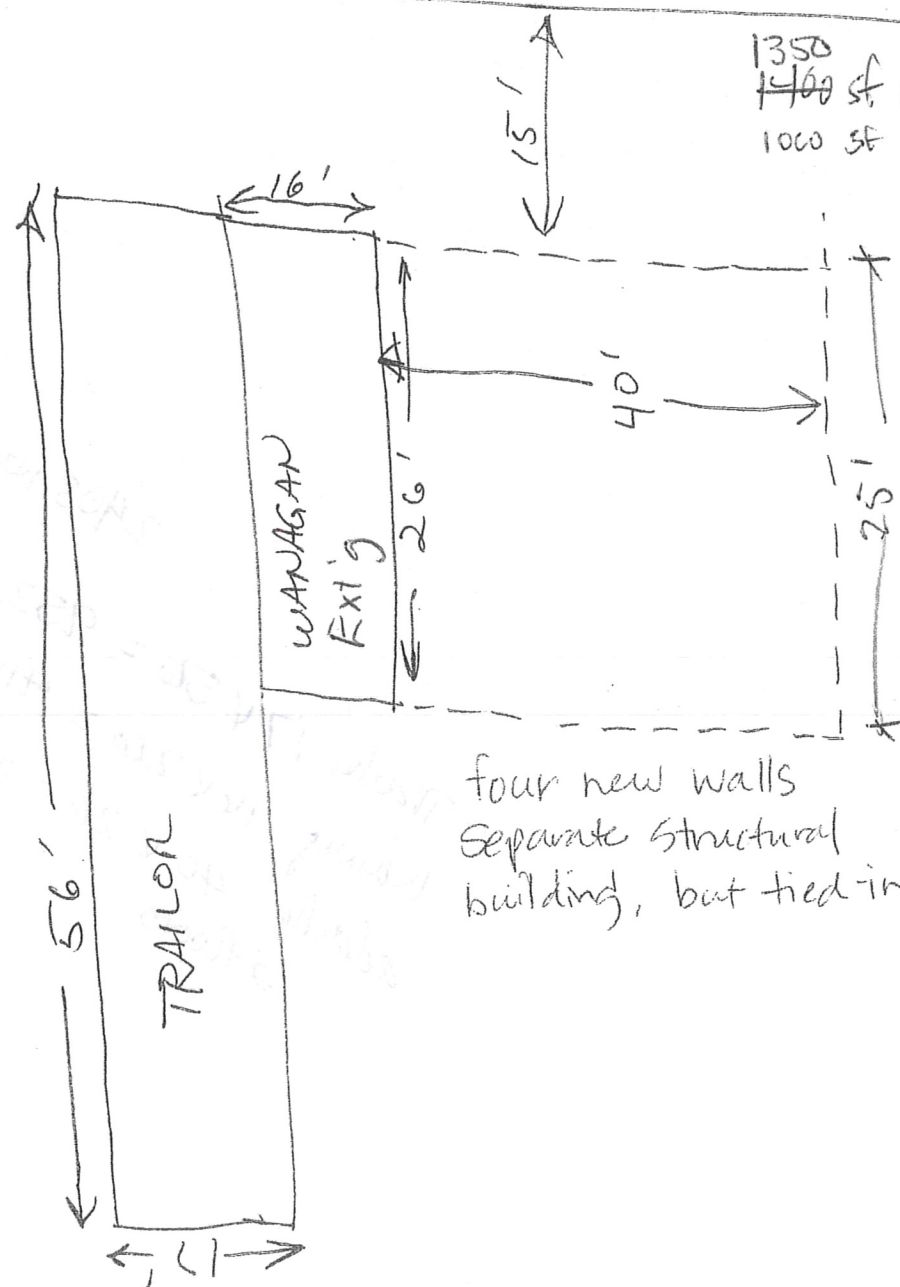
TELEPHONE





DEBORI

1350
~~1400~~ sf upper level
1000 sf lower level

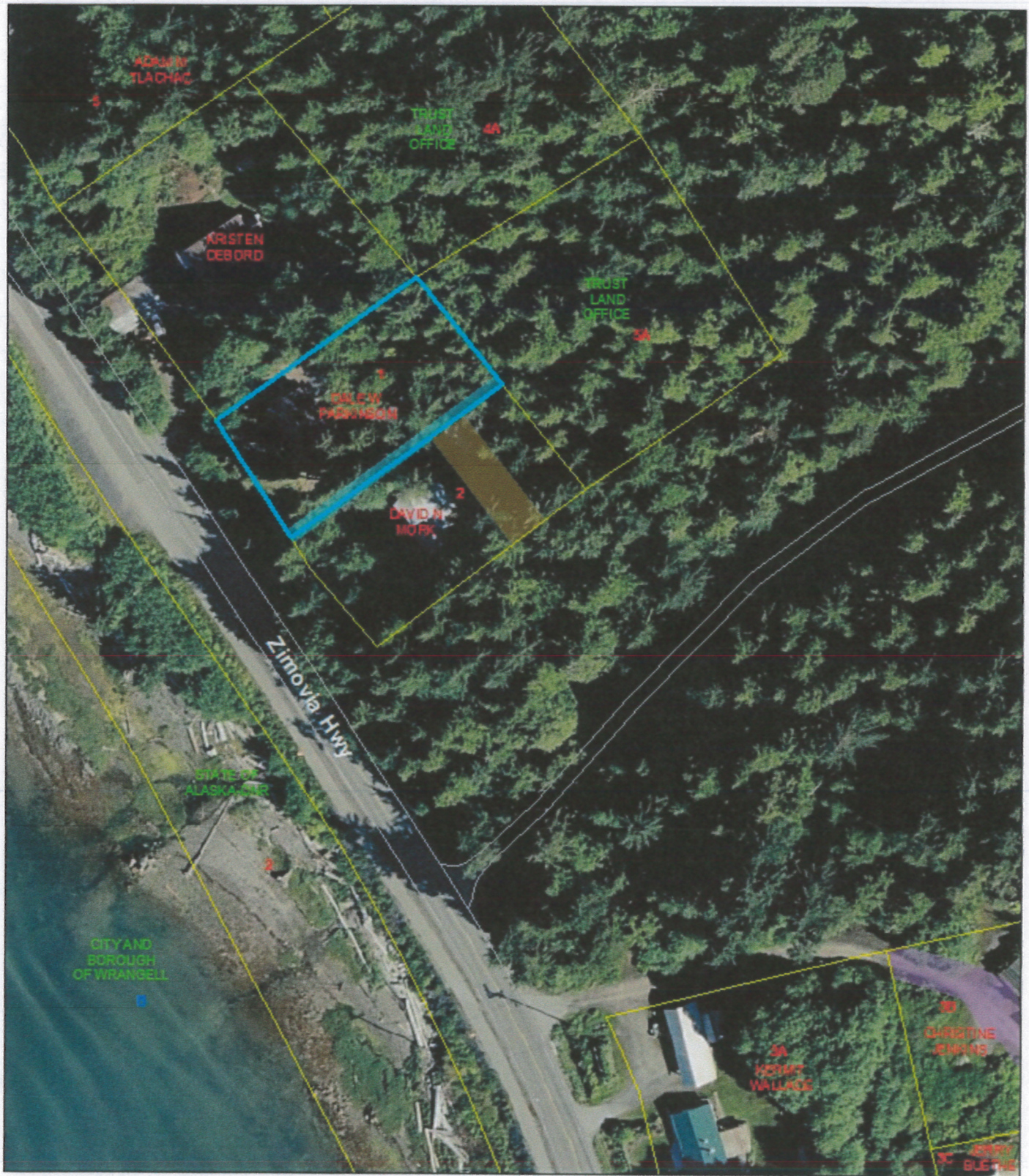


four new walls
Separate structural
building, but tied-in

PARKINSON

building permit

CITY AND BOROUGH OF WRANGELL, ALASKA



Public Map

1 inch = 100 feet
Date: 8/2/2019

**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.**



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CITY AND BOROUGH OF WRANGELL, ALASKA



Public Map

1 inch = 100 feet
Date: 8/2/2019

**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.**

Carol Rushmore

From: Griffin, David W (DNR) <david.griffin@alaska.gov>
Sent: Thursday, August 1, 2019 3:16 PM
To: Ecodev@wrangell.com
Subject: Comment: Variance and Conditional Use Permit - Dale Parkinson Lot 1, Richard Gibb Subdivision

Hi Carol,

We just received the Public Hearing Notice for the variance and conditional use permit for Dale Parkinson, Lot 1, Richard Gibb Subdivision, <https://www.wrangell.com/pz/planning-and-zoning-commission-hearing-and-meeting-8-8-19>.

The Trust Land Office owns a 2.28 acre lot (Trust Parcel CRM-2408), and it appears that Trust land is being used by Dale Parkinson to access Lot 1 without any written permission or authorization from the Trust Land Office. Therefore the Trust Land Office opposes the granting of a variance or a conditional use permit for Dale Parkinson as long as he continues to use Trust land to facilitate access to his property without an authorization.

Please let me know if you have any questions.

Sincerely,

David Griffin

Southeast Area Lands Manager

Trust Land Office

2600 Cordova Street, Suite 100

Anchorage, AK 99503

(907) 269-7921

david.griffin@alaska.gov

www.alaskamentalhealthtrust.org/trust-land-office/

August 28, 2019



Trust
Land Office

Dale Parkinson
P.O. Box 2337
Wrangell, AK 99929

2600 Cordova Street, Suite 100
Anchorage, AK 99503
Tel 907.269.8658
www.mhttrustland.org

Re: MHT 9100979
Letter of Non-Objection
Temporary Access
CRM-2408

Dear Mr. Parkinson,

Thank you for applying to the Trust Land Office (TLO) seeking permission to use a portion of Trust Parcel CRM-2408. From our understanding there's a road and small bridge situated on this parcel which facilitates access to your private property. This letter serves as a "non-objection" of your use of this parcel on a temporary basis while we evaluate whether the use of this parcel for providing access is in the long-term best interest of the Trust.

The TLO did not install the road or bridge, and furthermore is unable to determine the structural integrity of the bridge, or its weight bearing load. It is not the responsibility of the TLO to maintain the road or bridge therefore if you decide to continue to use this access, and cross the bridge, the use by you and/or anyone associated with you is done at your own risk.

In the event that you would like to obtain formal permission to utilize this parcel of Trust land, then we would request an inspection of the bridge by a licensed engineer confirming that the structure is safe and designed to facilitate it's intended use.

Please sign and date and return at your convenience. If you have any questions, please let us know.

Sincerely,

David Griffin
Southeast Area Lands Manager
907-269-7921
david.griffin@alaska.gov

Dale Parkinson

8/28/2019

Date

CITY & BOROUGH OF WRANGELL BUILDING PERMIT

Permit No. 2319

Date 12-Feb-18

Granted to Dale Parkinson

For new construction on Lot No. 1 (Parcel 03-005-306)

Lot: Null

Subdivision (if applicable) Richard Gibb Subdivision in the City & Borough of Wrangell.

This permit must be posted in such position on the construction site that it may be seen from the roadway.

MECHANICAL

FRAMING

FOUNDATION

Rough: _____

Rough: _____ X

Rough: _____

Finished: _____

Finished: _____ X

Finished: _____

NOTE: Rough framing, mechanical and electrical must be inspected and signed off before being concealed.

Approved: *Amber Al-Saddani*
for the City & Borough of Wrangell

**City of Wrangell
Application for Building Permit**

Permit No. 2319

Date Issued 2-12-18 By A. Al-Jalal Fee Paid _____

- ☐ New Building
 ☐ Electrical
 ☐ Plumbing
 ☐ Water/Sewer
☒ Foundation
 ☐ Remodeling/Repair
 ☐ Demolition

Street Address 3.25 mile Immortality

UTILITIES

Name DALE PARKINSON
 Mailing Address Box 2337
 City WRANGELL
 Telephone 562-208-0582

Sewer Outlet Size: _____
 Water Service Size: _____

PERMITS

ADEC Permit ☐ Required/Copy Attached ☐ Not Required
 State Driveway Permit ☐ Required/Copy Attached ☐ Not Required
 Are you Building on Tidelands /Wetlands? ☐ Yes ☐ No ☐ Authorization Provided

COST/VALUATION

Estimated Cost of Construction * \$10,000 Slab only
 Total Square Footage _____
 * Property values are assessed independently of this estimate

SPECIAL INFORMATION

PERMIT FOR SLAB ONLY.
WILL AMMEND LATER FOR
BUILDING.

Name _____
 Mailing Address _____
 City _____
 Telephone _____

Name JAMES BRENNER
 Mailing Address Box 2137
 City _____
 Telephone _____

Subdivision RICHARD GIBB SUBD
 Lot No. 1 Blk No. _____
 Parcel No. 03-005-3006

FOUNDATION SPECIFICATIONS

Material <u>CONCRETE</u>			
	Exterior		Piers
Width of Top	<u>MONOLITHIC SLAB</u>		
Width of Bottom	<u>ON GRADE 26' X 36'</u>		
Depth in Ground	<u>12"</u>		
Plate (Sill)	Size	Space	Span
Joists (1st Floor)			
Joists (2nd Floor)			
Joists (Clg.)			
Studs (Ext.)			
Floor Platters			
Bearing Walls			
Other			

ZONING INFORMATION

Current Zoning R21
 Proposed Use _____
 No. of Units upon Completion _____
 Area of Lot _____
 Height of Building _____
 Are there any utility easements on this property? ☐ Yes ☐ No

	Required Setbacks	Proposed Setbacks
Front		
Back		
Side	<u>15'</u>	<u>15'</u>
Side		

COVERINGS		INSULATION R-VALUE	
Ext. Walls		Required	Proposed
	Roof		
Int. Walls	Walls		
	Floor		
Roof	Basement Slab		
	Basement Walls		

FLUES

Fireplace	Fir. Furnace		Other
	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Steam	<input type="checkbox"/> Oil
Furnace	<input type="checkbox"/> Hot Air	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas
Kitchen			

INSPECTIONS REQUIRED

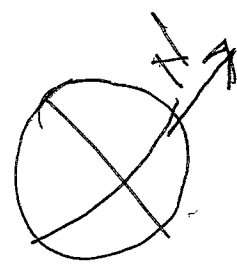
- ☐ Footing/Foundation (Before Pouring)
 ☐ Rough Plumbing
☐ Foundation /Wall (Before Pouring)
 ☐ Insulation
☐ Frame
 ☐ Other _____
☐ Rough Electrical
 ☐ Final

WORK NOT MENTIONED IS NOT COVERED IN THIS PERMIT

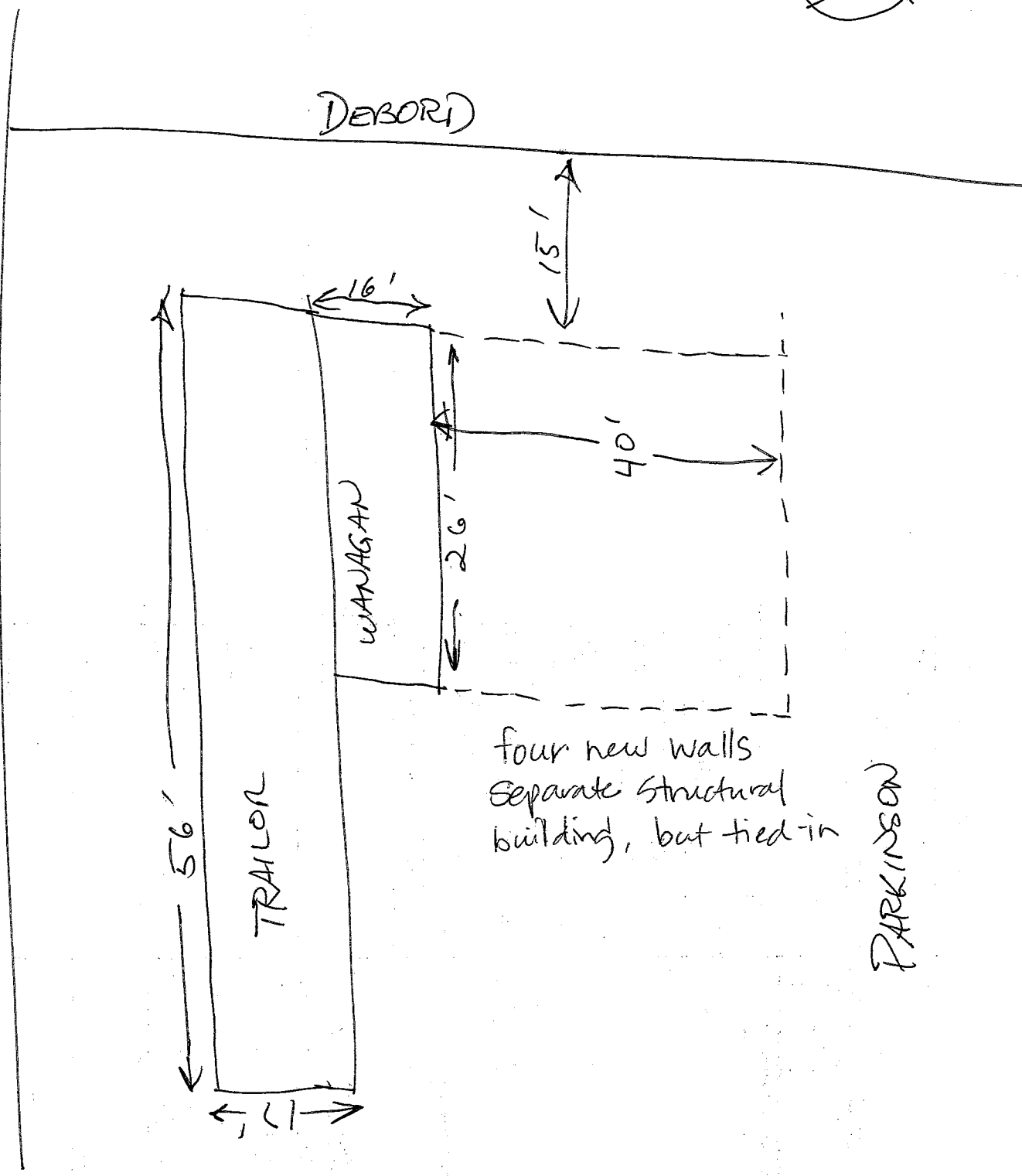
I hereby acknowledge that I have read this application and swear that the above information is correct. I understand that I am responsible for being aware of and in compliance with all state laws and the codes and ordinances of the City of Wrangell applicable to building construction. I understand that I am responsible for arranging all required inspections. If construction is not in compliance with applicable laws and regulations, the City of Wrangell may issue a stop work order and, if necessary, withhold utility service until I come into compliance. The City of Wrangell will not issue a Certificate of Occupancy until all required inspections have been completed.

Signature of Owner [Signature]
 Applicant _____
 Date 9/6/17

Copies - White: Building Inspector, Yellow: Electrical Inspector, Pink: Owner



ZIMOLIA HWY



DEBORI

TRAILOR

WANAGAN

four new walls
Separate Structural
building, but tied in

PARKINSON

**City of Wrangell
Application for Building Permit**

Permit No. _____

Date Issued _____ By _____ Fee Paid _____

☐ New Building ☐ Electrical ☐ Plumbing ☐ Water/Sewer
☒ Foundation ☐ Remodeling/Repair ☐ Demolition

Street Address _____
 Name DALE PARKINSON
 Mailing Address BOX 2337
 City WRANGELL
 Telephone 562-208-0582

Name _____
 Mailing Address _____
 City _____
 Telephone _____

Name _____
 Mailing Address _____
 City _____
 Telephone _____

Subdivision _____
 Lot No. _____ Blk No. _____
 Parcel No. _____

UTILITIES
 Sewer Outlet Size: _____
 Water Service Size: _____

PERMITS
 ADEC Permit ☐ Required/Copy Attached ☐ Not Required
 State Driveway Permit ☐ Required/Copy Attached ☐ Not Required
 Are you Building on Tidelands /Wetlands? ☐ Yes ☐ No ☐ Authorization Provided

COST/VALUATION
 Estimated Cost of Construction * _____
 Total Square Footage _____
 * Property values are assessed independently of this estimate

SPECIAL INFORMATION
PERMIT FOR SLAB
ONLY. WILL HAMMOND
IN SPRING FOR BUILDING

FOUNDATION SPECIFICATIONS

Material		Exterior		Piers	
Width of Top		7'6"			
Width of Bottom		7'6"			
Depth In Ground		12"			
Plate (Sill)	Size	Space		Span	
Joists (1st Floor)					
Joists (2nd Floor)					
Joists (Clg.)					
Studs (Ext.)					
Roof Rafters					
Bearing Walls					
Other					

COVERINGS		INSULATION R-VALUE	
Ext. Walls		Required	Proposed
	Roof		
Int. Walls	Walls		
	Floor		
Roof	Basement Slab		
	Basement Walls		

FLUES

Fireplace	Flr. Furnace	Other	
Furnace	<input type="checkbox"/> Hot Water <input type="checkbox"/> Hot Air	<input type="checkbox"/> Steam <input type="checkbox"/> Electric	<input type="checkbox"/> Oil <input type="checkbox"/> Gas
Kitchen			

INSPECTIONS REQUIRED

<input type="checkbox"/> Footing/Foundation (Before Pouring)	<input type="checkbox"/> Rough Plumbing
<input type="checkbox"/> Foundation /Wall (Before Pouring)	<input type="checkbox"/> Insulation
<input type="checkbox"/> Frame	<input type="checkbox"/> Other _____
<input type="checkbox"/> Rough Electrical	<input type="checkbox"/> Final

ZONING INFORMATION

Current Zoning _____
 Proposed Use _____
 No. of Units upon Completion _____
 Area of Lot _____
 Height of Building _____
 Are there any utility easements on this property? ☐ Yes ☐ No

Required Setbacks	Proposed Setbacks
Front _____	Front _____
Back _____	Back _____
Side _____	Side _____
Side _____	Side _____

Zoning Administration _____
 Approval _____ Date _____

WORK NOT MENTIONED IS NOT COVERED IN THIS PERMIT
 I hereby acknowledge that I have read this application and swear that the above information is correct. I understand that I am responsible for being aware of and I compliance with all state laws and the codes and ordinances of the City of Wrangell applicable to building construction. I understand that I am responsible for arranging all required inspections. If construction is not in compliance with applicable law and regulations, the City of Wrangell may issue a stop work order and, if necessary, withhold utility service until I come into compliance. The City of Wrangell will not issue a Certificate of Occupancy until all required inspections have been completed.

Signature of Owner _____
 Applicant _____
 Date _____

MONOLITHIC SLAB ON GRADE
 26' X 36'

City and Borough of Wrangell, Alaska

AGENDA G2

Date: September 3, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit request for a short term rental unit as a Bed and Breakfast or Extended Stay on Lot 1, Richard Gibb Subdivision, zoned Rural Residential, requested by owner Dale Parkinson.

Review:

Applicants are seeking to start a bed and breakfast or an extended stay accommodation via AirBnB in their home at 3.5 mile Zimovia Highway. The applicant is also seeking a Variance to sideyard setback requirements. A single public hearing can be held for both permit requests, but separate motions must be made.

Recommendation: Staff recommends approval of the proposed Bed and Breakfast.

Recommended Motion: Move to approve the findings of fact and the conditional use permit request for the operation of a 1 unit Bed and Breakfast, subject to the following:

- 1) Provide Guest Guidance or similar document on noise, behavior, to encourage respect for the residential district and neighbors.
- 2) Provide two onsite parking areas per code requirement.

Review Criteria:

Chapter 20.28: Rural Residential I

Chapter 20.52: Lot Standards:

Chapter 20.68: Conditional Use Permits

Findings of Fact:

Applicant is seeking to start a Bed and Breakfast or an extended stay accommodation in their home at 3.5 mile Zimovia Highway. Their lot is 18,578 square feet and they are connected to sewer and water.

One and two family dwellings are permitted outright in the Rural Residential 1 (RR1) district (WMC 20.28.020(A)). Home occupations and Cottage Industries are permitted

in the RR1 district by a conditional use permit granted by the Planning and Zoning Commission (WMC 28.28.040(A and Q)). Typically Bed and Breakfasts have been reviewed as a home occupation because owners reside on the premises and vacation rentals are reviewed as a Cottage Industry. A B&B/extended stay (and shorter than 30 days) in this facility would be reviewed as a home occupation as the owners live onsite. A long term rental in addition to the primary residence, would be permissible without need for a permit.

Applicants constructed a 25' X 40' addition to their residence. Total square footage (combining all floor space) is 3656 square feet. The upper floor is utilized for the Bed and Breakfast and consists of 1352 square feet. Applicants have indicated the B&B space has kitchen, bathroom and two bedrooms with a living area open with kitchen. The unit could accommodate up to 6 people, but would only be rented to one group at a time.

Off-street parking requirements for the residence and short term rental is at least 2 places – one for the residence and one for the rental unit are required. Applicant has indicated they have at least 6 delineated parking places and more could be provided if necessary.

The house is accessed by vehicle in the back of the house via a rocky road from Zimovia Highway across Mental Health Trust Lands and then across an easement granted by the previous land owner on what is now property owned by Brenda and Dave Mork. The original residential structure was in place when the property was subdivided and the access easement placed across the adjacent lot. The original tract of land (currently split between Mork's and Parkinson's) was subdivided in 1997 and the easement recorded because at that time it was believed that the access belonged to Department of Natural Resources as a legitimate right-of-way. It wasn't until approximately 6 years ago that the Attorney General's office issued an opinion that the R.O.W. lot belongs to Mental Health Trust as a legal lot with no right-of-way encumbrances.

Alaska Mental Health Trust Land Office submitted an email on Thursday, August 1 opposing the Conditional Use permit because they consider the access by both Parkinson and Mork trespass across their property.

Dave and Brenda Mork submitted a letter on Friday August 2 opposing the Conditional Use because of the current access across their property by guests. They were concerned of safety and privacy.

Staff tried reaching the Trust Land Office for more clarification because Staff had been told by David Griffin of the Trust Land Office that the access was permitted since all parties (Mork, Parkinson, TLO) had agreed to modify their access after the USFS/MHT

land trade was completed and a survey of the surrounding lands could be completed and land sold. His email response to my written inquiry is also attached.

Mr. Griffin has since indicated that the Trust Land Office, after reviewing the application by Mr. Parkinson had decided it would be issuing a letter of no objection (enclosed). Mental Health Trust is not directly giving access permission to Mr. Parkinson, but they are not denying access either.

Conditions of Approval for conditional use applications include:

1) Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.

Access to the residence is currently off Zimovia Highway on an access road through a Mental Health owned lot legally described as ROW, and then an easement across a back portion of the lot now owned by Dave and Brenda Mork. At the time of the Gibb Subdivision, the Mental Health lot was believed to be owned by Alaska Department of Natural Resources and was a legal right-of-way. The easement was allowed because of the steep rock face of the property bordering Zimovia Highway. More recently as Mental Health explored development of the lot, the Attorney General's office rendered an opinion that the lot was transferred to Mental Health Trust and was a "lot" versus a Right of Way as depicted on all surveys.

There may be some increase in traffic to the Parkinson residence by overnight guests, and thus that traffic would increase behind the Mork residence. However, the increase should be no more than if the unit was rented for long term use as an apartment to an individual or family which is an allowable use within the zone. Many visitors do not have vehicles, although some do and a few rent cars. Because this facility is not located near downtown, it is likely guests would have a vehicle or the applicant would be providing transportation. Due to the location of the easement across the Mork's property, guests do pass close to their residence, either by foot or by vehicle. If the conditional use permit is granted for short term rentals versus the applicant establishing a long term rental, while the volume of traffic may not be different between uses, the guests/renters would change regularly which could impact the privacy of the neighbors. The applicant could state clearly in communications with guests that there is no loitering or photos or sightseeing on the adjacent property.

The current appearance or yards of the residence should not change because of the short term rental use. If noise is an issue due to unruly guests, the noise can be monitored and corrected since owners live onsite. The Commission must make a determination if the short term access by guests of the proposed B&B creates a greater impact than should the unit be rented for long term rental.

2) Provisions of sewer and water: The lot is connected to City sewer and water.

3) Entrances and off-street parking available without safety issues: Access to the residence is currently off Zimovia Highway on an access road through a Mental Health owned lot legally described as ROW, and then an easement across a back portion of a lot now owned by Dave and Brenda Mork. Due to the location of the easement across the Mork's property, guests do pass close to their residence, either by foot or by vehicle. If the conditional use permit is granted for short term rentals versus the applicant establishing a long term rental, while the volume of traffic may not be different between uses, the people would change regularly which could impact the privacy or feelings of safety of the neighbors. Adequate off-street parking is available for both the residence and the guest, meeting the parking requirements for the proposed use. Guests have a separate easily accessible interest to the upstairs unit adjacent to their parking area.

RECEIVED
JUL 08 2019
WRANGELL CITY HALL

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

I. Applicant's Name and Address: DALE PARKINSON
PO BOX 2337
3.5 MILE ZIMOLIA HWY

Applicant's Phone Number: 907-305-0237

II. Owners's Name and Address: SAME AS APPLICANT

Owner's Phone Number: _____

III. Legal Description: Lot 1, Block _____, U.S. Survey _____

Parcel No. 03-005-306

IV. Zoning Classification: _____

V. Specific Request: ① SHORT TERM RENTAL 1-29 DAYS
2 BED ROOMS WITH 3 BEDS TOTAL

② LONG TERM RENTAL GREATER THAN 30 DAYS
B&B AND/OR EXTENDED STAY FORMAT
PARKING ON PROPERTY: 2 SPACES IN GARAGE,
4 SPACES UNCOVERED PARKING WITH MORE
AVAILABLE AS NEEDED.

WILL OPERATE AS COMMUNITY NEEDS DICTATE
HOLIDAYS, VISITING DOCTORS, CONSTRUCTION PERSONNEL

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: _____ END: _____

SIGNATURE OF OWNER: Dale Parkinson DATE: 7/5/2019

SIGNATURE OF APPLICANT: _____ DATE: _____

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

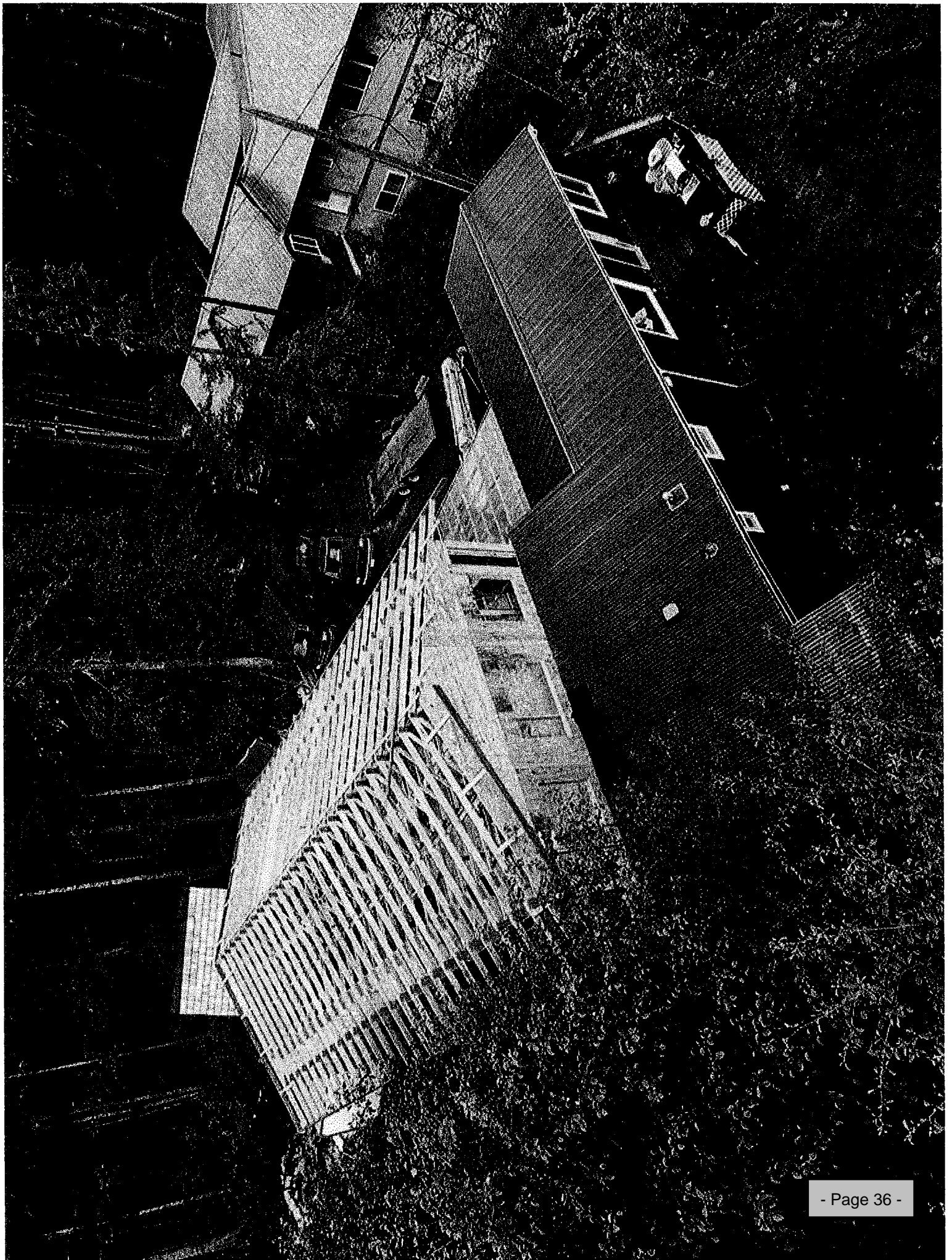
Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.

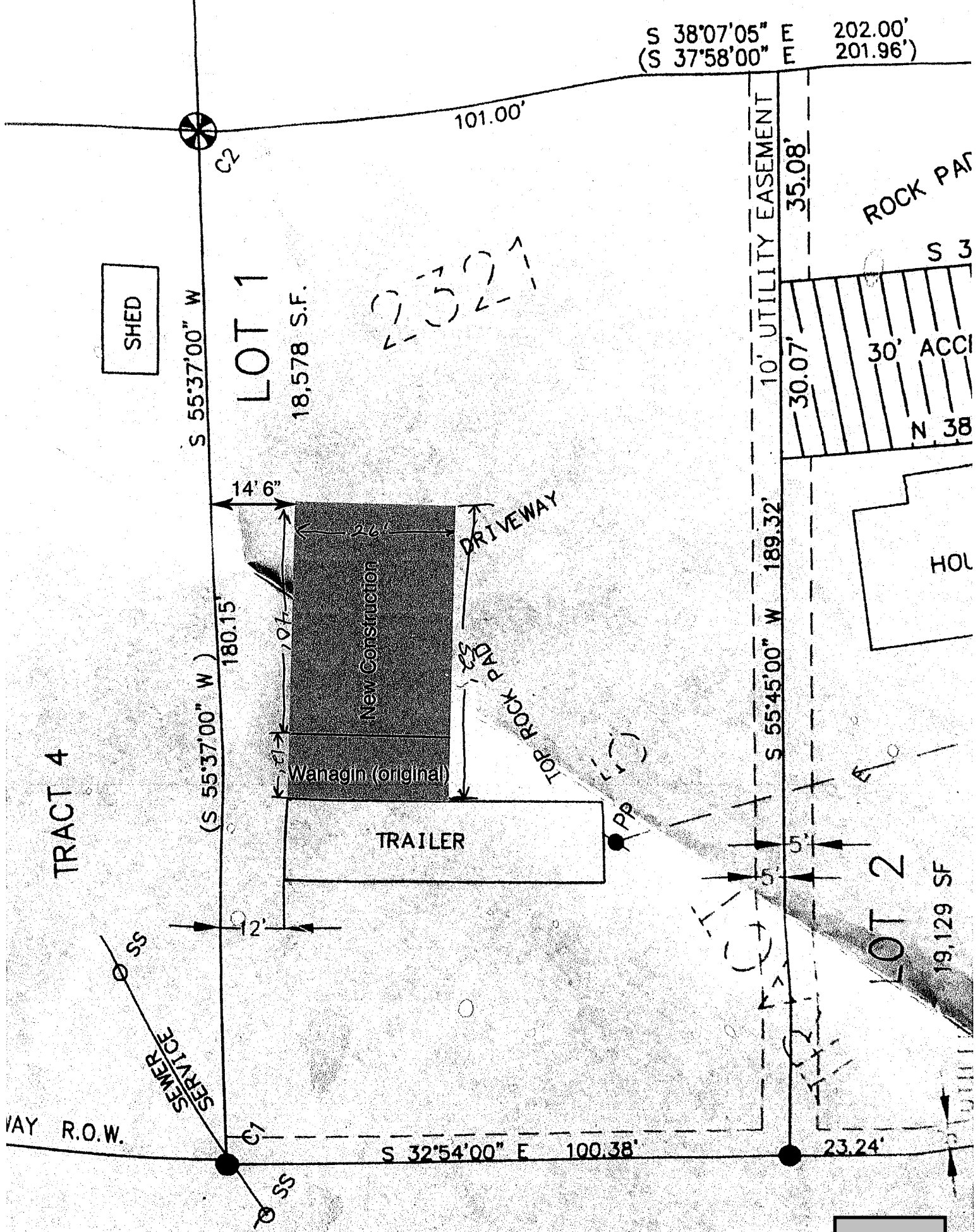
~~XXXXXXXXXXXXXXXXXXXX~~

RECEIVED
JUN 10 1964
FBI - NEW YORK

AVAILABLE TO ONE PARTY AT A TIME TO
MAXIMUM OF ~~LESS~~ SIX PERSONS.







PARKINSON

CITY AND BOROUGH OF WRANGELL, ALASKA



Public Map

1 inch = 100 feet
Date: 8/2/2019

**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.**

Carol Rushmore

From: Griffin, David W (DNR) <david.griffin@alaska.gov>
Sent: Thursday, August 1, 2019 3:16 PM
To: Ecodev@wrangell.com
Subject: Comment: Variance and Conditional Use Permit - Dale Parkinson Lot 1, Richard Gibb Subdivision

Hi Carol,

We just received the Public Hearing Notice for the variance and conditional use permit for Dale Parkinson, Lot 1, Richard Gibb Subdivision, <https://www.wrangell.com/pz/planning-and-zoning-commission-hearing-and-meeting-8-8-19>.

The Trust Land Office owns a 2.28 acre lot (Trust Parcel CRM-2408), and it appears that Trust land is being used by Dale Parkinson to access Lot 1 without any written permission or authorization from the Trust Land Office. Therefore the Trust Land Office opposes the granting of a variance or a conditional use permit for Dale Parkinson as long as he continues to use Trust land to facilitate access to his property without an authorization.

Please let me know if you have any questions.

Sincerely,

David Griffin

Southeast Area Lands Manager

Trust Land Office

2600 Cordova Street, Suite 100

Anchorage, AK 99503

(907) 269-7921

david.griffin@alaska.gov

www.alaskamentalhealthtrust.org/trust-land-office/

DAVID & BRENDA MORK
P.O. BOX 1500
WRANGELL, ALASKA 99929

July 31, 2019

The Wrangell Planning & Zoning Commission
City & Borough of Wrangell Alaska
P.O. Box 531
Wrangell, AK 99929

Subject: Conditional Use Permit Application for Bed & Breakfast and/or
Extended Stay requested by Dale Parkinson

Dear Ladies and Gentlemen:

Please allow this letter to serve as written disapproval for the aforementioned
permit application submitted by our neighbor, Dale Parkinson.

Mr. & Mrs. Parkinson have access to their property through a platted right-
of-way across our backyard. Since our ownership, the right-of-way has only
served as access to a single-family residential home with normal vehicular
traffic and foot traffic for any single-family residence. This was the case,
until approximately two weeks ago.

Mr. Parkinson was given verbal permission from Mrs. Carol Rushmore, Planning
& Zoning Director to start hosting guests at his bed and breakfast without the
necessary conditional use permit. Needless to say, we were very surprised to

see such a business in operation next-door, and even more surprised to see two of the guests walking through our backyard and looking in our garage.

The reasons why we are opposed to the approval of this permit are noted here:

- We do not want added "business" vehicle or foot traffic through our yard by strangers.
- We do not want a business as a neighbor. We enjoy our visits with the Parkinsons and trust them as neighbors, but we do not want "strangers" living next door. This has caused us to take security measures that we never thought we would have to take.
- We have safety concerns for our grandchildren as well. Absolute strangers walking on our property may/or may not pose a threat to our grandkids. We never thought this would be an issue, but it sure is now.
- We are investigating the liability issue we will have if someone gets hurt while driving or walking on our property.

There is a resolution to this matter. There was an engineered study completed that proved the availability of a driveway access from Zimovia Highway directly to the Parkinsons' property. A copy of which is attached to this letter.

We have absolutely no objection to Mr. Parkinson operating his bed and breakfast and/or extended stay if he attains access to his property directly from the highway. Most residences along Zimovia Highway have such access. With Mr. Parkinson having a private driveway, the platted right-of-way across our property could be removed. We would be able to put up a greenbelt


border and/or fence near the lot line and curtail the previously mentioned unwanted foot and vehicle traffic.

By Mr. Parkinson attaining direct driveway access, all of our concerns will be taken care of and we will gladly support his business endeavors.

We are opposed to this conditional use permit being approved until which time Mr. Parkinson attains a private driveway to serve his home and business.

Thank you for your time and effort in reviewing the issues we have concerning this.

Sincerely,

A handwritten signature in black ink that reads "DAVID & BRENDA Mork". The signature is written in a cursive, flowing style.

David and Brenda Mork

Enclosed: Lot 1, Richard Gibb Subdivision Driveway Analysis prepared by R&M Consultants, Inc.

LOT 1, RICHARD GIBB SUBDIVISION DRIVEWAY ANALYSIS

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2	B. Existing Embankments & Subsurface Conditions
2	III. DESIGN STANDARDS & ANALYSIS
2	A. References
3	B. Driveway Design Criteria
3	C. Driveway Design Analysis
4	IV. DRIVEWAY FEASIBILITY

PREPARED FOR:

ALASKA MENTAL HEALTH TRUST AUTHORITY
TRUST LAND OFFICE
2600 CORDOVA STREET, SUITE 100
ANCHORAGE, AK 99503

PREPARED BY:



R&M CONSULTANTS, INC.
9101 VANGUARD DRIVE
ANCHORAGE, ALASKA 99507

JANUARY 2013

CIVIL DESIGN ASSESSMENT FINDINGS REPORT

TRUST LAND OFFICE
LOT 1, RICHARD GIBB SUBDIVISION DRIVEWAY ANALYSIS

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IV. DRIVEWAY FEASIBILITY	4

LIST OF APPENDICIES

Appendix A: Figures

- Figure 1 – Location & Vicinity Map
- Figure 2 – Driveway Analysis Plan & Profile
- Figure 3 – Lot 1 Site Section

Appendix B: Photos

- Views of Tract 5, Lot 1 and Lot 2 from Zimovia Highway

Appendix C: References

- Preliminary Decision to Remove Unauthorized Improvements and for Road Closure on Trust Land, MHT 9100678, 9/19/2011
- City and Borough of Wrangell, Alaska Property Map showing CRM-2408 and Richard Gibb Subdivision.

CIVIL DESIGN ASSESSMENT FINDINGS REPORT

TRUST LAND OFFICE

LOT 1, RICHARD GIBB SUBDIVISION DRIVEWAY ANALYSIS

I. INTRODUCTION

A. Project Location and General Information

As described in Mental Health Trust Land Office document *Preliminary Decision to Remove Unauthorized Improvements and for Road Closure on Trust Land* (MHT 9100678, Sept. 19, 2011); an unauthorized road known as Campbell Road traverses Alaska Mental Health Trust Authority-owned land managed by the Trust Land Office (TLO), from the Zimovia Highway to Lot 1, USS 3709 (*Figure 1*). Prior to conveyance of the land from the State of Alaska to the TLO, a gravel driveway was constructed from Campbell Road to access privately owned Lot 1 of the Richard Gibb Subdivision. Use of Campbell Road and the driveway are unauthorized by the TLO.

Research conducted by DNR Realty Services 1 revealed that although USS 2321 identifies TLO parcel CRM-2408 with the label "R.O.W.", no federal reservations, rights-of-way, or easements were reserved on the lot when it was conveyed to the State of Alaska, and no reservations or easements were granted or reserved for Campbell Road or the gravel driveway thereafter. There is no public or private right of access on or across any portion of CRM-2408 with the exception of a 30' access easement specifically granted along the southern border of the lot.

The TLO is aware that property owners of the neighboring parcels to the north have used CRM-2408 for access to their properties without authorization from the TLO.

The owners of the parcel directly adjacent to and northwest of CRM-2408 (Lot 2, Richard Gibb Subdivision) have developed an alternative driveway access directly off the Zimovia Highway. The owners of Lot 1, Richard Gibb Subdivision have legal access from the Zimovia Highway right of way and **could** develop an alternative driveway directly off the Zimovia Highway (*Figure 1*).

B. Scope of Work

The Department of Natural Resources (DRN) Mental Health Trust Land Office contracted R&M Consultants, Inc. (R&M) to analyze the feasibility of constructing a driveway to State of Alaska standards for Lot 1, Richard Gibb Subdivision in the Wrangell Recording District. This analysis findings report compiles tasks completed under the Scope of Work including; defining State of Alaska driveway regulations and design criteria, conceptual driveway design (plan, profile, cross-section) and an analysis summary of driveway installation feasibility. This analysis does not include site surveying, geotechnical sub-surface exploration or analysis, traffic analysis, or construction drawings.

II. EXISTING CONDITIONS

A. Property Access

Current access to Lot 1, Richard Gibb Subdivision is through the unauthorized Campbell Road and gravel driveway described above. The driveway enters Lot 1 of the Richard Gibb Subdivision at the southeast corner of the site after passing the house on Lot 2, Richard Gibb Subdivision.

In addition to finding that the driveway is legally unauthorized, the TLO document also notes that the existing gravel driveway was "constructed by the installation of a culvert to bridge a creek. TLO staff inspections in 2010 and 2011 found the driveway was constructed without guard rails and is too narrow for safe vehicular traffic. The driveway is subject to erosion from high water events and poses a threat to public safety."

No photos of the existing driveway were made available for this analysis. An electronic copy of the December 2011 topographic survey does not include ground survey data of the existing driveway and does not note the presence of the culvert. Existing ground contours do indicate a ditch or stream may run west along the southeast property line.

B. Existing Embankments & Subsurface Conditions

The Zimovia Highway is approximately 28 to 30-feet lower than the house and driveway situated on Lot 1, Richard Gibb Subdivision. Embankments on the lot's Zimovia Highway frontage have existing slopes of 1V (vertical):2H (horizontal) and in some locations are up to 1V:1H slopes.

Subsurface conditions are unknown on the alternative driveway slope; however, the gravel driveway installed for access to the property directly north of Lot 1 appears to be in stable condition and has a driveway grade steeper than recommended by State of Alaska driveway design criteria. Side slopes of that driveway are stabilized by dense grass vegetation which likely prevents erosion of embankment soils.

III. DESIGN STANDARDS & ANALYSIS

A. References

Wrangell Municipal Code section 19.20.010.E, states that subdivision development will conform to "the regulations of the State Department of Highways relating to safety or access and the preservation of the public interest and investment in streets and highways if the subdivision or any lot contained therein abuts on a state highway or street."

Current design standards that establish minimum values for this analysis can be found in the following references:

- DOT&PF publications: Alaska Highway Preconstruction Manual (PCM), as revised January 1, 2005.
- American Association of State Highway and Transportation Officials (AASHTO) publications: A Policy on Geometric Design of Highways and Streets, 2001 (Also known as the Green Book).

B. Driveway Design Criteria

Design criteria for geometric driveway features are listed in the Alaska Highway PCM Chapter 11, Section 1190 – Driveway Standards. The design criteria used are presented below.

Driveway Width:	14-ft (minimum)
Driveway Angle:	90-deg (preferred), 60-deg (minimum)
Driveway Grade:	15% (maximum)
Landing Length:	12-ft (minimum)
Landing Grade:	2% (maximum)
Vertical Curves:	2-inch depression in 12-ft chord (maximum)
Vertical Curves:	3-1/4-inch hump in 12-ft chord (maximum)

Design guidance for geometric roadway features are discussed in AASHTO Green Book Chapter 4, subsection "Sideslopes." The design guidance used is presented below.

Sideslopes:	1V:4H or flatter	Desirable
	Steeper than 1V:3H	Recommended only where flatter slopes are not possible. Roadside barrier should be considered. Evaluate soil stability and traffic safety.
	Steeper than 1V:2H	Retaining walls should be considered.

C. Driveway Design Analysis

AutoCAD Civil 3D design software was used to model possible driveway alignments and profiles. Existing ground topographic survey data collected by R&M Engineering-Ketchikan, Inc. in December 2011 covered the area from the west edge of the Zimovia Highway east up to, but not including, the house. The area of Lot 1 between the southeast property line and the house and most of the existing gravel driveway on-site was also surveyed.

A small portion of the existing ground surface west of the house was extrapolated to check for possible 2:1 daylight limits on the east side of the driveway alternative. The desired 2:1 cut slopes were still not obtainable using the projected surface extension.

A driveway alignment that meets DOT&PF driveway criteria is shown in *Figure 2* of Appendix A. The 14-foot wide driveway is shown to scale, overlaid on the topographic survey. In order to meet 15% maximum grades, the driveway had to be elongated as much as possible. The driveway is shown intersecting the Zimovia Highway at the same location as the lot to the northwest. The driveway then curves to the southeast. Following the contours of the existing slope helps to minimize cut from the embankment. The driveway finally curves to the east, paralleling the southeast property line, and meets the existing driveway surface at the top of the hill. Multiple driveway alternatives between the Zimovia Highway and the existing gravel driveway were modeled and *Figure 2* shows the best fit driveway alignment alternative.

IV. DRIVEWAY FEASIBILITY

Based on adherence to State of Alaska DOT&PF driveway design criteria, driveway access is possible from Zimovia Highway to the house located on Lot 1, Richard Gibb Subdivision. However, a retaining wall structure would most likely be necessary to maintain embankment stability. Significant excavations would be required to construct a 14-foot wide gravel driveway with 15% maximum slopes. Three-dimensional modeling of a driveway alternative showed that 1V:2H cut slopes could not daylight to existing ground on the east side of the driveway without impacting the house foundation. While 1V:4H cut slopes are generally accepted as ideal, cut slopes up to 1V:2H are typically stable for most soils. The use of steeper slopes would require geotechnical investigation and recommendations specifically based on the soils found at the site.

APPENDIX A

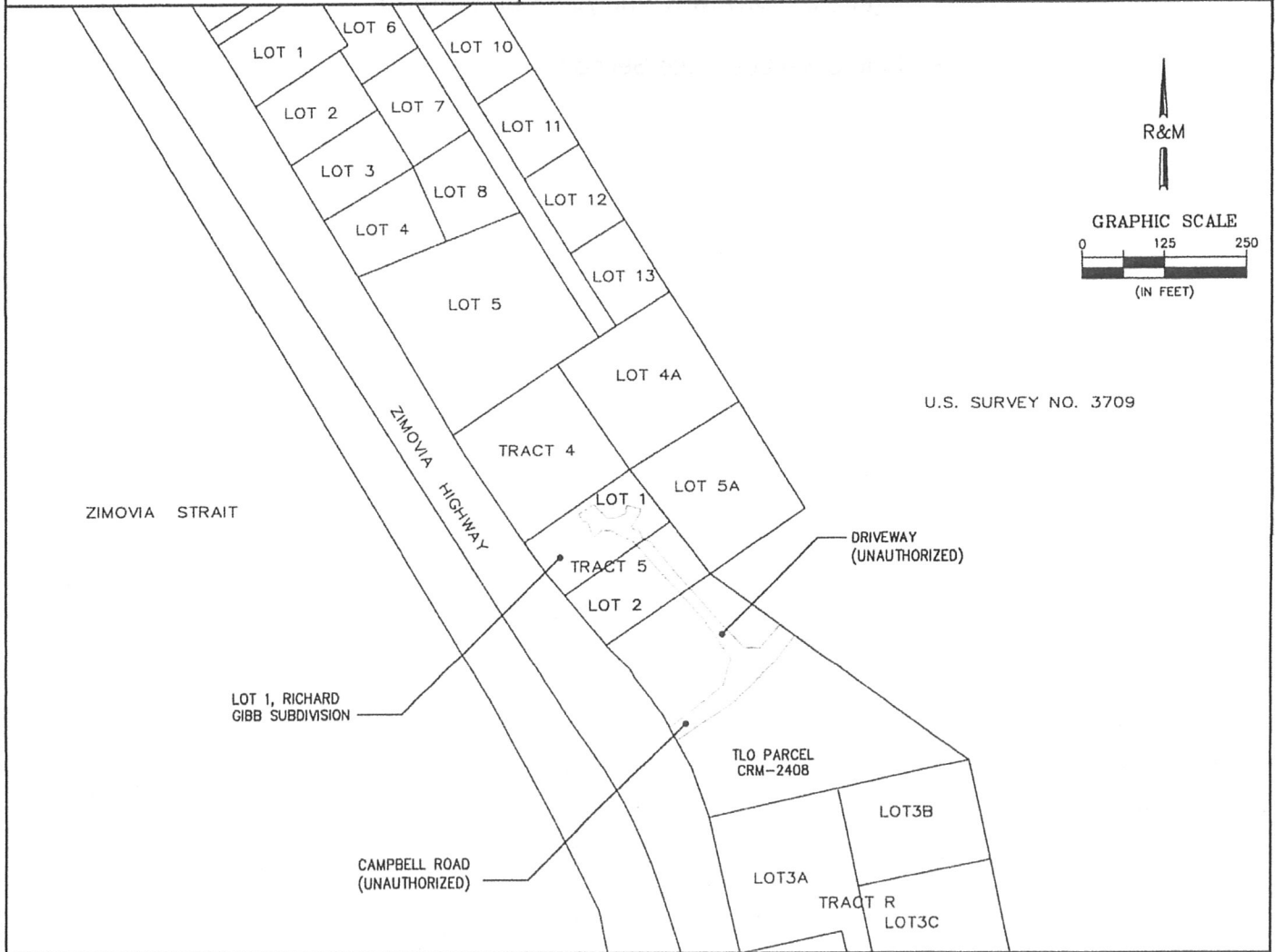
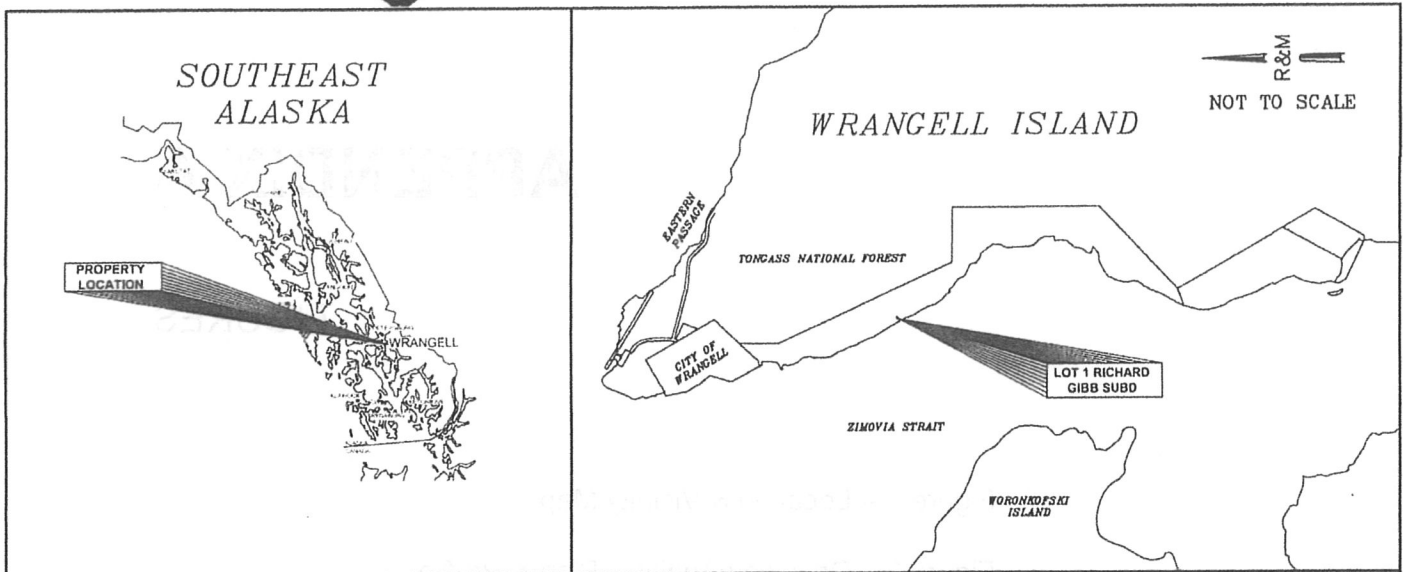
FIGURES

- Figure 1 – Location & Vicinity Map
- Figure 2 – Driveway Analysis Plan & Profile
- Figure 3 – Lot 1 Site Section

FIGURE 1	
Drawn By:	MM
Date:	12/24/2012
Job Number:	1837.08
Scale:	Varies

DRIVEWAY ANALYSIS
LOCATION & VICINITY MAP

Lot 1, Richard Gibb Subdivision
Wrangell, Alaska



DRIVEWAY ANALYSIS LOCATION & VICINITY MAP

**Lot 1, Richard Gibb Subdivision
Wrangell, Alaska**

Scale: VARIES

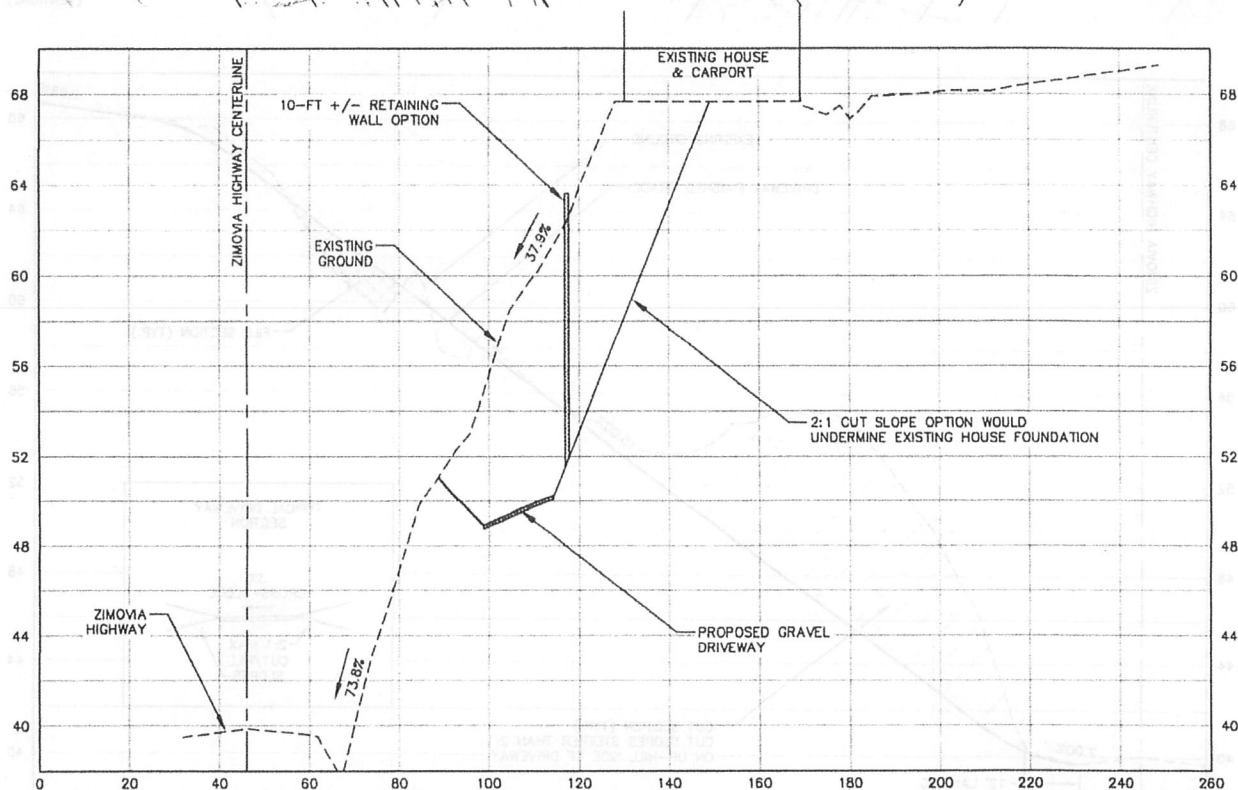
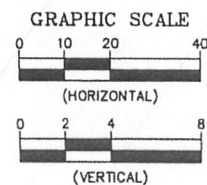
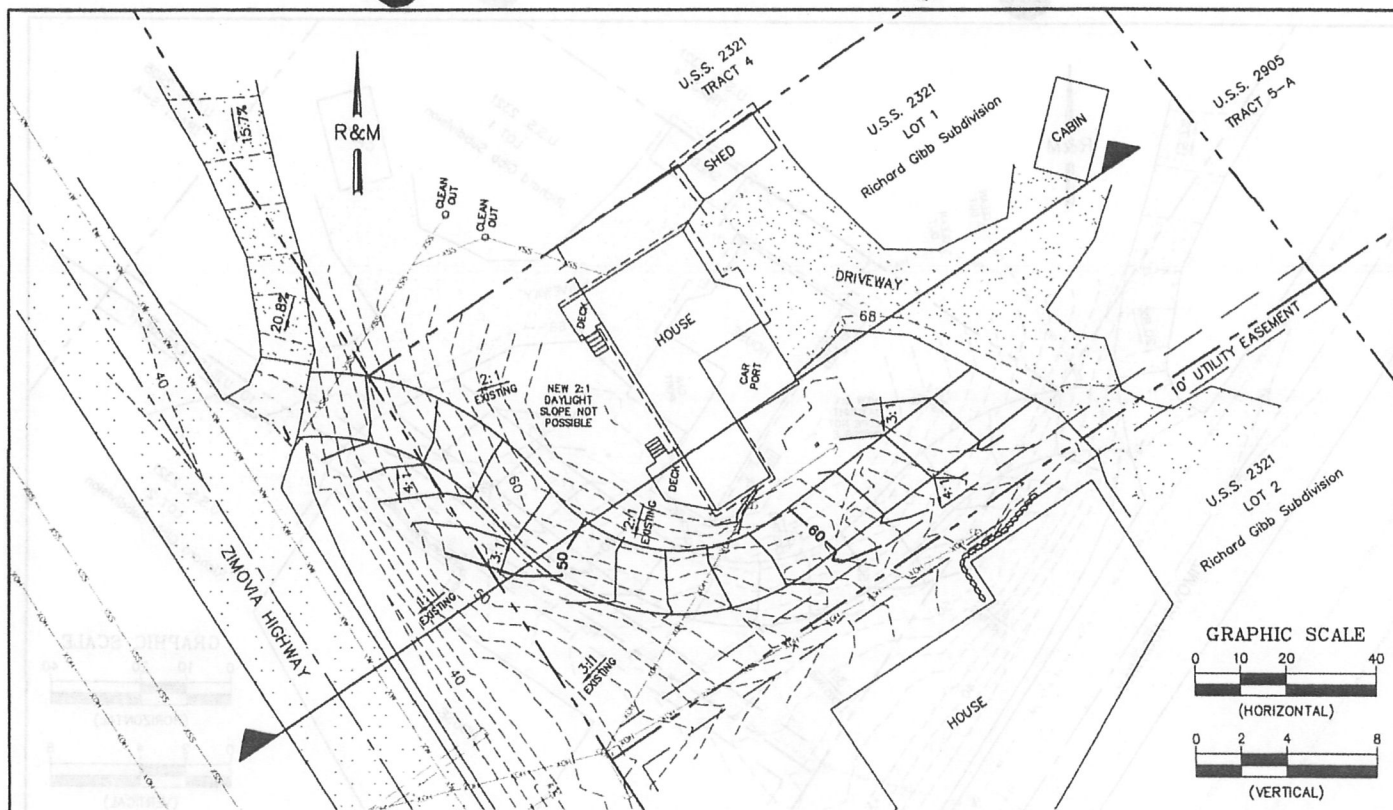
Job Number: 1637.06

Date: 12/24/2012

Drawn By:

- Page 50 -

FIGURE 1



DRIVEWAY ANALYSIS SITE SECTION

Lot 1, Richard Gibb Subdivision
Wrangell, Alaska

Scale: 1"=40'

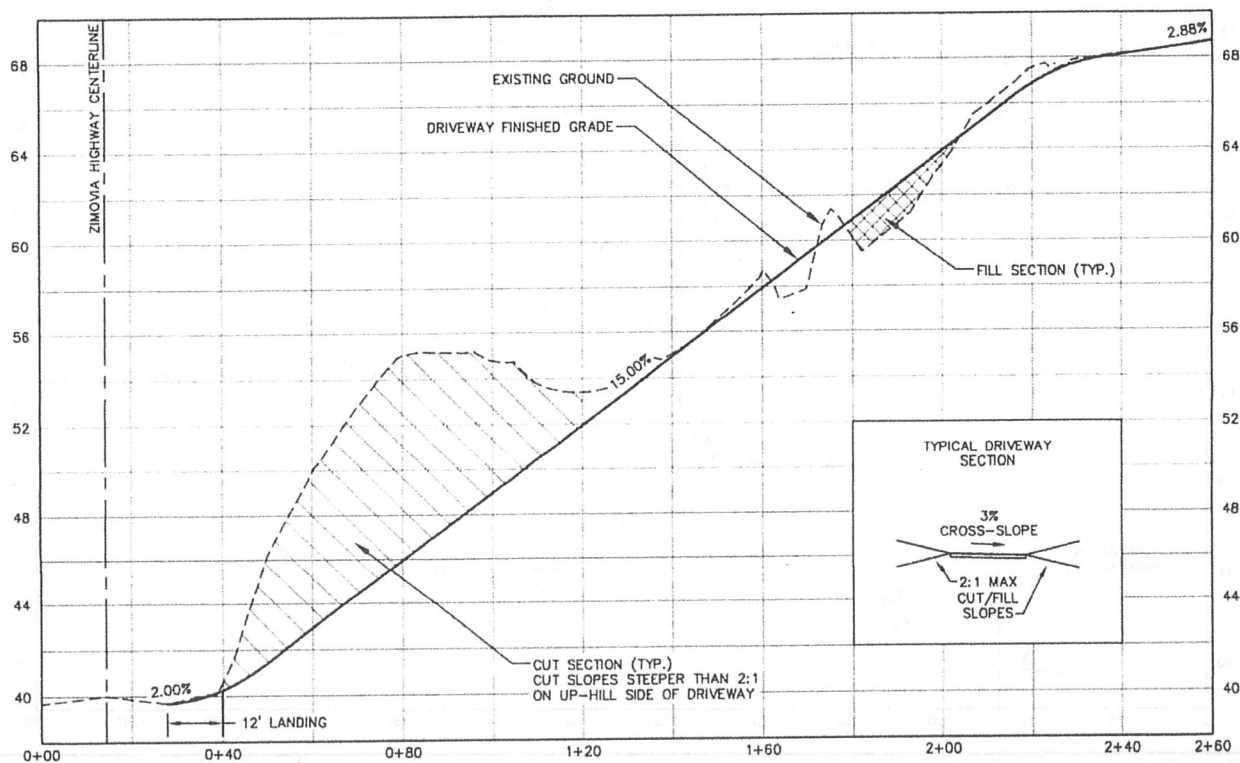
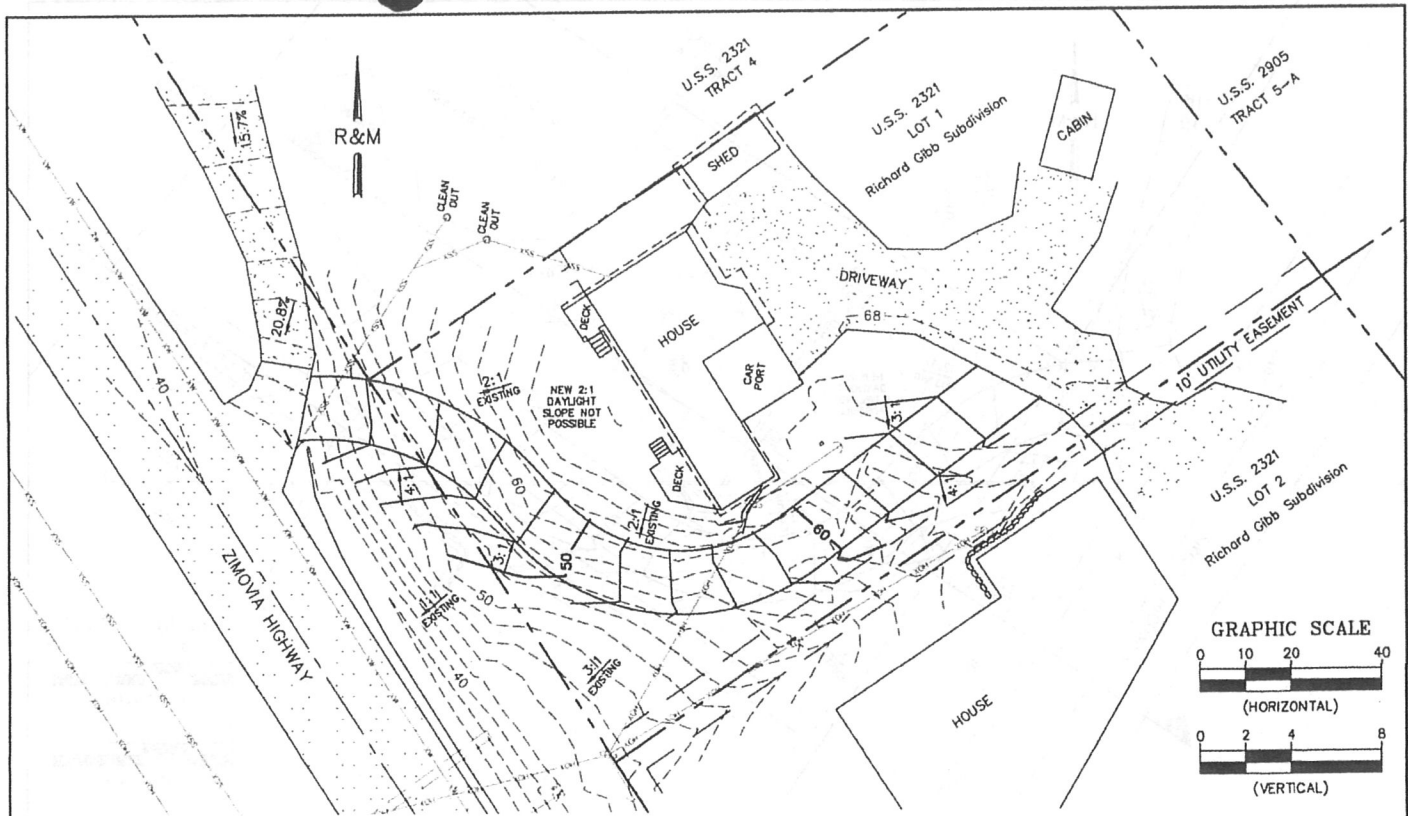
Job Number: 1637.06

Date: 12/24/2012

Drawn By: NK

FIGURE 3

- Page 51 -



DRIVEWAY ANALYSIS PLAN & PROFILE

Lot 1, Richard Gibb Subdivision
Wrangell, Alaska

Scale: 1"=40'

Job Number: 1637.06

Date: 12/24/2012

Drawn By:

- Page 52 -

FIGURE 2

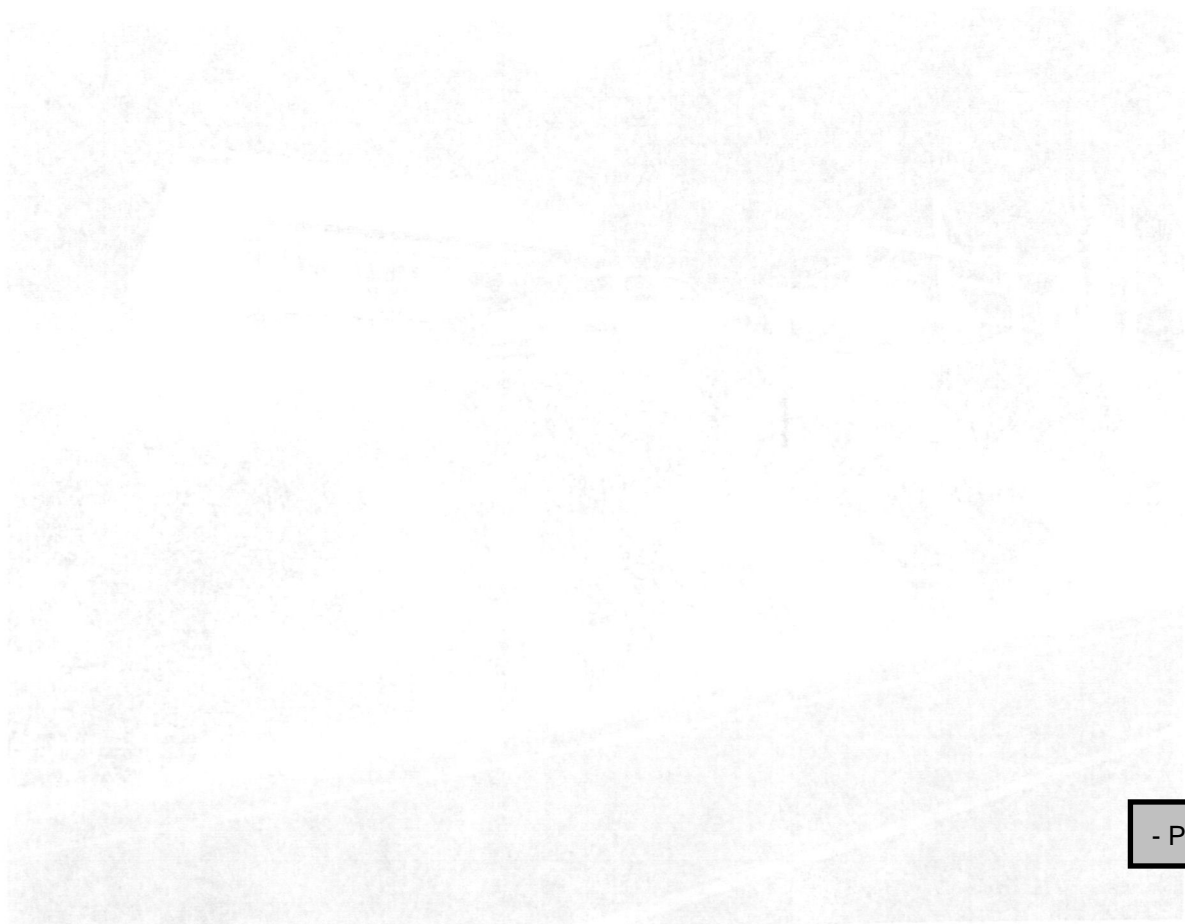
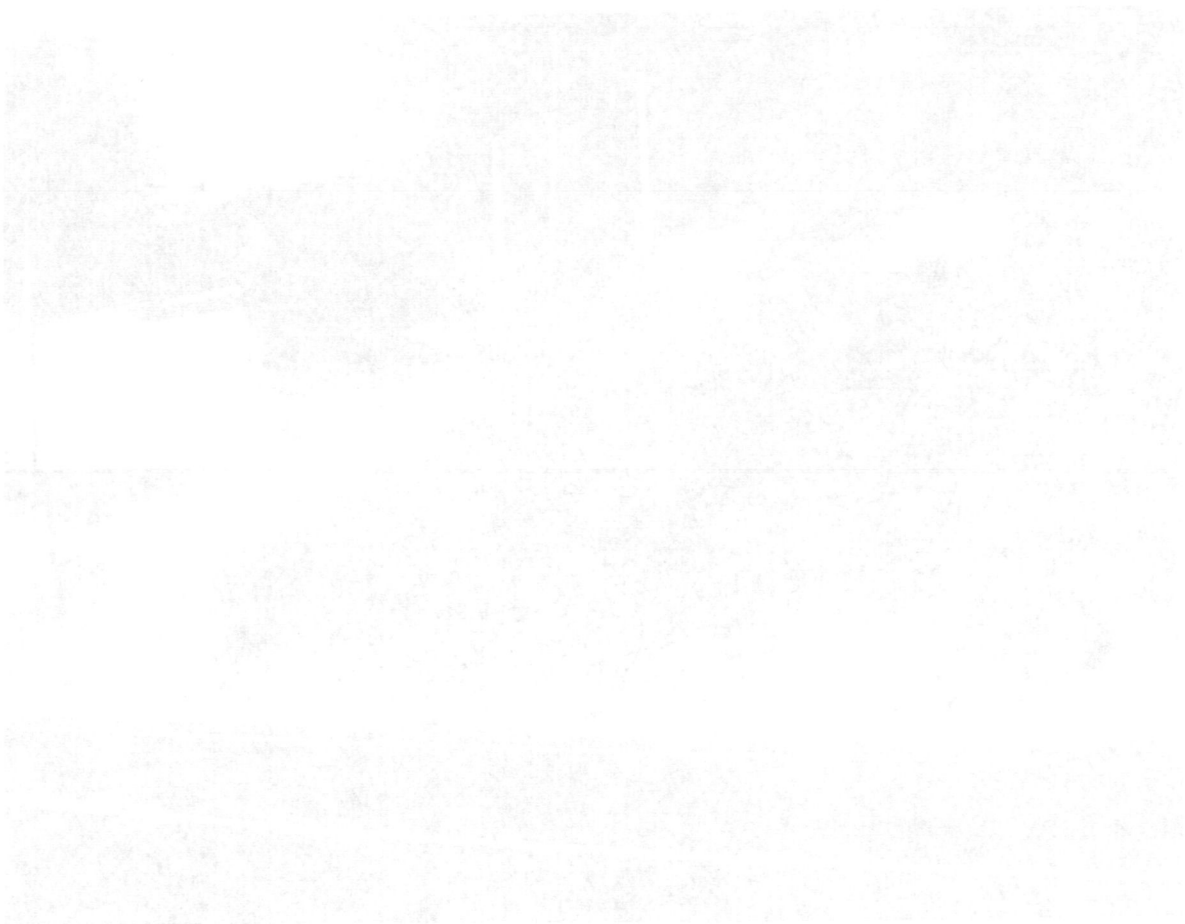
APPENDIX B

PHOTOS

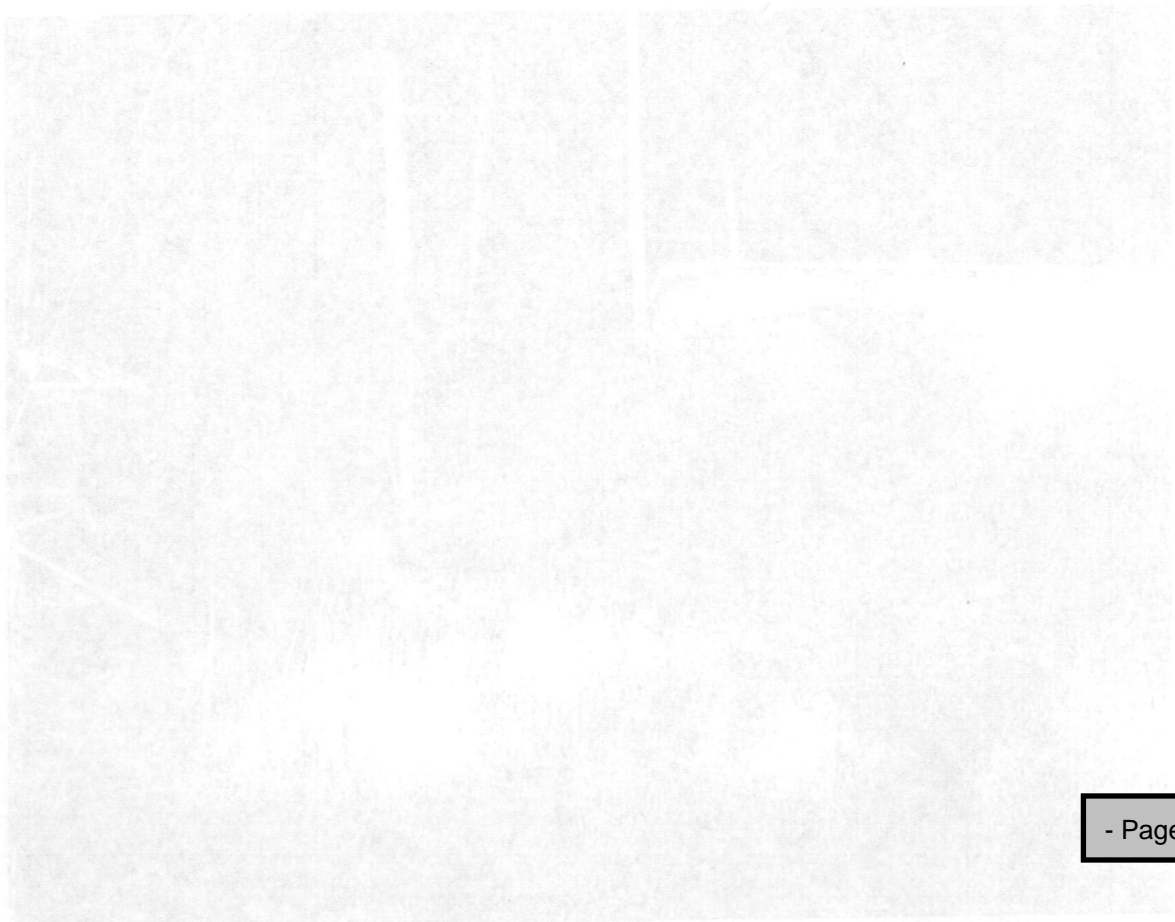
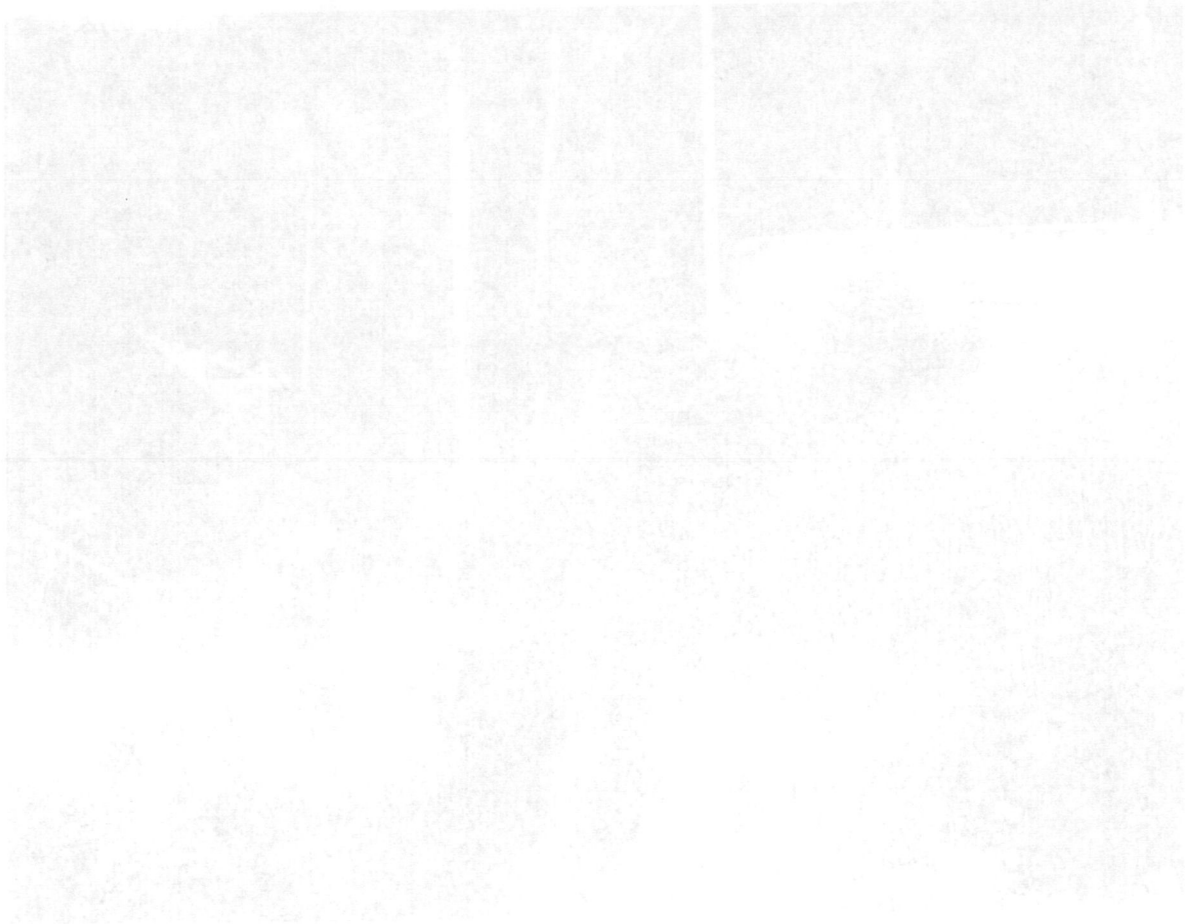
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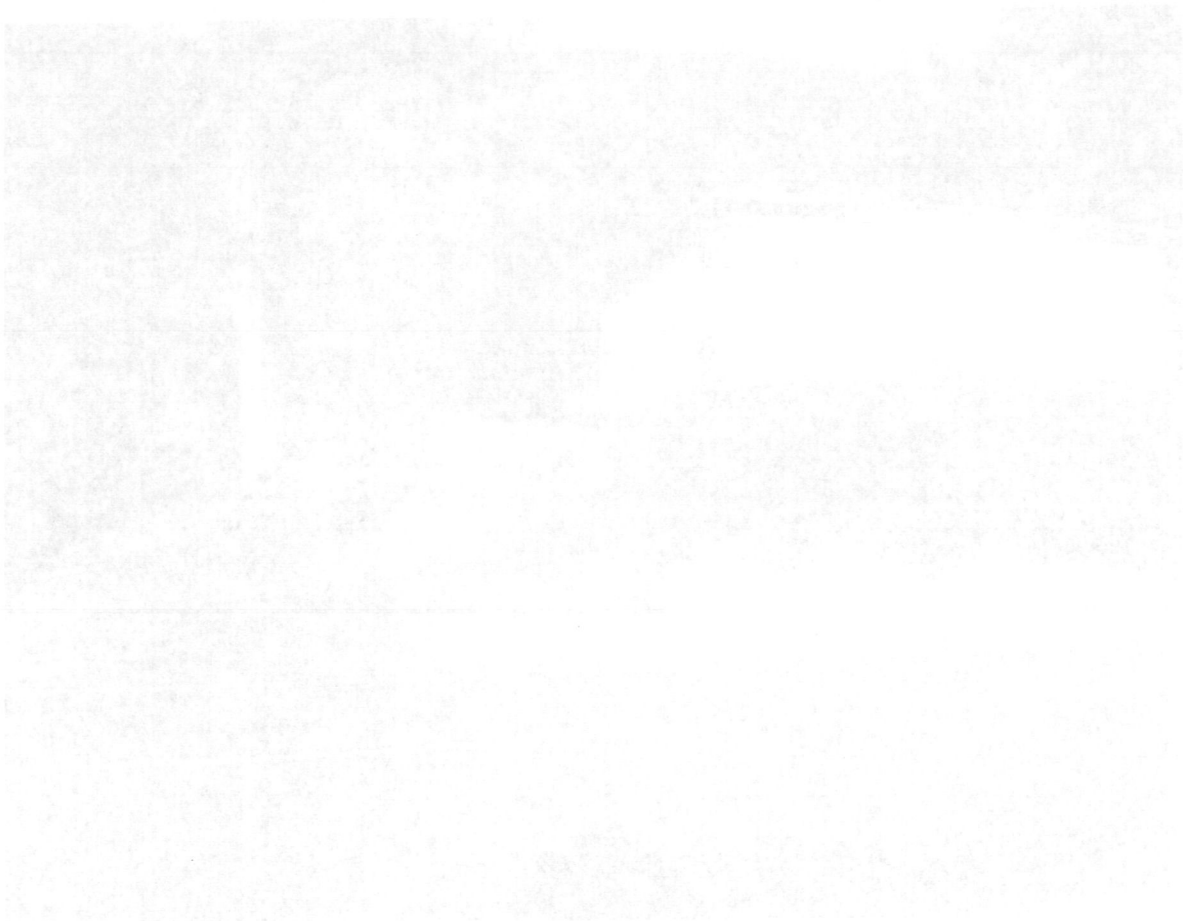












Welcome to Out of the Way Inn

We are pleased to welcome you as guests to our home. Out of the Way Inn is operated within our home and as such we are sharing our residence with you. Please respect our property as if it were your own home. Please stay only in the public areas of our home.

The Inn Keeper will provide you with door codes to the Inn and your individual rooms.

Our home is located within a residential area and we share a driveway with our neighbors to the south. Please afford them all the respect neighbors are due by not loitering, sightseeing or taking photographs on their property. You may, of course, traverse their property by vehicle or on foot, but please take care as young children may be at play. Restrict your movements to the driveway area only.

Important: *Money, jewels and other valuables are brought to Out of the Way Inn at the guest's sole risk. The Property, Out of the Way Inn and /or the management accept no liability and shall not be responsible for any loss or damage thereto and guests remain solely responsible for the safekeeping of any such items.*

Notwithstanding any method of payment, I agree that I am personally liable for all costs and charges incurred in the event that any such costs and charges are not paid in full and confirm that my responsibility and liability in that regard is not waived or released in any way.

Privacy Policy

By signing this form, I consent to the usage of my personal information for administrative and marketing purposes only. Out of the Way Inn guarantees not to disclose information to third parties other than affiliated companies.

Signed _____ Date _____

Out of the Way Inn Registration Form

Please print the information requested for each adult in your party in space provided below:

Check in Date: _____ **Departure Date:** _____ **Room:** _____

Name _____ Phone# _____

Street Address _____

Email _____ City _____

State _____ Country _____ Postal/Zip Code _____

Driver's License/Passport:

Country/State _____ # _____ Exp. Date _____

In emergency, notify:

Name _____ Phone _____

Relationship _____

Vehicle Information — If none mark N/A

Car Make: _____ Model _____ Color _____

License Plate # _____

Additional Adults (All adults must show picture identification):

1. Name _____ Phone# _____

Street Address _____

Email _____ City _____

State _____ Country _____ Postal/Zip Code _____

Driver's License/Passport:

Country/State _____ # _____ Exp. Date _____

In emergency, notify:

Name _____ Phone _____

Relationship _____

Additional Adults

2. Name _____ Phone# _____

Street Address _____

Email _____ City _____

State _____ Country _____ Postal/Zip Code _____

Driver's License/Passport:

Country/State _____ # _____ Exp. Date _____

In emergency, notify:

Name _____ Phone _____

Relationship _____

3. Name _____ Phone# _____

Street Address _____

Email _____ City _____

State _____ Country _____ Postal/Zip Code _____

Driver's License/Passport:

Country/State _____ # _____ Exp. Date _____

In emergency, notify:

Name _____ Phone _____

Relationship _____

Signature of Main Registrant

Signed _____ Date _____

August 28, 2019



Trust
Land Office

Dale Parkinson
P.O. Box 2337
Wrangell, AK 99929

2600 Cordova Street, Suite 100
Anchorage, AK 99503
Tel 907.269.8658
www.mhttrustland.org

Re: MHT 9100979
Letter of Non-Objection
Temporary Access
CRM-2408

Dear Mr. Parkinson,

Thank you for applying to the Trust Land Office (TLO) seeking permission to use a portion of Trust Parcel CRM-2408. From our understanding there's a road and small bridge situated on this parcel which facilitates access to your private property. This letter serves as a "non-objection" of your use of this parcel on a temporary basis while we evaluate whether the use of this parcel for providing access is in the long-term best interest of the Trust.

The TLO did not install the road or bridge, and furthermore is unable to determine the structural integrity of the bridge, or its weight bearing load. It is not the responsibility of the TLO to maintain the road or bridge therefore if you decide to continue to use this access, and cross the bridge, the use by you and/or anyone associated with you is done at your own risk.

In the event that you would like to obtain formal permission to utilize this parcel of Trust land, then we would request an inspection of the bridge by a licensed engineer confirming that the structure is safe and designed to facilitate it's intended use.

Please sign and date and return at your convenience. If you have any questions, please let us know.

Sincerely,

David Griffin
Southeast Area Lands Manager
907-269-7921
david.griffin@alaska.gov

Dale Parkinson

8/28/2019

Date

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPt THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____

SCOTT H. YOUNG

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF PRINCETON

THIS IS TO CERTIFY THAT ON THE DAY OF 20 BETWEEN 19
THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DOBRO
CONSIDERED AND SPOKE, PERSONALLY APPEARED AND WHO DECLARED THE
TO BE KNOWN TO BE THE PERSONAL INTELLECTUALLY CAPABLE AND WHO SIGNED THE SAME
WITHIN PLAY AND APPROXIMATED TO ME THAT SIGNED THE SAME
FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST
HEBEN INITIAL

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 6 INTO TWO LOTS CREATING LOTS 6A AND 6B

2. REFERENCE THE FOLLOWING WITHIN THE WEAQUAL RECORDING DISTRICT: 2008-000371-0
PLAT B3-11 (MANNELL ISLAND WEST SUBDIVISION)
PLAT 2015-4 (MCCLOSKEY / KNOKEY RENTAL)
3. REFERENCE MC 552090V AND THE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 57162.
4. ALL BEANSHES SHOWN ARE TRUE BEANSHES AS REFERRED TO THEREIN. THE BEANSHES SHOWN ARE REDUCED TO THEIR HORIZONTAL FIELD DISTANCES.
5. THE ERROR OF CLOSURE DOES NOT EXCEED $\pm 1:2000$.

HERBERT CENTER THAT THE STEVENSON PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE STEVENSON REGULATIONS OF THE CITY AND BOROUGH OF WINNABET ASSAULT. IT IS RECORDED IN MINUTE BOOK PAGE DATED 20

ATTEST:

(FIRST JUDICIAL DISTRICT)

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST THE ESTATE OF THE DECEASED, HAVE BEEN PAID IN FULL BY THE ESTATE OF THE DECEASED, AND THAT THE DECEASED WAS NOT IN ARREARS OF ANY TAXES AT THE TIME OF HIS DEATH. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE RECORDS OF THE CITY AND TOWN OF WINDSOR, IN THE NAME OF _____, HAVE BEEN REVIEWED AND FOUND TO BE TRUE AND CORRECT.

 MAY 20, 2011 WILL BE DUE ON OR BEFORE NOVEMBER 15, 2011 DATED THIS _____ DAY OF _____, 2011.

ASSESSOR CITY AND TOWN OF WINDSOR

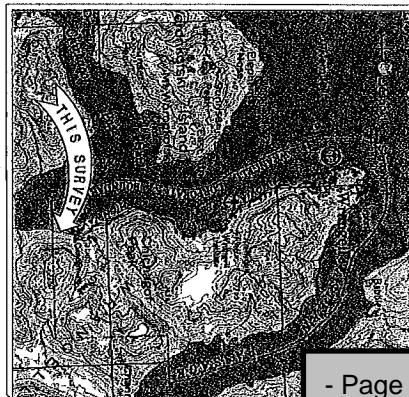
AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST EMMETT JAMES HARRIS JR. FOR THE YEARS 1967 THROUGH 1970 WILL BE DUE ON OR BEFORE OCTOBER 15, 20 ____ DATED THIS _____ DAY OF _____.

DEPUTY CITY CLERK

CITY AND BOROUGH OF MARICAMP



PRIMARY MONUMENT RECOVERED THIS SURVEY
 5/4 REBAR 30" LONG WITH 2" ALUM CAP WITH
 SET THIS SURVEY
 SECONDARY MONUMENT RECOVERED THIS SURVEY
 DATA OF RECORD
 88.09
 ROAD CENTRALINE
 OVERHEAD ELECTRICAL LINE
 UNDERGROUND ELECTRICAL LINE



- Page 65 -

CLIENT: DAN SMITH
P.O. BOX 911
WRANGELL, ALASKA 99922

DRAWN BY: MCH
CHECKED BY: oop
DATE PLATTED: AUGUST, 2019
DATE SURVEYED: AUGUST, 2019
SCALE: 1"=40'
SURVEYED BY: MCH
PROJ. NO.: 192740

5/8" x .30" LONG REBAR
AND 2" ALUMINUM CAP
WITH PLASTIC INSERT
SET THIS SURVEY.

2019
L312
L310553

R&N ENG-KETCH

TYPICAL

SILVERCROWN'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ 2019 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY. I HAVE REVIEWED ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

X/XX/2019

CHRISTOPHER C. BERAN LS 107552

PAGE 1 OF 1

PRELIMINARY

WIRAGELL RECORDED DISTRICT

Revisions

NOT RECORDED
FOR THE RECORDS OF THE DISTRICT

WIRAGELL, OFFICE
1000 W. 10TH STREET
WIRAGELL, AK 99583

Phone: (907) 342-0400

CERTIFICATE OF AUTHORIZATION FOR
PROJECT:

SMITH / YOUNG SUBDIVISION

THE SUBDIVISION OF LOT 6, BLK 7, WIRAGELL ISLAND
WEST SUBDIVISION, P.L.O. 6, CREATING LOTS 5A &
6B, SMITH / YOUNG SUBDIVISION, WITHIN THE CITY AND
BOROUGH OF WIRAGELL.

I am in conversations with my homeowners insurance carrier and am awaiting their answer on liability insurance on the 30'x100' easement across David & Brenda Mork's property. They current working plan is to insure that easement as an additional location. This is subject to underwriter's approval.

Please share this information with Planning and Zoning.

Thank you,

Dale W Parkinson
907-305-0237

City and Borough of Wrangell

Agenda G3

Date: August 3, 2019

To: Planning and Zoning Commission

From: Carol Rushmore

Re: Encroachment Permit application for a chain link fence to replace a chicken wire fence on Shoemaker Bay Loop Road, adjacent to Lot 1, Byrd Subdivision, Plat #2001-5, zoned Rural Residential, requested by Kim and Mike Lane.

Background:

In 2009-2010, one of the requirements of Federal Highways for construction of Front Street was to establish an encroachment permit for awnings that extended into the Right-of-Way. Chapter 13.05 of Streets, Sidewalks and Public Places was created in the Wrangell Municipal Code. A permit form was created for the Planning and Zoning Commission to review and approve any requests for encroachments into Borough right-of-ways. The Planning and Zoning Commission is to rule on all encroachment permits except for grandfathered in structures (ie Front Street). An error in the decision making approval process was made most recently and will be corrected for any future requests.

The Lanes are seeking to install a chain link fence 6 feet from edge of pavement in the Shoemaker Bay Loop Road right-of-way.

Recommendation: Approve the encroachment request with a condition.

Recommended Motion: Move to approve the request for an encroachment permit for a 90' long chain link fence, 6 feet from edge of pavement of SMB Loop Road, with the condition that should any road improvements be undertaken or other issues associated with safety on the road, the removal of the fence may be required per code requirements.

Findings of Fact:

The Lanes currently have a chicken wire type fence along the road set a few feet further back from the requested chain link fence but also within the Right-of-way. The Shoemaker Bay Loop Road was a state right-of-way and management of the road transferred to the Borough when improvements to the road were made some years ago. The ROW along the SMB Loop Road is 100' wide and in some places is only a few feet from residential structures.

The proposed chain link fence is requested primarily to contain their dogs and keep neighborhood dogs out of their yard and house area. The current fence is weaker, shorter and easier to be breached. The fence is proposed to be 4 feet high, approximately 90' long and installed with clam like posts, not cement footings. Both the Building Code official and Public Works Director (ROW) have signed off on the application.

The proposed fence is in line with neighbor's bushes and at the foot of the slope of the road. There should be no site visibility issues for vehicular traffic.



CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952

RIGHT-OF-WAY ENCROACHMENT PERMIT APPLICATION

Wrangell Municipal Code Chapter 13.05 "Encroachments in the Borough Right-of-Way" represents the City & Borough of Wrangell's position with regard to proposed encroachments and the private use of public right-of-way within the corporate limits of the City & Borough of Wrangell, Alaska. In the context of this application, "public right-of-way" refers to all public sidewalks; street and alley right-of-way; and parks, open space, and other properties or lots owned or controlled by the City & Borough of Wrangell.

This Encroachment Permit Application solely covers encroaching on the public right-of-way as defined above and by no means exempts applicant from obtaining other permits or licenses as may be required by the City & Borough of Wrangell or other agencies. Advertising signs are not allowed in the right-of-way.

1) GENERAL INFORMATION

Name of Applicant: Michael & Kim Lane		Phone: 907-305-0103
Mailing Address: PO Box 1841 Wrangell, AK 99929		
Email Address: iskute@yahoo.com		
Name of Property Owner: James Michael & Kimberly Lane		Phone: 907-305-0103
Mailing Address: PO Box 1841 Wrangell, AK 99929		
Email Address: iskute@yahoo.com		
Identifying Description of Right-of-Way being encroached upon: City's Right-of-way, grass that adjacent to our property. No other land owners are adjacent to the area requested and no owners will be affected.		
Physical Address/Location of Adjoining Property to Encroachment Area: 5.5 Mile Shoemaker Loop Road		
Lot: 1	Block:	Subdivision: 2001-5 Parcel#: 03-009-226
Proposed use of the right-of-way (Describe here. Attach site plan showing location of improvements and photographs. To install a 4' high by approximately 90' long chan-link fence along the roadway, adjacent to our property (yard), 4' from the pavement.		

Are any permanent structures located in the right-of-way? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe	Are there any water and sewer facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Size of Proposed Permit area (square feet): 90 ft. linear along the slope of the yard (right-of-way)	How many feet from the edge of the pavement will the proposed improvement be located? 6' from the pavement.
Type of Permit Requested: <input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Permanent Is this? <input checked="" type="checkbox"/> New <input type="checkbox"/> Existing Fence will be installed using cleats, and can be removed, if need be. If Temporary, when will the Encroachment be removed? Date: _____ If Existing, when was the Encroachment constructed? Date: _____	

We are wanting to install a chain-link fence in order to keep neighbor dogs out, and keep our dogs in. Because we have a large yard, neighborhood dogs are attracted to our yard and without the fence, they defecate and harass our dogs.

This permit is subject to the provisions of Wrangell Municipal Code, Chapter 13.05, and the following general and special conditions:

1. **Indemnification:** Per 13.05.050, Permittee shall indemnify, defend and hold harmless the the City and Borough, and its officers, employees, and contractors, from any claim resulting from injury, loss, or damage to any person or personal property resulting from Permittee's use of the permitted area.
2. **Waiver of Claims:** Permittee waives any claim or right of action Permittee may have against the City and Borough in the event of damage to property, and injury to or death of any person in the permitted area that arises because of the design, construction, maintenance, management, or operation of a highway in the right of way containing the permitted area.
3. **Reimbursement of Costs:** Permittee shall reimburse the Borough for all costs and expenses incurred by the Borough, including attorney's fees, in any action brought by the Borough to recover any delinquent fees, or for the breach of any terms or conditions contained in this Permit, or to recover possession of the permitted area. All costs incident to encroachment shall be borne by the Applicant/Owner, including but not limited to utilities realignment or installation, transportation improvements, street sign replacement, or other public use of the right of way.
4. **Non-discrimination:** No person, on the basis of race, religion, color, national origin, age, or sex, shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in that person's use of the permitted area.
5. **Assignment:** Permittee may not assign or transfer this permit. If the permitted encroachment changes ownership, the new owner needs to submit a new application, attach a copy of the existing permit, and provide proof of ownership of adjoining property.

6. **Revocation:** This Permit is not a property right but a temporary authorization, revocable by the City and Borough. Please see W.M.C. 13.05.020
7. **Loss of Business:** The City and Borough is not responsible for loss of business related to the issuance or revocation of this permit.
8. **Cancellation by Permittee:** Permittee may cancel this Permit by providing written notice to the City and Borough at the above address. Permittee is not entitled to a refund of any fees or expenses related to the revocation or cancellation of this Permit.
9. **Abandonment by Permittee:** Upon abandonment by Permittee of the permitted area, Permittee's rights under this Permit will immediately terminate, but Permittee's obligations will survive until fulfilled.
10. **Public Notice:** Public notice may be required if the City and Borough of Wrangell determines it to be in the best interest of the city and borough.

2) PROPERTY OWNER ACKNOWLEDGEMENT

I have read the instructions and certify that all the above information and all attachments I have provided are true and correct. I understand that the City & Borough of Wrangell assumes no responsibility or liability for items encroaching into City & Borough Right-of-Way. I agree and understand that an encroachment permit can be denied. I agree and understand that a permit may be revoked based upon a written determination by the City and Borough of Wrangell that municipal code requirements have been violated.

Property Owner:

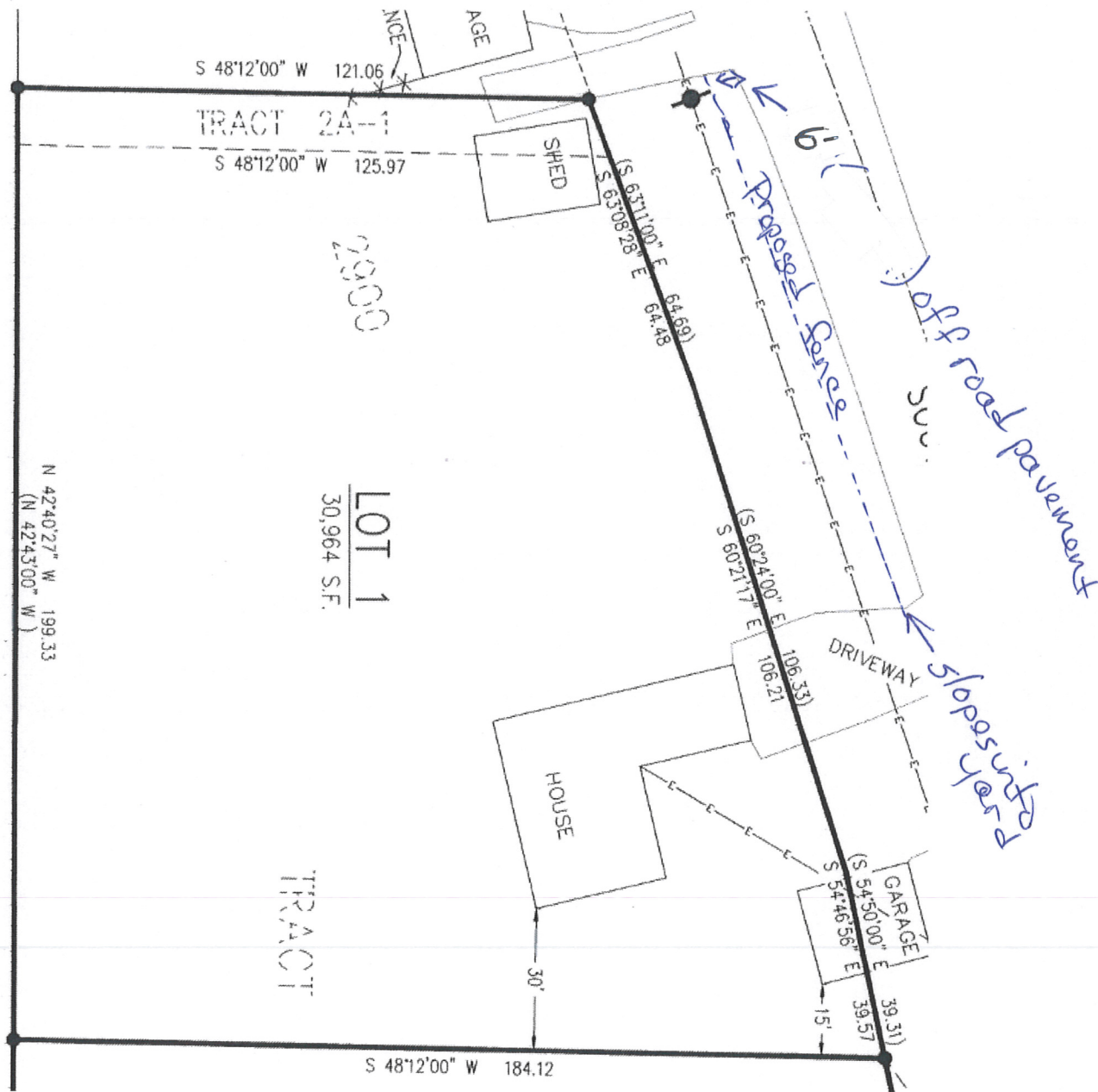
Sign: 

Print: Kim Lane

Date: 7-9-19

3) ATTACH SITE PLAN AND RELEVANT PHOTOGRAPHS of the proposed encroachment area, showing linear, height, and area of the encroachment.

Please return the completed application to City Hall. P.O. Box 531, Wrangell, AK 99929.







CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952

RIGHT-OF-WAY ENCROACHMENT PERMIT

THIS PERMIT is issued and effective this 24th of July, 2019 at Wrangell, Alaska, by the City and Borough of Wrangell to Kim Lane with a mailing address of P.O. Box 1841, Wrangell, AK 99929.

The permittee may occupy the following described right-of-way, which is shown on the attached drawing and application and any response by the Planning and Zoning Commission or Zoning Administrator.

This permit is subject to the provisions of Wrangell Municipal Code (WMC) 13.05, and the following general and special conditions:

1. **Allowed Use:** The permitted area of approximately 90 linear feet is to be used for a chain-link fence, and for no other purpose and will not be modified or enlarged without required approvals.
2. **Fee:** Permittee will pay the application fee in the amount of **\$50** at the time of the application submittal.
3. **Use by the City:** The issuance of this Permit notwithstanding, the permitted area's primary use is for transportation purposes or uses providing for the best interest of the City and Borough of Wrangell. The City may revoke this permit, and/or enter the permitted area at any time, without notice, for emergency use, or for the planning, design, construction, inspection, or maintenance of existing or future transportation and utility facilities. The applicant/owner shall bear all costs for repair, relocation, replacement or removal of the encroachments in the event of damage or movement due to, but not limited to, vehicular travel, alterations, installation or failures of a public utility, or due to the public's use of the right of way.
4. **Compliance with Laws:** Permittee shall comply with all laws, ordinances, regulations, and administrative agency and/or court orders, including those relating to health, safety, noise, environmental protection, waste disposal, hazardous or toxic materials, and water and air quality.
5. **Indemnification:** Per 13.05.050, Permittee shall indemnify, defend and hold harmless the City and Borough, and its officers, employees, and contractors, from any claim resulting from injury, loss, or damage to any person or personal property resulting from Permittee's use of the permitted area.
6. **Waiver of Claims:** Permittee waives any claim or right of action Permittee may have against the City and Borough in the event of damage to property, and injury to or death of any person in the permitted area that arises because of the design, construction, maintenance, management, or operation of a highway in the right of way containing the permitted area.
7. **Reimbursement of Costs:** Permittee shall reimburse the Borough for all costs and expenses incurred by the Borough, including attorney's fees, in any action brought by the Borough to recover any delinquent fees, or for the breach of any terms or conditions contained in this Permit, or to recover possession of the permitted area. All costs incident to

realignment or installation, transportation improvements, street sign replacement, or other public use of the right of way.

8. **Non-discrimination:** No person, on the basis of race, religion, color, national origin, age, or sex, shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in that person's use of the permitted area.
9. **Assignment:** Permittee may not assign or transfer this permit. If the permitted encroachment changes ownership, the new owner needs to submit a new application, attach a copy of the existing permit, and provide proof of ownership of adjoining property.
10. **Revocation:** This Permit is not a property right but a temporary authorization, revocable by the City and Borough. Please see W.M.C. 13.05.020
11. **Loss of Business:** The City and Borough is not responsible for loss of business related to the issuance or revocation of this permit.
12. **Cancellation by Permittee:** Permittee may cancel this Permit by providing written notice to the City and Borough at the above address. Permittee is not entitled to a refund of any fees or expenses related to the revocation or cancellation of this Permit.
13. **Abandonment by Permittee:** Upon abandonment by Permittee of the permitted area, Permittee's rights under this Permit will immediately terminate, but Permittee's obligations will survive until fulfilled.

APPROVALS:

Planning and Zoning Chair: (Or Zoning Administrator per WMC 13.05.040)

Date: _____

Building Code Official:

Ralph C. Hewitt

Date: *7-19-19*

Land Owner:

Date: _____

*Building Code Official:
Amber At Addan.*

7-22-19

Attachments:

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE, THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADAPT THE PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 8/26/01 Marge Byrd
OWNER - TRACT 2B

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON this 26th day of August, 2001, before me, the undersigned a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Marge Byrd, known to me to be the identical individual(s) mentioned and who executed the within plat and same, known persons to be that same, signed the same freely and voluntarily for the uses and purposes therein specified.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Greg Scheff
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 8/15/2006

STATE OF ALASKA
OFFICIAL SEAL
GREGORY C. SCHEFF
NOTARY PUBLIC
My Commission Expires 8/15/2006

**CERTIFICATE STATE OF ALASKA
FIRST JUDICIAL DISTRICT**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND IN ACTIVE SERVICE FOR THE CITY OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF WRANGELL IN THE NAME OF Marge Byrd.

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2001, WILL BE DUE ON OR BEFORE AUGUST 15, 2001, DATED THIS 26th DAY OF August, 2001.

Gregory C. Scheff
CITY CLERK OF WRANGELL, ALASKA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 20, DATED 8/20/01, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 8/20/01 William J. Cook
CITY CLERK

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL, AS RECORDED IN WRANGELL BOOK 20, PAGE 20, DATED 8/20/01, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 8/20/01 Chris Johnson
CITY CLERK

SCALE IN FEET

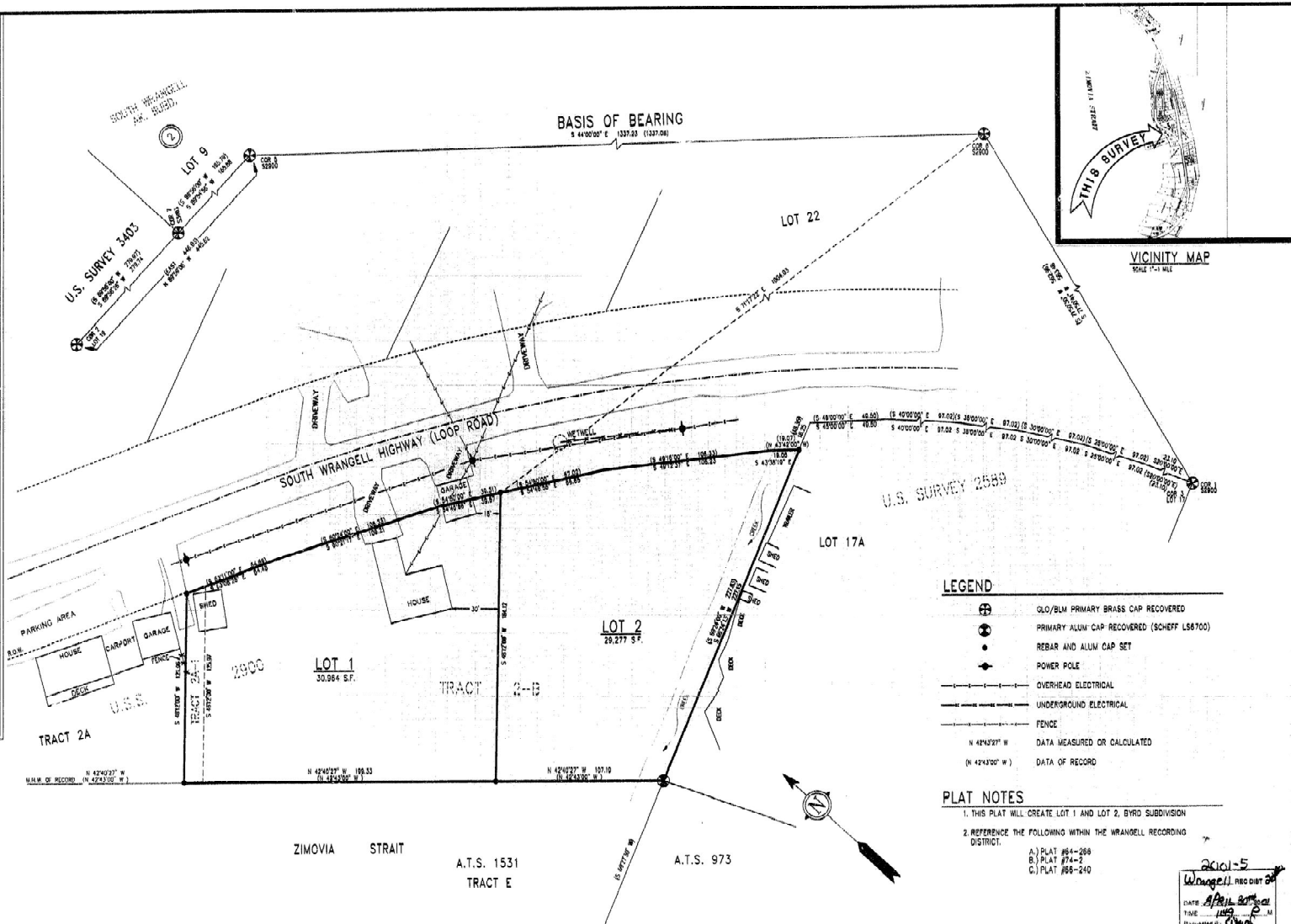
0 30 60 90

30 22.5 15 7.5 0

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN THE STATE OF ALASKA, AND THAT IN MARCH 2001, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: 3-23-01 Gregory C. Scheff
GREGORY C. SCHEFF, LICENSED SURVEYOR



GREG SCHEFF & ASSOCIATES
LAND SURVEYORS

BOX 1331 WRANGELL, ALASKA 99929
PHONE (907) 874-2177
FAX (907) 874-2167

PROJECT: BYRD SUBDIVISION
THE SUBDIVISION OF TRACT 2B, LOT 18, U.S.S. 2900
WRANGELL RECORDING DISTRICT

CLIENT: MARGE BYRD
BOX 46
WRANGELL, ALASKA 99929

City of Wrangell, Alaska

Agenda Item G4

Date: September 8, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Contract Zone request to change the zoning on Lot D, Torgramsen-Austin Subdivision from Single Family Residential to Multi-Family Residential for the construction of two or three triplexes, requested by owner Lisa Torgramsen.

Review: The Planning and Zoning Commission is making a recommendation to the Assembly and must, within 45 days of the hearing, make a report to the assembly as spelled out in WMC 20.76.030(C). If a decision is reached at this meeting, the final report will be reviewed at the October meeting prior to submission to the Assembly.

Recommendation: At this time Staff cannot make a recommendation regarding the proposal because details and a site plan have not yet been provided. This will be updated once the requested information is received.

Recommended Motion: (N/A due to lack of information for staff to review)

Criteria:

The proposal must comply with the following sections:

Chapter 20.77: Contract Zoning

Chapter 20.76: Amendments

Findings:

The applicant/owner is in the process of selling this lot to the Southeast Alaska Regional Health Consortium (SEARHC) who is proposing to construct triplexes on the lot. The property is zoned Single Family Residential which allows duplexes, but triplexes are required to be constructed within a Multi Family District.

A contract zone, if approved, allows “a zoning reclassification to a less restricted use when the owner of the rezoned property, through an agreement with the borough assembly, places restrictions on the use of the land beyond the zoning requirements generally attaching to the new district in which the property has been placed.” A condition of purchase is that the land may be rezoned to allow construction of two or three triplexes. The contract zone agreement is very specific to a specific use within the Multi-Family District, thus not allowing every use permitted in that district. In this particular case, the contract zone agreement will ultimately be with the SEARHC, not with Ms. Torgramsen.

The Planning and Zoning Commission is making a recommendation to the Assembly and must, within 45 days of the hearing, make a report to the assembly including the following information.

1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan;
2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services; and
3. Recommendation as to the approval or disapproval of the change.

Part of the review of the application includes reviewing information regarding the proposed use including access, size and location of structures, site plan, parking, traffic patterns, noise and trash generated. At this time it is unclear if SEARHC is proposing to construct one, two or three triplexes on the 3.3 acre lot. Staff is waiting for the site plan and this item may be withdrawn for this meeting. The lot looks narrow and long but there is approximately 100 feet frontage along Zimovia Highway and 300 feet in the rear. Adjacent uses are single family residential on the north side and a contract zone for Light Industrial for a ministorage use on the south side.

At this time, housing units are in very short supply. SEARHC is constructing a new hospital and resident staff as well as visiting staff are having a difficult time finding places to live. According to a 2016 Housing study by the Borough, Wrangell has a 1% vacancy rate.

The existing 3.3 acre Single Family zoned lot could potentially be subdivided into 4 lots if an access easement is utilized to access 3 back lots. If the lot were zoned Multi Family and no Contract Zone was required, there could potentially be over 30 apartment units on the 3 acre lot (this is generic figure and does not consider the parking/greenspace/access issues). A contract zone allows the Assembly to restrict the use of the new zoning, to what would be in the best interest of the community and adjacent neighbors.

Each Triplex will require a minimum of three parking spaces.

Setbacks in the multifamily District are 10 feet for the front yard, 5 feet for the side yards and 15 feet for the back yard.

FINDINGS OF FACT:

1. **Justification for the proposed change, including the effect on the objectives of the comprehensive plan:** Housing units are in short supply. According to a recent WCA housing study and a study by the Borough in 2016, Wrangell has 1% rental vacancy. Wrangell's Comprehensive plan sets out Policy 30 and 31 that encourages coordination with large landowners and supports a range of housing development types.
2. **Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water:** Impacts to adjacent property owners should be minimal. There will be traffic increase to the status quo. The existing 3.3 acre Single Family zoned lot, however, could potentially be subdivided into 4 lots if an access easement is utilized to access 3 back lots for either 4 total single family houses or 4 total duplexes (8 dwelling units). Triplexes will increase the traffic into the lot as more

residential units would be allowed in the same area. The property is connected to sewer and water service. This could impact the residential lot to the north but will have no affect on the ministorage site. Zimovia Highway is the only access into town thus the residential development should not affect traffic along Zimovia Highway. A site plan must be reviewed to determine any additional potential impacts.

3. **Approval or Disapproval:** The Commission must review a more detailed proposal and site plan to make a recommendation. Should the site plan be received too late for consideration, the item may be withdraw, or continued until the next meeting.

08/21/2019

To Wrangell Planning & Zoning commission
And the City of Wrangell City Counsel

From Lisa Torgramsen

PO Box 1959, Wrangell AK 99929

This letter is a request for a contract zoning change for one of the two lots of property I have for sale at this time.

The approximately 3.5 acre Parcel# 03-002-308 Lot D.

I have received an offer from SEARHC for this lot, and I have offered them the second 3.5 acre lot too, but have not heard back from them yet.

One of the contingencies of the offer to buy is the changing of the current residential zoning which now allows duplex residences to be built to a contract zone that will allow triplex units to be built.

In light of the positive changes that SEARHC brings to our community, and the proximity of the lot to the new hospital, my hope is that you will decide favorably to my request.

Thank you,

Lisa Torgramsen



CITY AND BOROUGH OF WRANGELL, ALASKA



N



1 inch = 363.220787 feet

Date: 8/28/2019

Public Map

**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**



- Page 80 -

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 01-03-2017

Lisa Anne Torgransen
LISA ANNE TORGRANSEN

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF January, 2017, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED *Lisa Anne Torgransen* TO ME (KNOWING TO BE THE IDENTICAL INDIVIDUALS) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND SHE ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Lauranne Kinko
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 4-13-2019



CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF *Lisa Anne Torgransen* AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL: THAT CURRENT TAXES FOR THE YEAR 2017 WILL BE DUE ON OR BEFORE OCTOBER 15, 2017. DATED THIS 12 DAY OF January 2017.

Lauranne Kinko
ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. *1-12-2017*, DATED *1-12-2017*, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE *1-12-2017*
Lauranne Kinko
CHAIRMAN, PLANNING COMMISSION
SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL AS RECORDED IN MINUTE BOOK PAGE *20*, DATED *1-24-17*, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE *1-24-17*
ATTEST:
Lisa Anne Torgransen
CITY CLERK

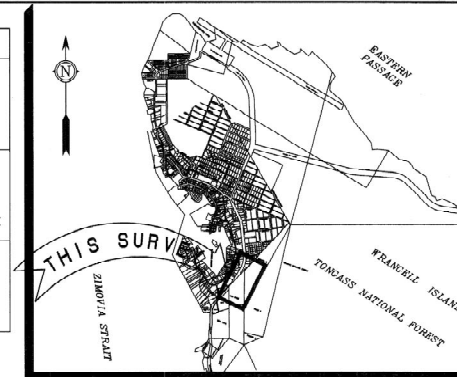
TYPICAL



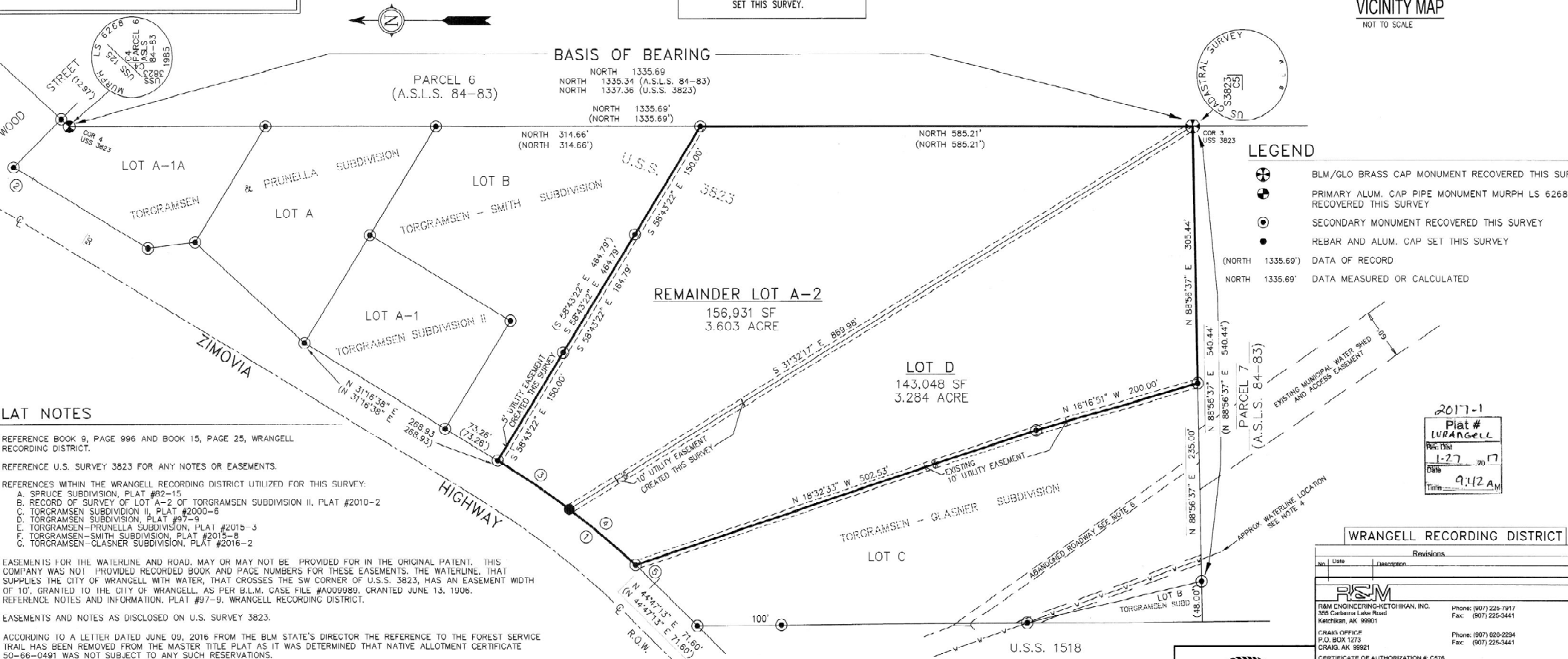
5/8" X 30" LONG REBAR AND 2" ALUMINUM CAP WITH PLASTIC INSERT SET THIS SURVEY.

RECORD CURVE DATA

①	Δ = 13°30'55" R = 1004.93' L = 236.95' C = 236.10'	②	Δ = 01°33'18" R = 1004.92' L = 27.28' C = 27.27'
③	Δ = 5°52'12" R = 1004.93' L = 102.882' C = 102.837'	④	Δ = 05°52'12" R = 1004.93' L = 102.882' C = 102.837'
⑤	Δ = 01°16'41" R = 1004.93' L = 31.188' C = 31.18'		



VICINITY MAP
NOT TO SCALE



LAT NOTES

REFERENCE BOOK 9, PAGE 996 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.

REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.

REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:

- A. SPRUCE SUBDIVISION, PLAT #802-15
- B. RECORD OF SURVEY OF LOT A-2 OF TORGRANSEN SUBDIVISION II, PLAT #2010-2
- C. TORGRANSEN SUBDIVISION II, PLAT #2000-6
- D. TORGRANSEN SUBDIVISION, PLAT #97-9
- E. TORGRANSEN-PRUNELLA SUBDIVISION, PLAT #2015-3
- F. TORGRANSEN-SMITH SUBDIVISION, PLAT #2015-8
- G. TORGRANSEN-GLASNER SUBDIVISION, PLAT #2016-2

EASEMENTS FOR THE WATERLINE AND ROAD, MAY OR MAY NOT BE PROVIDED FOR IN THE ORIGINAL PATENT. THIS COMPANY HAS NOT PROVIDED RECORDED BOOK AND PAGE NUMBERS FOR THESE EASEMENTS. THE WATERLINE, THAT SUPPLIES THE CITY OF WRANGELL WITH WATER, THAT CROSSES THE SW CORNER OF U.S. 3823, HAS AN EASEMENT WIDTH OF 10', GRANTED TO THE CITY OF WRANGELL, AS PER BLM, CASE FILE #A000989, GRANTED JUNE 13, 1906. REFERENCE NOTES AND INFORMATION, PLAT #97-9, WRANGELL RECORDING DISTRICT.

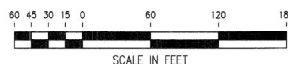
EASEMENTS AND NOTES AS DISCLOSED ON U.S. SURVEY 3823.

ACCORDING TO A LETTER DATED JUNE 09, 2016 FROM THE BLM STATE'S DIRECTOR THE REFERENCE TO THE FOREST SERVICE (HAIL) HAS BEEN REMOVED FROM THE MASTER TITLE PLAT AS IT WAS DETERMINED THAT NATIVE ALLOTMENT CERTIFICATE 50-66-0491 WAS NOT SUBJECT TO ANY SUCH RESERVATIONS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OCTOBER 2015, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED BY R&M ENGINEERING KTN, INC. AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE *12-5-2016*
Chris Pihuron
CHRISTOPHER G. PIHURON LS 107552



CLIENT: ROBBIE AUSTIN
PRY-1276

- Page 81 -



LEGEND

- BLM/GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
- PRIMARY ALUM. CAP PIPE MONUMENT MURPH LS 6268 RECOVERED THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- REBAR AND ALUM. CAP SET THIS SURVEY
- (NORTH 1335.69') DATA OF RECORD
- NORTH 1335.69' DATA MEASURED OR CALCULATED

WRANGELL RECORDING DISTRICT

Revisions	
No.	Description
1	Initial Survey

R&M ENGINEERING-KETCHIKAN, INC.
300 Commercial Lake Road
Ketchikan, AK 99901
Phone: (907) 225-7917
Fax: (907) 225-3441

CRAGS OFFICE
P.O. BOX 1273
CRAGS, AK 99921
Phone: (907) 825-2294
Fax: (907) 225-3441

PROJECT:
TORGRANSEN-AUSTIN SUBDIVISION

A SUBDIVISION OF REMAINDER LOT A-2,
TORGRANSEN-GLASNER SUBDIVISION,
CREATING LOT D OF REMAINDER LOT A-2
TORGRANSEN-AUSTIN SUBDIVISION
WITHIN U.S. SURVEY 3823,
WRANGELL RECORDING DISTRICT

City and Borough of Wrangell

Agenda Item G5

Date: September 5, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: After the fact Conditional Use permit request for a cottage industry for 2 short term rental rooms as an AirB&B rental on Lot 6B1, Dan Nore Subdivision, zoned Multi-Family Residential requested by owner Brian Ashton.

Background: The applicant is seeking to operate 2 transient short term vacation rentals within his residence.

Recommendation: Approve the conditional use permit application for a cottage industry for 2 short term vacation rentals

Recommended Motion: Move to approve findings of fact and the conditional use permit request for a cottage industry allowing the rental of two bedrooms within his residence to be rented as short term vacation rentals subject to the following condition:

- 1) Provide Guest Guidance or similar document on noise, behavior, to encourage respect for the residential district and neighbors.
- 2) Provide two onsite parking areas per code requirement.

Review Criteria:

Multi-Family Residential: Chapter 20.20
Standards: Chapter 20.52

Findings of Fact:

Applicant is currently renting two different bedrooms within his home as short term rentals on AirB&B. Staff discovered his rentals reviewing locations for Wrangell, thus the after the fact application for Conditional Use permit.

Cottage Industry (WMC 20.08.200) requires a conditional use permit for uses that are compatible with the underlying zone but could potentially have impacts to the adjacent property owners. The owner does reside at the residence. Potential impacts would likely be from parking or traffic.

Access to the property is via an easement from Case Avenue through a Borough owned lot and is shared by an adjacent landowner.

Parking is available immediately adjacent to his house, but turning around can be difficult. Additional parking is available within a fill area below his house but located on the borough owned lot.

Conditions of Approval for conditional use applications include:

1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.*

The property is zoned Multi Family Residential which allows multiple units, although the applicant's structure is a single family residence. The room rentals are not considered dwelling units as a kitchen is required per the code definition for dwelling unit.

Cottage Industry (WMC 20.08.200) requires a conditional use permit for uses that are compatible with the underlying zone but could potentially have impacts to the adjacent property owners. The owner does reside at the residence. Potential impacts would likely be from parking or traffic.

A vacation rental for short term transient duration (under 30 days) could see an increase in traffic to the neighborhood as visitors come and go from their overnight stay. However, the traffic may be no different than a typical resident with kids. Many visitors will not have a vehicle and will be on foot, but some will have vehicles. The increase in traffic is likely to be minimal. The access to the applicant's property is via a 15' wide access easement through Borough owned land.

Noise could be more than typical if the unit is rented by vacationers interested in partying. However, the owner resides at the site and can monitor any noise impacts from guests.

2) *Provisions of sewer and water:* The property is connected to sewer and water.

3) *Entrances and off-street parking available without safety issues:*

Access to the property is via a 15 foot wide easement from Case Avenue through a Borough owned lot and is shared by an adjacent landowner. Many visitors will not have a vehicle and will be on foot, but some will have vehicles. The increase in traffic is likely to be minimal. Parking is available but the turn around area is very slim and encroaching on adjacent neighbors without permission should be avoided.

RECEIVED
AUG 27 2019
WRANGELL CITY HALL

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

I. Applicant's Name and Address:

Brian Ashton
730 Case Avenue, Box 406
Wrangell, AK 99929

Applicant's Phone Number:

907-305-0400

II. Owners's Name and Address:

Brian Ashton
730 Case Avenue
Box 406
Wrangell, AK 99929

Owner's Phone Number:

907-305-0400

III. Legal Description: Lot 6 B 1, Block _____, U.S. Survey Dan Norc Subd.

Parcel No. 02-033-156

IV. Zoning Classification:

V. Specific Request:

Bed + Breakfast (2 Rooms)
in residence.

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: _____

END: _____

SIGNATURE OF OWNER:

Brian Ashton

DATE: 8-27-19

SIGNATURE OF APPLICANT:

Brian Ashton

DATE: 8-27-19

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.

CITY OF WRANGELL, ALASKA



1 inch = 152.869152 feet
Date: 8/28/2019

Public Map

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.



City and Borough of Wrangell, Alaska

Agenda Item G6

Date: September 5, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Smith/Young Subdivision, a subdivision of Lot 6, Block 7, Wrangell Island West Subdivision, Plat 83-11, Creating Lots 6A and 6B, Zoned Rural Residential, requested by Dan Smith and owner Scott Young..

Recommendation:

Staff recommends approving the preliminary plat

Recommended Motion:

Move to approve the Preliminary plat of the of the Smith/Young Subdivision, a subdivision of Lot 6, Block 7, Wrangell Island West Subdivision, Plat 83-11, Creating Lots 6A and 6B

Findings:

The applicant is seeking to divide his property in Wrangell Island West into two equal parcels, each approximately just over 2 acres. The property is not connected to sewer and water so alternative water source and waste disposal options must be developed. Adequate acreage exists for a septic drainfield. Both properties share a driveway access.

DATE _____

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

SCOTT H. YOUNG _____

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY QUALIFIED AND SWORN, PERSONALLY APPEARED _____ (NAME OF THE PERSON KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) WHOSE NAME(S) I HAVE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WINNERS BY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA _____

MY COMMISSION EXPIRES: _____.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
 ATTEST: _____
 CITY CLERK _____

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS 20____ DAY OF _____

ASSESSOR CITY AND BOROUGH OF WINGATE

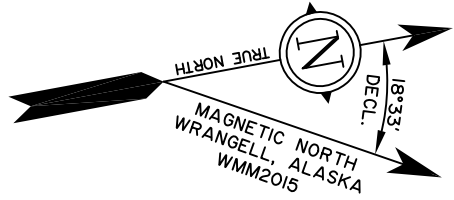
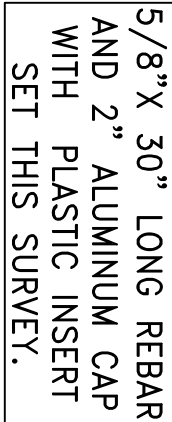
I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF
WANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION,
AND ACCORDING TO THE RECORDS IN THE TOWN OF _____ ON THE TAX RECORDS OF THE
CITY AND BOROUGH OF WANGELL, IN THE NAME OF _____
_____ AND SAID LANDS ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR
_____, WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS
DAY OF _____

ASSESSOR CITY AND BOROUGH OF WANGELL _____



U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

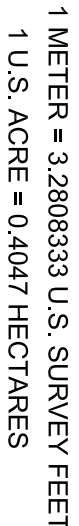
1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 6 INTO TWO LOTS, CREATING LOTS 6A AND 6B.

2. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
DEED 2008--000317-0
PLAT 83-11 (WRANGELL ISLAND WEST SUBDIVISION)
PLAT 2015-4 (MCLOSKEY / ROONEY REPLAT)
3. REFERENCE A.K. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 57187.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.



PRIMARY MONUMENT RECOVERED THIS SURVEY

- | | |
|---|---|
|  | 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT |
|  | SECONDARY MONUMENT RECOVERED THIS SURVEY |
| (88.09) | DATA OF RECORD |
| 88.09 | DATA MEASURED OR COMPUTED |
| ---- | ROAD CENTERLINE |
| -----E----- | OVERHEAD ELECTRICAL LINE |
| -----XSS----- | UNDERGROUND ELECTRICAL LINE |



Revisions

PRELIMINARY

PRELIMINARY

ENGINEERING & CHEMICAL
CORPORATION
SUITE 500
MILWAUKEE, AK 99801

Phone: (907) 305-0622

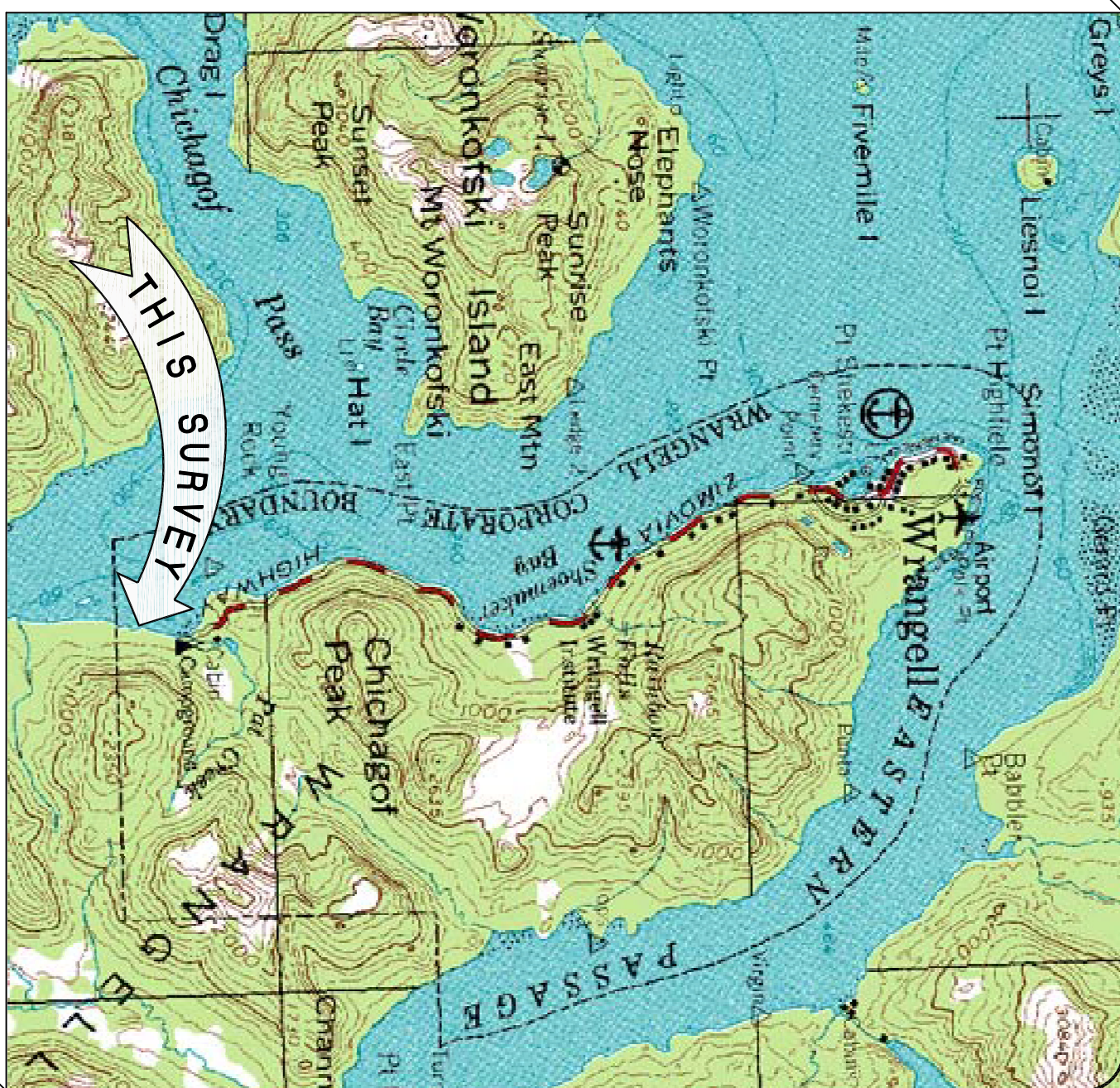
PAGE 1 OF 1

WRANGELL, AK 99929

Phone: (907) 305-0624

SMITH / YOUNG SUBDIVISION

THE SUBDIVISION OF LOT 6, BLK 7, WRANGELL ISLAND
WEST SUBDIVISION, PLAT 83-11, CREATING LOTS 6A &
6B, SMITH / YOUNG SUBDIVISION, WITHIN THE CITY AND
BOROUGH OF WRANGELL.



VICINITY MAP:
SCALE: NOT TO SCALE

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 291.666667 feet
Date: 8/30/2019

Public Map

**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

City and Borough of Wrangell

Item G7

Date: September 5, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

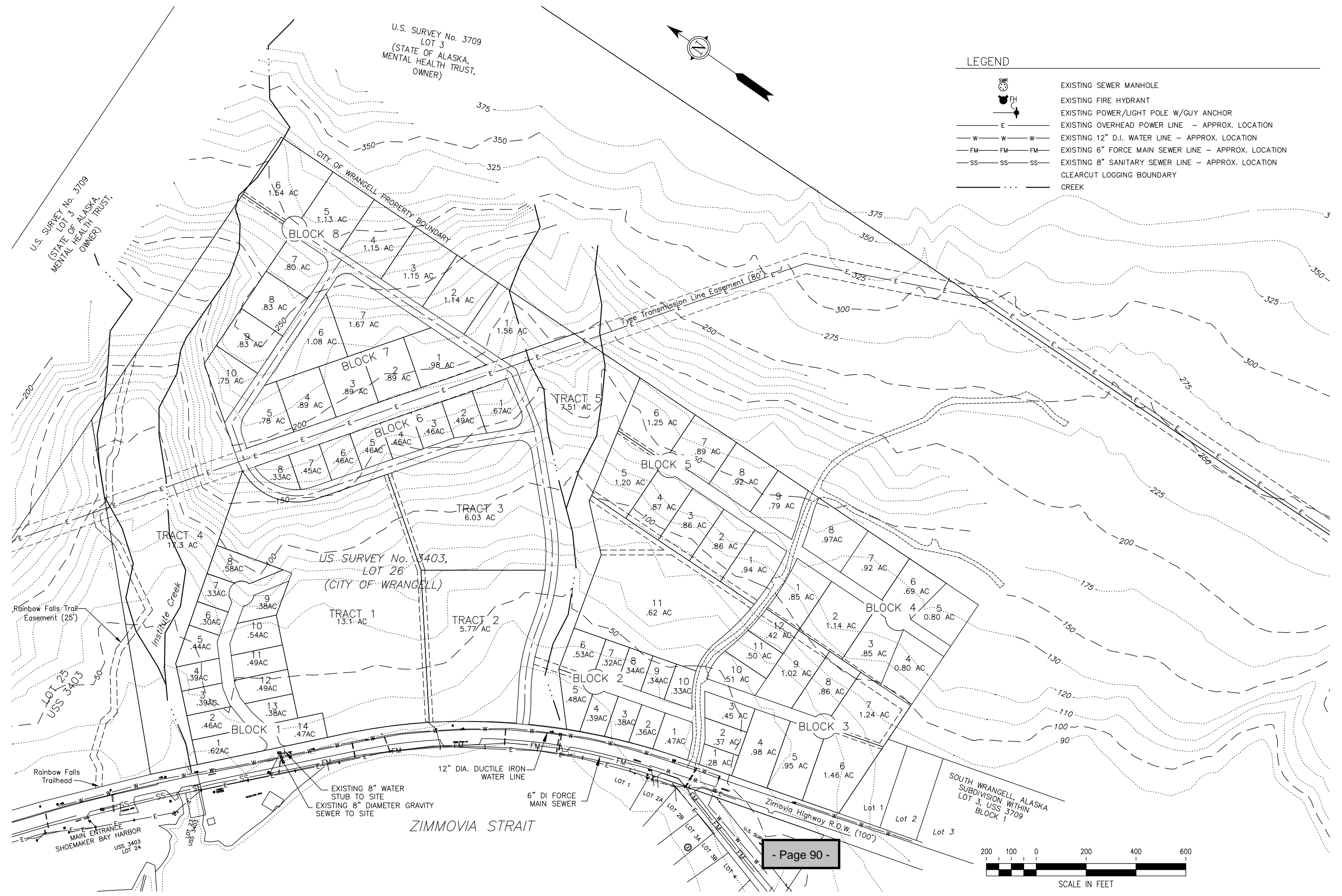
Re: Proposed Zone Change Discussion for the Wrangell Institute property

In 2011, the Institute Property was rezoned from Multi-Family Residential to Holding until such time that a proposed development could be discussed. In 2015-16, the Master Plan for the Institute property was completed with enormous public input. That plan can be found at: <https://www.wrangell.com/economicdevelopment/wrangell-institute-master-plan-and-subdivision>.

Last year the Commission began discussions on the rezone of the property to conform to the Master Plan, but Commission members resigned, quorums were hard to get and staff time was directed to other projects. With a new and full Commission it is now time to relook at the zoning.

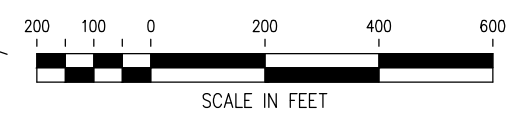
This meeting is to introduce some potential ideas and begin the discussion in earnest in subsequent meetings. An RFP is being developed to survey the Alternative 1 development option (residential lots on the North end of the property) so this will be concurrent with that activity. The Master Plan developed a Mixed Use development over the 130+ acres. Attached are two definitions for types of approaches to deal with multiple zoning uses on a large tract of land.

More information will be provided the Commission either prior to or at the meeting.

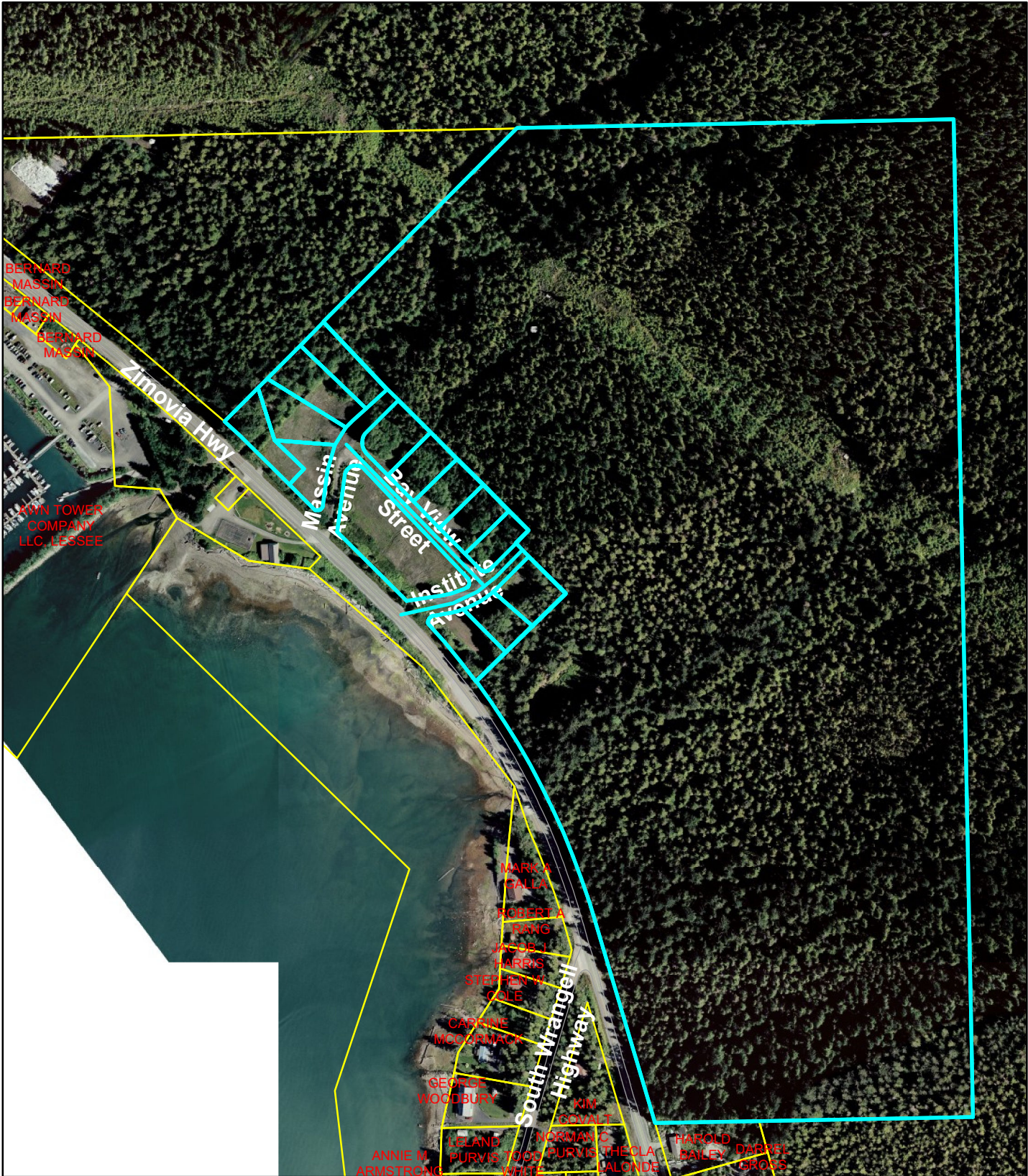


LEGEND

- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POWER/LIGHT POLE W/GUY ANCHOR
- EXISTING OVERHEAD POWER LINE - APPROX. LOCATION
- EXISTING 12" D.I. WATER LINE - APPROX. LOCATION
- EXISTING 6" FORCE MAIN SEWER LINE - APPROX. LOCATION
- EXISTING 8" SANITARY SEWER LINE - APPROX. LOCATION
- CLEARCUT LOGGING BOUNDARY
- CREEK



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 458.333333 feet
Date: 8/30/2019

Public Map

**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

Overview definitions of Zoning Options:

Juneau zoning district

49.25.220 - Mixed use districts.

The mixed use and mixed use 2 districts are established to accommodate a mix of appropriate commercial and residential uses.

(a)

The MU, mixed use district, reflects the existing downtown development pattern and is intended to maintain the stability of the downtown area. Multifamily residential uses are allowed and encouraged.

(b)

The MU2, mixed use 2 district, is intended to place a greater emphasis on residential development than is the case in the MU district. A range of residential development types is allowed. Multifamily residential uses are allowed at a density of up to 80 units per acre.

Anchorage zoning district

21.040.060 D PCD: Planned Community Development District

1. Purpose The planned community development district (PCD) is intended to accommodate largescale acreage for residential, commercial, industrial, or other land use developments and activities, including combinations of uses. It allows for flexibility under controlled conditions not possible with the other defined districts. The flexibility permitted must demonstrate that the final development will be compatible with the intents and purposes of this title and the goals and policies of the comprehensive plan, and do not compromise public health, safety, and welfare. A PCD should include design features to ensure that the PCD is integrated with the surrounding neighborhood through features such as transition densities, external boundary buffering, and pedestrian and street connectivity. The PCD district is limited to unified, comprehensive planned developments which are of substantial public benefit, consistent with the holding capacity of the land, and conform with and enhance the policies of the comprehensive plan.

2. Application: The PCD district may be applied as described in subsection 21.03.160I.

3. Record-Keeping: The regulatory zoning provisions for each PCD district shall be kept on file in the department.

City and Borough of Wrangell, Alaska

Item G- 8

Date: September 9, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat approval of Trust Land Surveys No. 2018-9, No. 2018-10, and No. 2018-11 a subdivision of Lot 1, Lot 3, and Lot 4A, USS 3709, portions of which are zoned Open Space Public, Timber Management, or Rural Residential requested by the owner Mental Health Trust Authority for the land trade between the Mental Health Trust Authority and U.S. Forest Service.

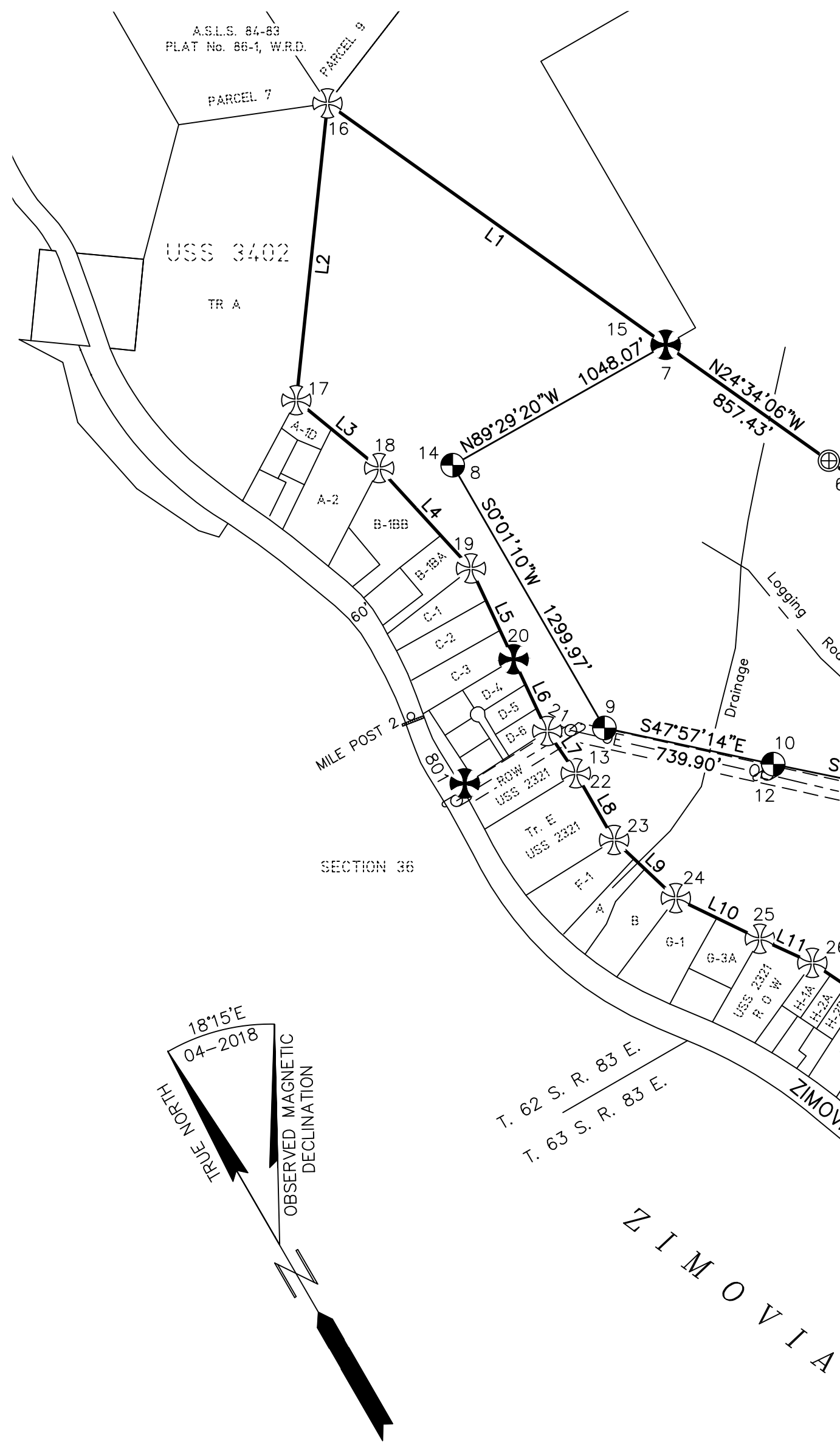
Background:

Preliminary plats were approved in 2018 and the surveyors have been working to complete the finals. USFS and MHT have been negotiating final details for the trade. The changes were presented to you at the March meeting regarding additional waterfront property near Pats Lake remaining with the MHT and the reconfiguration of the subdivision around Pats Lake.

These are close to being the final plats. The Borough and Mental Health Trust attorneys are working out the language for the required easements that are through lots not associated with the Trade. The easements are required to guarantee access to the larger MHT tracts without direct access to Zimovia Highway. The Borough is developing an easement agreement for the road through the Institute as well.

On Trust Land Survey 2018-09, Easement A is on the incorrect ROW lot. I should be on the ROW lot between Tract G and Tract H. On Trust Land Survey 2018-11, staff has been working with the USFS to identify and place as a note on the plats the Pats Lake Road easements.

Staff is recommending that the Planning and Zoning Commission approve the final plats subject to final easement agreements and plat notes being approved by the Borough and MHT and recorded before the final plat moves to the Assembly for final approval.



GEOGRAPHIC COORDINATE:

THE GEOGRAPHIC POSITION OF C1, LOT 1, TLS 2018-09, IN NAD83(2011), (EPOCH: 2010.0000), DETERMINED BY SURVEY GRADE GNSS OBSERVATIONS, PROCESSED THROUGH THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS), IS:

LATITUDE: 56° 25' 14.635" NORTH NAD 83(2011)
LONGITUDE: 132° 21' 04.018" WEST

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Wyn Menefee, the undersigned, do hereby certify that I am the Executive Director of the Alaska Mental Health Trust Land Office, and acting by and through the State of Alaska, Department of Natural Resources, Alaska Mental Health Trust Land Office, pursuant to AS 37.14.009, AS 38.05.801, and 11 AAC 99, as agent to the owner, the Alaska Mental Health Trust Authority, a public corporation within the Alaska Department of Revenue (AS 47.30.011 et seq.). I hereby approve Trust Land Survey No. 2018-09 for the Alaska Mental Health Trust Authority, and dedicate for public or private use as noted, all easements, public utility areas, and rights of way as shown and described hereon.

Alaska Mental Health Trust Land Office

Wyn Menefee
Executive Director
Alaska Mental Health Trust Land Office
2600 Cordova Street, Suite 100
Anchorage, AK 99503

NOTARY'S ACKNOWLEDGEMENT

This is to certify that on this ____ day of ____, 201____, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared

to me known to be the identical individual(s) mentioned and who executed the within plat and who acknowledged to me that signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notary seal the day and year in which first herein written.

Notary Public in and for the State of Alaska

My commission expires: _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT) ss

I, the undersigned, being duly appointed and qualified, and an acting assessor for the City and Borough of Wrangell, hereby certify, that according to the records in my possession, the following described property is carried on the tax records of the City and Borough of Wrangell, in the name of

and that according to the records in my possession, all taxes assessed against said lands are paid in full; that current taxes for the year 20____ will be due on or before August 15, 20____. Dated this ____ day of _____, 20____.

Assessor: City and Borough of Wrangell

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Wrangell Planning Commission, and that said plat has been approved by the Commission by Plat Resolution No. _____, dated _____, 20____, and that the plat shown hereon has been approved for recording in the Office of the District Magistrate, Ex-officio Recorder, Wrangell, Alaska.

Date _____ Chairman, Planning Commission

Secretary

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

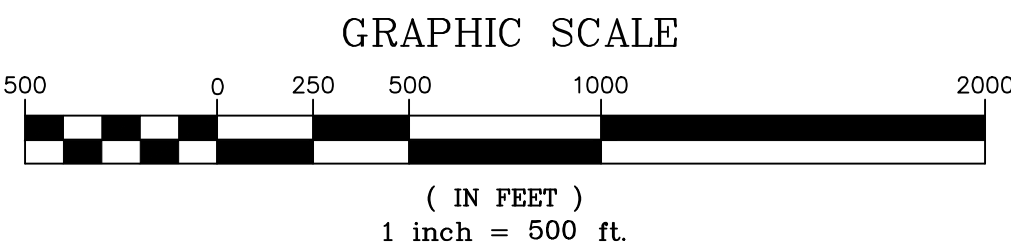
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Wrangell Assembly and that the plat shown hereon has been approved for recording in the Office of the District Court, Ex-officio Recorder, Wrangell, Alaska.

Date _____ Mayor, City and Borough of Wrangell

City Clerk

LEGEND

- BLM POST MONUMENT RECOVERED
- BLM COPPERWELD MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- BLM MONUMENT OF RECORD, NOT RECOVERED THIS SURVEY
- SECONDARY MONUMENT OF RECORD, NOT RECOVERED THIS SURVEY
- BOUNDARY OF THIS SUBDIVISION
- EASEMENT LINE
- PROTRACTED SECTION LINE
- W.R.D. WRANGELL RECORDING DISTRICT



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

TRUST LAND SURVEY No. 2018-09

W-1 Subdivision
Creating Lot 1 and Lot 2

A Subdivision of Lot 1, U.S. Survey No. 3709 located within Section 31, Township 62 South, Range 84 East, Section 36, Township 62 South, Range 83 East, and Sections 6, 7 and 8, Township 63 South, Range 84 East, Copper River Meridian, Alaska Containing 470.24 Acres, More or Less Wrangell Recording District

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503 907-235-8975
SURVEY DATE: 4/3 - 5/28/2018	SCALE: 1" = 500'
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, 4 & 5
CHECKED BY: DEM/JVM	FILE: WRANGELL W1
DRAWN BY: MRS	MHT FILE No.: TLS 2018-09

LOT 2 -- RECORD LINE DATA		
L#	BEARING	DISTANCE
L1	N 24°29'00" W	1780.02'
L2	S 36°01'00" W	1278.42'
L3	S 20°40'00" E	459.36'
L4	S 12°26'00" E	582.78'
L5	S 4°47'47" W	429.54'
L6	S 4°55'00" W	339.90'
L7	S 3°59'00" E	218.46'
L8	S 0°00'00" E	329.34'
L9	S 16°41'00" E	363.00'
L10	S 34°10'00" E	399.96'
L11	S 35°20'00" E	247.50'
L12	S 26°06'00" E	400.62'
L13	S 18°17'04" E	175.49'
L14	S 18°14'56" E	175.49'
L15	S 25°51'19" E	355.82'
L16	S 14°57'39" E	403.94'
L17	S 21°52'00" E	119.79'
L18	N 70°09'00" E	495.00'
L19	S 19°56'00" E	397.32'
L20	S 70°13'00" W	495.00'
L21	S 22°03'00" E	396.66'
L22	S 27°07'00" E	308.22'

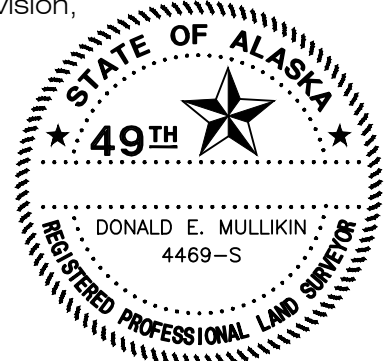
LOT 2 -- RECORD LINE DATA		
L#	BEARING	DISTANCE
L23	S 32°06'00" E	87.45'
L24	S 35°49'00" E	380.16'
L25	S 32°04'00" E	427.68'
L26	S 30°50'00" E	489.06'
L27	S 32°29'17" E	202.62'
L28	S 32°27'19" E	198.00'
L29	S 32°27'21" E	192.32'
L30	S 56°27'29" W	184.22'
L31	S 54°23'00" E	483.78'
L32	S 12°48'00" E	404.58'
L33	N 77°02'00" E	58.41'
L34	S 25°05'00" E	244.86'
L35	S 35°42'00" E	462.66'
L36	S 30°06'20" E	466.85'
L37	S 22°17'02" E	145.50'
L38	S 13°59'00" E	453.42'
L39	S 33°19'00" E	455.40'
L40	S 41°23'00" E	458.04'
L41	S 41°25'00" E	462.66'
L42	S 45°28'00" E	464.64'
L43	S 55°20'04" E	286.77'
L44	S 54°35'34" E	299.18'

FIXED EASEMENT

SURVEYOR'S CERTIFICATE

I certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date _____



TLS 2018-09, LOT 1: CORNER DESCRIPTIONS

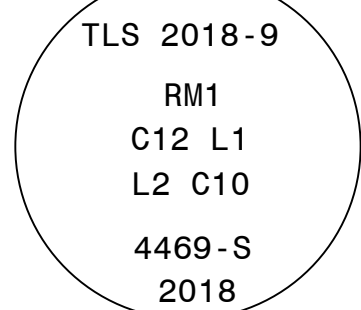
Cor. #	Corner Marking	Description	Accessories
2-16	<div>U.S. CADASTRAL SURVEY <div><div><div>L1</div><div>L3</div></div><div>C2</div><div>S 3709</div><div>1959</div></div><div>BUREAU OF LAND MANAGEMENT</div></div>	Found 3 1/4" brass cap, on 2 1/2" iron post, loosely set, 12" above the ground. Firm post in place.	Found: 15" Hemlock, S61°E, 27.08' with healed blazes 17" Cedar, S18°W, 16.8' with healed blazes
		Found carsonite post, 0.6', SE'ly	Set: FS post/sign, 1.0', N'ly
2-28	<div>USDI BLM SURVEY <div><div><div>3709</div><div>WP</div><div>X</div><div>No 5</div><div>1959</div></div></div></div>	Found 1 1/2" brass cap, on 3/4" copper coated iron post, firmly set, 6" above the ground.	Found: 29" Cedar, S79°E, 18.48' with healed blazes 27" Cedar, N15°W, 19.80' with healed blaze, painted red
		Found carsonite post and FS sign, 0.5', N'ly	
2-146	<div>TLS 2018-9 <div><div><div>C2A</div><div>L1</div></div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground.	Set: 16" Hemlock, S82°E, 20.87' mkd. X BT 28" Spruce, N55-1/2°W, 7.62' mkd. X BT
		Magnet at base	FS post/sign, 1.0', E'ly
2-30	<div>USDI BLM SURVEY <div><div><div>3709</div><div>WP</div><div>X</div><div>No 4</div><div>656L</div></div></div></div>	Found 1 1/2" brass cap, on 3/4" copper coated iron post, loosely set, 14" above the ground. Firm post in place.	Found: Stumps at record BT locations Set: 18" Spruce, S80°E, 33.30' mkd. X BT 28" Spruce, N15°W, 15.44' mkd. X BT
			FS post/sign, 1.0', N'ly
2-142	<div>TLS 2018-9 <div><div><div>C3A</div><div>L1</div></div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 1.0' above the ground, in a mound of stone.	Set: 7" Hemlock, N27°E, 8.03' mkd. X BT 27" Spruce, N29°W, 31.77' mkd. X BT
		Magnet at base	FS post/sign, 1.5', N'ly
2-32	<div>USDI BLM SURVEY <div><div><div>3709</div><div>WP</div><div>X</div><div>No 3</div><div>1959</div></div></div></div>	Found 1 1/2" brass cap, on 3/4" copper coated iron post, loosely set, 16" above the ground. Firm post in place.	Found: 21" Spruce, N87°E, 10.23' with healed blaze 30" Spruce, N4°W, 30.29' with healed blaze
			Set: FS post/sign, 1.3', N'ly
2-88	<div>TLS 2018-9 <div><div><div>C4A</div><div>L1</div></div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 1.0' above the ground, in a collar of stone.	Set: 12" Spruce, N1°E, 15.12' mkd. X BT 10" Hemlock, S61°E, 22.61' mkd. X BT
		Magnet at base	FS post/sign, 1.3', NE'ly
2-44	<div>USDI BLM SURVEY <div><div><div>3709</div><div>WP</div><div>X</div><div>No 2</div><div>1959</div></div></div></div>	Found 1 1/2" brass cap, on 3/4" copper coated iron post, firmly set, 0.2' above the ground.	Found: 18" Hemlock, N79°E, 7.26' with healed blazes, painted red 10" Hemlock, S3-1/2°W, 29.50' with healed blazes
			Set: FS post/sign, 0.7', E'ly
2-136	<div>TLS 2018-9 <div><div><div>C5A</div><div>L1</div></div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground, in a collar of stone.	Set: 8" Spruce, S5°E, 20.17' mkd. X BT 9" Spruce, N43-1/2°W, 20.59' mkd. X BT
		Magnet at base	FS post/sign, 1.2', S'ly
4-18	<div>USDI BLM SURVEY <div><div><div>3709</div><div>WP</div><div>X</div><div>No 1</div><div>1959</div></div></div></div>	Found 1 1/2" brass cap, on 3/4" copper coated iron post, firmly set, 8" above the ground.	Found: 8" Hemlock, S35°W, 9.35' with healed blaze 7" Hemlock, N56°W, 5.4' with healed blaze
		Found carsonite post and FS sign, out of the ground. Reset alongside.	
4-16	<div>US DEPARTMENT OF THE INTERIOR S3709 <div><div><div>CC</div><div>S31</div></div><div>L1</div><div>C</div></div><div>1997</div><div>CADASTRAL SURVEY</div><div>BUR OF LAND MANAGEMENT</div></div>	Found 3 1/4" brass cap, on 2 1/2" stainless steel post, firmly set, 6" above the ground.	Found: 9" Alder, S43°E, 17.8' with scribe marks S31 CC BT 12" Alder, N20°W, 44.50' with scribe marks S31 CC BT
		Found FS post/sign, out of the ground. Reset alongside.	

Cor. #	Corner Marking	Description	Accessories
2-120	<div>TLS 2018-9 <div><div><div>L2</div><div>C14</div></div><div>C8</div><div>L1</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground.	Set: 16" Hemlock, N43°E, 22.00' mkd. X X 17" Hemlock, S1°W, 7.28' mkd. X BT
		Magnet at base	FS post/sign, 0.8', SE'ly
2-92	<div>TLS 2018-9 <div><div><div>C13</div><div>L2</div></div><div>C9</div><div>L1</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground.	Set: 10" Spruce, N20°E, 32.42' mkd. X BT 8" Hemlock, S76-1/2°E, 26.19' mkd. X BT
		Magnet at base	FS post/sign, 1.1', E'ly
2-94	<div>TLS 2018-9 <div><div><div>C10</div><div>C12</div></div><div>L1</div><div>L2</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 1.0' above the ground, in a collar of stone.	Set: 10" Hemlock, S74°E, 47.90' mkd. X BT 9" Hemlock, N14-1/2°W, 25.00' mkd. X BT
		Magnet at base	FS post/sign, 1.0', E'ly
2-134	<div>TLS 2018-9 <div><div><div>C11</div><div>L1</div></div><div>C11</div><div>L2</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground.	Set: 9" Hemlock, N0°E, 13.03' mkd. X BT 19" Hemlock, S52-1/2°E, 16.01' mkd. X X
		Magnet at base	FS post/sign, 0.75', N'ly
2-104	<div>TLS 2018-9 <div><div><div>L1</div><div>C10</div></div><div>C12</div><div>L2</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground.	Set: RM-1, 2" alum. cap on 5/8" rebar, S68°E, 10.64' RM-2, 2" alum. cap on 5/8" rebar, S50°W, 39.30'
		Magnet at base	FS post/sign, 0.8', NE'ly
2-102	<div>TLS 2018-9 <div><div><div>L1</div><div>C9</div></div><div>C13</div><div>L2</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground.	Set: 24" Spruce, N41-1/2°E, 14.64' mkd. X BT 19" Spruce, S61-1/2°E, 51.51' mkd. X BT
		Magnet at base	FS post/sign, 1.0', NE'ly
5-52	<div>TLS 2018-09 <div><div><div>L1</div><div>C8D</div></div><div>L2</div><div>C13A</div></div><div>4469-S</div><div>2019</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.8' above the ground.	Set: 16" Spruce, N4°E, 15.88' mkd. X BT 17" Spruce, S50°E, 11.12' mkd. X BT
		Magnet at base	FS post/sign, 0.4', N'ly
5-50	<div>TLS 2018-09 <div><div><div>L1</div><div>C8C</div></div><div>L2</div><div>C13B</div></div><div>4469-S</div><div>2019</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground.	Set: 15" Spruce, S20°E, 29.29' mkd. X BT 17" Spruce, S68°W, 24.70' mkd. X BT
		Magnet at base	FS post/sign, 0.4', NE'ly
5-48	<div>TLS 2018-09 <div><div><div>L2</div><div>C8B</div></div><div>C13C</div><div>L1</div></div><div>4469-S</div><div>2019</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.4' above the ground.	Set: 16" Spruce, N31°E, 16.33' mkd. X BT 9" Hemlock, S15-1/2°E, 19.40' mkd. X BT
		Magnet at base	FS post/sign, 0.3', E'ly
5-46	<div>TLS 2018-09 <div><div><div>L2</div><div>C8A</div></div><div>C13D</div><div>L1</div></div><div>4469-S</div><div>2019</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground.	Set: 13" Hemlock, S81°E, 40.72' mkd. X BT 14" Hemlock, S39°E, 41.69' mkd. X BT
		Magnet at base	FS post/sign, 0.5', E'ly
2-130	<div>TLS 2018-9 <div><div><div>L1</div><div>C8</div></div><div>C14</div><div>L2</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground.	Set: 14" Hemlock, N18°E, 24.89' mkd. X BT 18" Spruce, S61°E, 26.30' mkd. X BT
		Magnet at base	FS post/sign, 0.8', E'ly
2-116	<div>TLS 2018-9 <div><div><div>L1</div><div>C15</div></div><div>C7</div><div>L2</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground.	Set: 16" Spruce, N8°E, 62.91' mkd. X BT 6" Spruce, N79°E, 68.90' mkd. X BT
		Magnet at base	FS post/sign, 0.9', NE'ly

Cor. #	Corner Marking	Description	Accessories
2-114	<div>TLS 2018-9 <div><div><div>L1</div><div>C6</div></div><div>L2</div><div>C16</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground.	Set: 17" Spruce, S44°E, 27.17' mkd. X BT 11" Hemlock, N8°W, 21.90' mkd. X BT
		Magnet at base	FS post/sign, 0.7', NE'ly
2-112	<div>TLS 2018-9 <div><div><div>C5</div><div>L2</div></div><div>C17</div><div>L1</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground.	Set: 19" Spruce, S7°E, 36.95' mkd. X BT 23" Spruce, N46-1/2°W, 33.76' mkd. X BT
		Magnet at base	FS post/sign, 1.1', E'ly
2-110	<div>TLS 2018-9 <div><div><div>C4</div><div>L2</div></div><div>C18</div><div>L1</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground.	Set: 19" Spruce, N13°E, 38.49' mkd. X BT 12" Spruce, S72°E, 62.66' mkd. X BT
		Magnet at base	FS post/sign, 2.0', E'ly
2-106	<div>TLS 2018-9 <div><div><div>C3</div><div>L2</div></div><div>C19</div><div>L1</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground.	Set: 17" Hemlock, S83-1/2°E, 24.46' mkd. X BT 14" Hemlock, N4°W, 19.73' mkd. X BT
		Magnet at base	FS post/sign, 0.7', E'ly
2-124	<div>TLS 2018-9 <div><div><div>C2</div><div>L2</div></div><div>C20</div><div>L1</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground.	Set: 7" Hemlock, N12°E, 22.03' mkd. X BT 8" Hemlock, S54-1/2°E, 46.43' mkd. X BT
		Magnet at base	FS post/sign, 0.7', E'ly
2-66	<div>TLS 2018-9 <div><div><div>L2</div><div>C1</div></div><div>L1</div><div>C21</div></div><div>C4A</div><div>L1</div><div>TLS 2018-10</div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum cap on 5/8" alum. drive rod 0.1' above the ground.	Set: 17" Cedar, S58°E, 25.30' mkd. X BT 10" Cedar, N18°W, 9.36' mkd. X BT
		Magnet at base	FS post/sign, 2.5', SE'ly

TYPICAL REFERENCE MONUMENT

SET 2" ALUM. CAP ON 5/8" REBAR,
FLUSH WITH THE GROUND

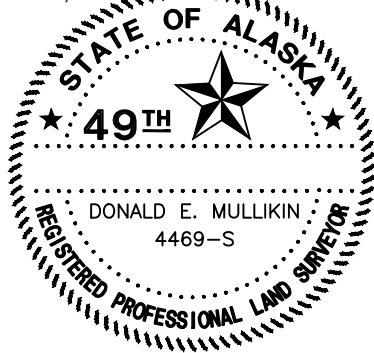


CAP MARKINGS

SURVEYORS CERTIFICATE

I certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date _____



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

TRUST LAND SURVEY
No. 2018-09

W-1 Subdivision
Creating Lot 1 and Lot 2

A Subdivision of Lot 1, U.S. Survey No. 3709
located within Section 31, Township 62 South, Range 84 East,
Section 36, Township 62 South, Range 83 East,
and Sections 6, 7 and 8, Township 63 South, Range 84 East,
Copper River Meridian, Alaska
Containing 470.24 Acres, More or Less
Wrangell Recording District

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3 - 5/28/2018	SCALE: 1" = 500'
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, 4 & 5
CHECKED BY: DEM/JVM	FILE: WRANGELL_W1
DRAWN BY: MRS	MHT FILE No.: TLS 2018-09

TLS 2018-09, LOT 2: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
1		SEE LOT 1, CORNER 21	
2		SEE LOT 1, CORNER 20	
3		SEE LOT 1, CORNER 19	
4		SEE LOT 1, CORNER 18	
5		SEE LOT 1, CORNER 17	
6		SEE LOT 1, CORNER 16	
7		SEE LOT 1, CORNER 15	
8		SEE LOT 1, CORNER 14	
8A		SEE LOT 1, CORNER 13D	
8B		SEE LOT 1, CORNER 13C	
8C		SEE LOT 1, CORNER 13B	
8D		SEE LOT 1, CORNER 13A	
9		SEE LOT 1, CORNER 13	
10		SEE LOT 1, CORNER 12	
11		SEE LOT 1, CORNER 11	
12		SEE LOT 1, CORNER 10	
13		SEE LOT 1, CORNER 9	
14		SEE LOT 1, CORNER 8	
15		SEE LOT 1, CORNER 7	
16-19	BLM MONUMENTS OF RECORD, NOT RECOVERED THIS SURVEY		
4-24	US GENERAL LAND OFFICE SURVEY	Found 2 1/2" brass cap, on 1" iron post, firmly set, 12" above the ground.	Found: 20" Hemlock stump, S64°W, 23.70'
	S2321 C5 C3 C4 TRC TRD 1936	Found carsonite post, alongside.	18" Hemlock stump, N33°W, 7.9'
20			
21-28	BLM MONUMENTS OF RECORD, NOT RECOVERED THIS SURVEY		
29	SECONDARY MONUMENT OF RECORD, NOT RECOVERED THIS SURVEY		
4-26	US GENERAL LAND OFFICE SURVEY	Found 2 1/2" brass cap, on 1" iron post, firmly set, 16" above the ground.	Found no evidence of original bearing trees.
	S2321 C17 C3 C2 TRI TRJ 1936	Found carsonite post, alongside.	
30			
31-44	BLM MONUMENTS OF RECORD, NOT RECOVERED THIS SURVEY		
2-129	US GENERAL LAND OFFICE SURVEY	Found 2 1/2" brass cap, on 1" iron post, firmly set, 0.5' above the ground, in good condition.	Original bearing trees not searched for.
	S2905 C3 L15A C3 C3 TR5 ROW S2921 C30 49 1936	Found carsonite post, 0.8', E'ly.	
45			
46-50	BLM MONUMENTS OF RECORD, NOT RECOVERED THIS SURVEY		
4-28	US GENERAL LAND OFFICE SURVEY	Found 2 1/2" brass cap, on 1" iron post, firmly set, 12" above the ground.	Found no evidence of original bearing trees.
	S2321 C36 C3 TRU ROW 1936	Found carsonite post, alongside.	
51			
52-58	BLM MONUMENTS OF RECORD, NOT RECOVERED THIS SURVEY		
2-14	U.S. CADASTRAL SURVEY	Found 3 1/4" brass cap, on 2 1/2" iron post, firmly set, 6" above the ground.	Found no evidence of original bearing trees.
	S3709 C44 L1 C3 C3 S3403 C2 LOT2 1949 BUREAU OF LAND MANAGEMENT	Found carsonite post, 0.6', E'ly	Set: 6" Spruce, N48°E, 23.10' mkd. X BT 10" Cedar, N31°W, 28.77' mkd. X BT
59			FS post/sign, 1.0', S'ly

MISCELLANEOUS CORNER RECOVERY DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
4-2	U.S. DEPT. OF AGRICULTURE ROW ELEVATION PI S2321 79 + 69.0 TRD C2 16-C 1936 BUREAU OF PUBLIC ROADS	Found 2 1/2" brass cap, on 1" iron post, firmly set, 6" above the ground.	Found no evidence of original bearing trees.
801			

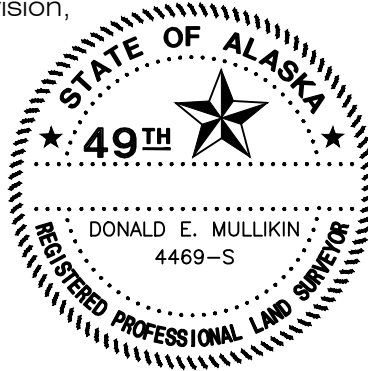
NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

SURVEYORS CERTIFICATE

I certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date

MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975



TRUST LAND SURVEY
No. 2018-09

W-1 Subdivision
Creating Lot 1 and Lot 2

A Subdivision of Lot 1, U.S. Survey No. 3709 located within Section 31, Township 62 South, Range 84 East, Section 36, Township 62 South, Range 83 East, and Sections 6, 7 and 8, Township 63 South, Range 84 East, Copper River Meridian, Alaska
Containing 470.24 Acres, More or Less
Wrangell Recording District

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3 - 5/28/2018	SCALE: 1" = 500'
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, 4 & 5
CHECKED BY: DEM/JVM	FILE: WRANGELL W1
DRAWN BY: MRS	MHT FILE No.: TLS 2018-09

NOTES:

1. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
2. BASIS OF BEARING: THE BASIS OF BEARING FOR THIS PLAT WAS DETERMINED BY HIGH PRECISION GPS SURVEY USING TOPCON GR5 SURVEY GRADE RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING MAGNET TOOLS 5.4.2 SOFTWARE.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. MHT 9100266 UTILITY EASEMENT IS RECORDED IN THE WRANGELL RECORDING DISTRICT (W.R.D.) AS 2002-000393-0 (PREVIOUSLY AUTHORIZED AS TRACT 1 IN ADL 103762 RIGHT-OF-WAY PERMIT RECORDED IN W.R.D. IN BOOK 16, PAGE 57 AND TRACT 12 IN ADL 103267 RIGHT-OF-WAY PERMIT RECORDED IN W.R.D. IN BOOK 16, PAGE 26). THIS EASEMENT IS NOT DEDICATED BY THIS PLAT.
5. LINE 4-4A AND LINE 4A-5, LOT 1 WAS SURVEYED CONCURRENTLY WITH TRUST LAND SURVEY No. 2018-09, IN 2018.
6. THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT No. 1225975, RECORDED IN W.R.D. AS 2006-000136-0.
7. THIS SURVEY CREATES BOUNDARIES FOR W-2 AND W-3 IN THE ALASKA MENTAL HEALTH TRUST LAND EXCHANGE ACT OF 2017; THIS IS A SUBDIVISION OF A PORTION OF MENTAL HEALTH TRUST PARCEL CRM-2454 OF QUITCLAIM DEED 8000014, W.R.D. DOCUMENT No. 1996-000373-1.
8. A RIGHT-OF-WAY EXISTS FOR RAINBOW FALLS TRAIL #236 PER BUREAU OF LAND MANAGEMENT SERIAL No. A-061039. AN EASEMENT IS NOT DEDICATED BY THIS PLAT.
9. FOR TRUST LAND SURVEY No. 2018-10, THERE ARE TWO 60' FLOATING ROAD EASEMENTS ON LOT 2 BEGINNING AT THE EXISTING LOGGING ROAD, ABOUT 70' SOUTH OF CORNER 4A, LOT 2. ONE OF THEM PROVIDES A ROAD ACCESS TO LOT 1. THE OTHER PROVIDES A ROAD ACCESS TO LOT 3. BOTH MAY BE MODIFIED IN PHYSICAL LOCATION TO ACHIEVE THE ACCESS TO LOT 1 AND LOT 3.
10. A FLOATING ROAD EASEMENT AGREEMENT, AS DEPICTED ON THIS PLAT AS EASEMENTS A, B, AND C, WAS RECORDED ON _____, 2019, DOCUMENT No. _____ IN THE WRANGELL RECORDING DISTRICT.

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT) ss

I, the undersigned, being duly appointed and qualified, and an acting assessor for the City and Borough of Wrangell, hereby certify, that according to the records in my possession, the following described property is carried on the tax records of the City and Borough of Wrangell, in the name of _____

and that according to the records in my possession, all taxes assessed against said lands are paid in full; that current taxes for the year 20____ will be due on or before August 15, 20____. Dated this ____ day of _____, 20____.

Assessor: City and Borough of Wrangell

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Wrangell Planning Commission, and that said plat has been approved by the Commission by Plat Resolution No. _____, dated _____, 20____, and that the plat shown hereon has been approved for recording in the Office of the District Magistrate, Ex-officio Recorder, Wrangell, Alaska.

Date _____ Chairman, Planning Commission

Secretary

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Wrangell Assembly and that the plat shown hereon has been approved for recording in the Office of the District Court, Ex-officio Recorder, Wrangell, Alaska.

Date _____ Mayor, City and Borough of Wrangell

City Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Wyn Menefee, the undersigned, do hereby certify that I am the Executive Director of the Alaska Mental Health Trust Land Office, and acting by and through the State of Alaska, Department of Natural Resources, Alaska Mental Health Trust Land Office, pursuant to AS 37.14.009, AS 38.05.801, and 11 AAC 99, as agent to the owner, the Alaska Mental Health Trust Authority, a public corporation within the Alaska Department of Revenue (AS 47.30.011 et seq.). I hereby approve Trust Land Survey No. 2018-10 for the Alaska Mental Health Trust Authority, and dedicate for public or private use as noted, all easements, public utility areas, and rights of way as shown and described hereon.

Alaska Mental Health Trust Land Office

Wyn Menefee
Executive Director
Alaska Mental Health Trust Land Office
2600 Cordova Street, Suite 100
Anchorage, AK 99503

Date _____

NOTARY'S ACKNOWLEDGEMENT

This is to certify that on this ____ day of _____, 201____, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____

to me known to be the identical individual(s) mentioned and who executed the within plat and who acknowledged to me that signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notary seal the day and year in which first herein written.

Notary Public in and for the State of Alaska

My commission expires: _____

SURVEYOR'S CERTIFICATE

I certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date _____



LEGEND

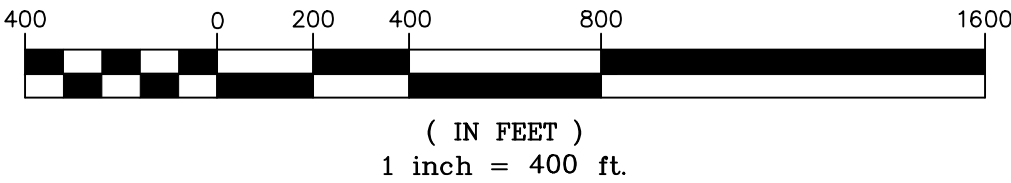
- BLM POST MONUMENT RECOVERED
- BLM COPPERWELD MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- SURVEYED LINE
- UNSURVEYED LINE
- EASEMENT LINE
- PROTRACTED SECTION LINE
- W.R.D. WRANGELL RECORDING DISTRICT

GEOGRAPHIC COORDINATE:

THE GEOGRAPHIC POSITION OF C4, LOT 1, TLS 2018-10, IN NAD83(2011), (EPOCH: 2010.0000), DETERMINED BY SURVEY GRADE GNSS OBSERVATIONS, PROCESSED THROUGH THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS), IS:

LATITUDE: 56° 25' 14.635" NORTH
LONGITUDE: 132° 21' 04.018" WEST
NAD 83(2011)

GRAPHIC SCALE



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

TRUST LAND SURVEY
No. 2018-10

W-2 and W-3 Subdivision
Creating Lot 1, Lot 2 and Lot 3

A Subdivision of a Portion of Lot 3, U.S. Survey No. 3709
Within Sections 7, 8 and 17, Township 63 South, Range 84 East,
Copper River Meridian, Alaska
Containing 238.12 Acres More or Less
Wrangell Recording District

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3 - 5/28/2018	SCALE: 1" = 400'
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, & 4
CHECKED BY: DEM/JVM	FILE: WRANGELL W2 W3
DRAWN BY: MRS	MHT FILE No.: TLS 2018-10

TLS 2018-10, LOT 1: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
3-20 1	USDI BLM SURVEY 3790 WP └ No 7 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 10" above the ground. Found FS post/sign, alongside	Set: 7" Spruce, S71°W, 8.90' mkd. LOT 1/LOT 2 COR 1/2 6" Hemlock, N55°W, 14.05' mkd. LOT 1/LOT 2 COR 1/2
	TLS 2018-10 C1A └ L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 10" Hemlock, N0°E, 28.39' mkd. X BT 10" Hemlock, S59°E, 17.55' mkd. X BT FS post/sign, alognside
2-74 3-114 1A	U.S. CADASTRAL SURVEY NFB S3709 C3 └ L3 1959 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, 5" above the ground. Found carsonite post and FS sign alongside	Found: 12" Hemlock, N37°E, 14.49' with healed blazes 18" Hemlock, S71-1/2°E, 6.48' with healed blazes 12" Hemlock, S76°W, 24.70' with healed blazes
	USDI BLM SURVEY 3709 WP X No 6 1959	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 9.5" above the ground. Found carsonite post and FS sign, 0.83', NE'yly	Found: 22" Hemlock, N61°E, 5.03' with healed blazes Hemlock, S36-1/2°W, 10.25' with healed blazes
3-12 3	TLS 2018-10 C3A └ L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 29" Spruce, N82°E, 18.63' mkd. X BT 35" Hemlock, S15-1/2°W, 20.18' mkd. X BT FS post/sign, 1.75', NE'yly
	U.S. CADASTRAL SURVEY L1 └ NFB C2 └ L3 S 3709 1959 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, loosely set, 12" above the ground. Firm post in place. Found carsonite post, 0.6', SE'yly	Found: 15" Hemlock, S61°E, 27.08' with healed blazes painted red 17" Cedar, S18°W, 16.8' with healed blazes painted red Set: FS post/sign, 1.0', N'yly
2-68 3A	TLS 2018-10 C3A └ L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 29" Spruce, N82°E, 18.63' mkd. X BT 35" Hemlock, S15-1/2°W, 20.18' mkd. X BT FS post/sign, 1.75', NE'yly
	U.S. CADASTRAL SURVEY L1 └ NFB C2 └ L3 S 3709 1959 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, loosely set, 12" above the ground. Firm post in place. Found carsonite post, 0.6', SE'yly	Found: 15" Hemlock, S61°E, 27.08' with healed blazes painted red 17" Cedar, S18°W, 16.8' with healed blazes painted red Set: FS post/sign, 1.0', N'yly
2-66 4A	TLS 2018-9 L2 └ C21 └ C1 └ C4A └ L1 TLS 2018-10 4469-S 2018	Set 3 1/4" alum cap on 5/8" alum. drive rod 0.1' above the ground. Magnet at base	Set: 17" Cedar, S58°E, 25.30' mkd. X BT 10" Cedar, N18°W, 9.36' mkd. X BT FS post/sign, 2.5', SE'yly
	U.S. CADASTRAL SURVEY S3709 C44 └ L1 └ C3 └ C2 └ C3 └ C1 S3403 C2 └ LOT2 1949 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, firmly set, 6" above the ground. Found carsonite post, 0.6', E'yly	Found no evidence of original bearing trees. Set: 6" Spruce, N48°E, 23.10' mkd. X BT 10" Cedar, N31°W, 28.77' mkd. X BT FS post/sign, 1.0', S'yly
3-6 3-24 6	US GENERAL LAND OFFICE SURVEY LOT3 └ C3 └ LOT4 1955	Found 2 1/2" brass cap, on 1" iron post, 3" above the ground.	Found no evidence of original bearing trees. Set: 13" Hemlock, S17-1/2°E, 22.85' mkd. COR 6 LOT 1 14" Spruce, N84-1/2°W, 18.45' mkd. COR 6 LOT 1 FS post/sign, alongside
	TLS 2018-10 L1 └ C6A └ 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 7" Spruce, N50°E, 26.15' mkd. X BT C6A L1 15" Hemlock, S61-1/2°W, 27.71' mkd. X BT COR 6A LOT 1 FS post/sign, alongside

Cor. #	Corner Marking	Description	Accessories
3-7 3-62 7	US GENERAL LAND OFFICE SURVEY WP S3403 LOT4 └ 1955	Found 2 1/2" brass cap, on 1" iron post, firmly set, 2" above the ground.	Found: Stump, S20°E, 12.33' Set: RM-1, 2" alum. cap on 5/8" rebar, N25°E, 4.87' RM-2, 2" alum. cap on 5/8" rebar, S44-1/2°W, 14.87' FS post/sign, alongside
	US DEPARTMENT OF THE INTERIOR WC S3709 L3 └ C2 └ C2 └ L25 └ L26 S3403 S3403 1989 CADASTRAL SURVEY BUR OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" stainless steel post, firmly set, 4" above the ground.	Found no evidence of original bearing trees. Set: 45" Spruce, S29°W, 52.18' mkd. COR 8 LOT 1 36" Spruce, N47°W, 5.67' mkd. COR 8 LOT 1 FS post/sign, alongside
3-112 3-110 8A	TLS 2018-10 L1 └ C8A └ 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 16" Hemlock, S32-1/2°E, 20.68' mkd. X BT 23" Hemlock, N54°W, 7.35' mkd. X BT FS post/sign, alongside
	US GENERAL LAND OFFICE SURVEY S3709 WC S3403 └ C42 └ L3 └ C4 └ LOT4 └ C5 └ 1955	Found 2 1/2" brass cap, on 1" iron post, 12" above the ground.	Found: 18" Cedar, S6°W, 21.68' with healed blazes 15" Hemlock, S74-1/2°W, 24.92' with healed blazes
3-9 3-66 9	TLS 2018-10 C9A └ L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 36" Cedar, S75°E, 13.64' mkd. X BT 12" Hemlock, S55°W, 8.75' mkd. X BT FS post/sign, alongside
	TLS 2018-10 L1 └ C10 └ C3 └ L2 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 5" Hemlock, S37-1/2°E, 6.39' mkd. X BT C10/3 L1/2 5" Hemlock, S13-1/2°W, 8.85' mkd. X BT C10/3 L1/2 FS post/sign, alongside
3-70 3-114 10	TLS 2018-10 L1 └ C11 └ C2 └ L2 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground. Magnet at base	Set: 7" Hemlock, S47°W, 21.26' mkd. X BT C1/2 L1/2 9" Spruce, S73-1/2°W, 11.49' mkd. X BT C1/2 L1/2 FS post/sign, alognside *Bearing trees inadvertently marked with C1, should be C11*
	TLS 2018-10 L1 └ C11 └ C2 └ L2 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground. Magnet at base	Set: 7" Hemlock, S47°W, 21.26' mkd. X BT C1/2 L1/2 9" Spruce, S73-1/2°W, 11.49' mkd. X BT C1/2 L1/2 FS post/sign, alognside *Bearing trees inadvertently marked with C1, should be C11*

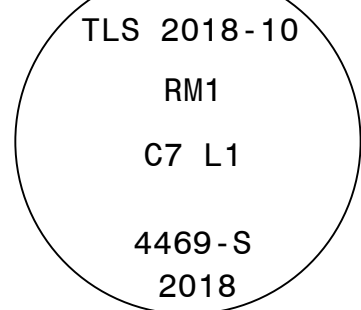
TLS 2018-10, LOT 2: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
3-80 3-128 1	TLS 2018-10 L2 └ C1 └ C4 └ L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 14" Hemlock, S3-1/2°E, 35.29' mkd. X BT C1 LOT2/3 22" Hemlock, S61°W, 7.07' mkd. X BT C1 L2/3 FS post/sign, alognside
	TLS 2018-10 C1A └ L2 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 22" Hemlock, N15°E, 20.33' mkd. X BT C1A L2 7" Hemlock, S27°W, 12.76' mkd. X BT C1A L2 FS post/sign, alognside
3-74 3-122 1A	SEE LOT 1, CORNER 11		
	SEE LOT 1, CORNER 10		

Cor. #	Corner Marking	Description	Accessories
3-16 4	US GENERAL LAND OFFICE SURVEY WP S3403 LOT 4 └ 1955	Found 2 1/2" brass cap, on 1" iron post, 13" above the ground and bent.	Found: 7" Hemlock, N28-1/2°E, 27.15' with healed blazes 27" Hemlock stump, S85-1/2°E, 10.69', with healed blazes Set: FS post/sign, alongside
	TLS 2018-10 C4A └ L2 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2" above the ground. Magnet at base	Set: RM-1, 2" alum. cap on 5/8" rebar, N23°E, 32.33' RM-2, 2" alum. cap on 5/8" rebar, S15-1/2°E, 14.63' FS post/sign, 3.0', E'yly
2-76 4A	US GENERAL LAND OFFICE SURVEY C5 S3403 LOT4 └ C3 1955	Found 2 1/2" brass cap, on 1" iron post, 9" above the ground, in good condition.	Found no evidence of original bearing trees Set: 23" Hemlock, N87°W, 33.19' mkd. LOT2 COR5 18" Hemlock, N8°W, 39.36' mkd. LOT2 COR5
	26E ADL S3403 HAM-NOW S3709 └ C2 └ L1 1965	Found 2 1/2" brass cap, on 2" iron post, 11" above the ground, in good condition. Found carsonite post 0.5', E'yly	Found no evidence of original bearing trees Set: 11" HemLock, S40°E, 19.43' mkd. X BT 24" Hemlock, S24°W, 32.78' mkd. X BT 15" Hemlock, N21°W, 33.40' mkd. X BT
2-20 6	TLS 2018-10 L2 └ C7 └ C5 └ L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 18" Cedar, N84°E, 7.42' mkd. X BT 12" Hemlock, S59°E, 23.80' mkd. X BT FS post/sign, 0.7', E'yly
	TLS 2018-10 L2 └ C9 └ C4A └ L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground. Magnet at base	Set: 20" Hemlock, S24-1/2°E, 80.10' mkd. X BT 18" Cedar, S30°W, 84.14' mkd. X BT FS post/sign, 1.0', S'yly *cap inadvertently marked C9, should read C7A*
4-94 7	TLS 2018-10 L2 └ C7 └ C5 └ L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 18" Cedar, N84°E, 7.42' mkd. X BT 12" Hemlock, S59°E, 23.80' mkd. X BT FS post/sign, 0.7', E'yly
	TLS 2018-10 L2 └ C9 └ C4A └ L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground. Magnet at base	Set: 20" Hemlock, S24-1/2°E, 80.10' mkd. X BT 18" Cedar, S30°W, 84.14' mkd. X BT FS post/sign, 1.0', S'yly *cap inadvertently marked C9, should read C7A*
2-126 7A	TLS 2018-10 L2 └ C9 └ C4A └ L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground. Magnet at base	Set: 20" Hemlock, S24-1/2°E, 80.10' mkd. X BT 18" Cedar, S30°W, 84.14' mkd. X BT FS post/sign, 1.0', S'yly *cap inadvertently marked C9, should read C7A*
	TLS 2018-10 L2 └ C9 └ C4A └ L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground. Magnet at base	Set: 20" Hemlock, S24-1/2°E, 80.10' mkd. X BT 18" Cedar, S30°W, 84.14' mkd. X BT FS post/sign, 1.0', S'yly *cap inadvertently marked C9, should read C7A*

TYPICAL REFERENCE MONUMENT

SET 2" ALUM. CAP ON 5/8" REBAR,
FLUSH WITH THE GROUND

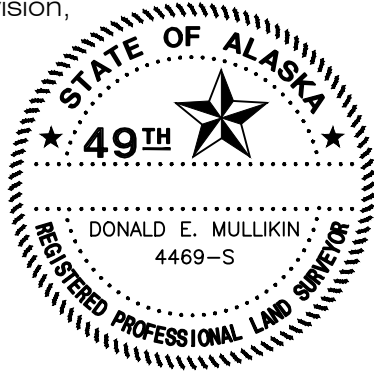


CAP MARKINGS

SURVEYORS CERTIFICATE

I certify that I am properly registered and licensed to practice
Land Surveying in the State of Alaska, that this plat represents
a survey made by me or under my direct supervision,
that the monuments shown hereon exist as
described, and that all dimensions and other
details are correct.

Date



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS
TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM
FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

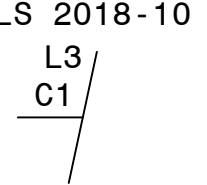
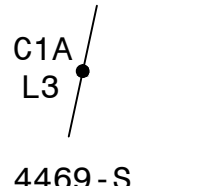
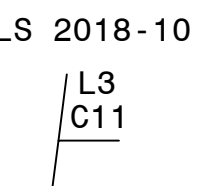
TRUST LAND SURVEY
No. 2018-10

W-2 and W-3 Subdivision
Creating Lot 1, Lot 2 and Lot 3

A Subdivision of a Portion of Lot 3, U.S. Survey No. 3709
Within Sections 7, 8 and 17, Township 63 South, Range 84 East,
Copper River Meridian, Alaska
Containing 238.12 Acres More or Less
Wrangell Recording District

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3 - 5/28/2018	SCALE: 1" = 400'
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, & 4
CHECKED BY: DEM/JVM	FILE: WRANGELL W2 W3
DRAWN BY: MRS	MHT FILE No.: TLS 2018-10

TLS 2018-10, LOT 3: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
1-51 3-126 1	TLS 2018-10 L3 C1 	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground. Magnet at base	Set: 20" Hemlock, N62°E, 52.32' mkd. X BT 14" Cedar, S55°E, 32.25' mkd. X BT FS post/sign, alongside
	4469-S 2018		
1-53 3-126 1A	TLS 2018-10 C1A L3 	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 9" Hemlock, N86°E, 18.48' mkd. X BT 7" Pine, S38°E, 16.17' mkd. X BT FS post/sign, alongside
	4469-S 2018		
1-10 2	U.S. CADASTRAL SURVEY S3709 C4 L3 NFB 1960 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, 3' above the ground.	Found: 8" Pine, S44°W, 54.39' with scribe marks X BT 7" Pine, N74°W, 29.10' with scribe marks X BT
2-24 3	USDI BLM SURVEY 3790 WP X No 8 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 0.3' above the ground, in good condition. Found FS post/sign, 1.0', E'ly	Found: 13" Pine, S32°W, 57.38' with scribe marks X BT 13" Pine, N70°W, 34.32' with scribe marks X BT Set: 11" Cedar, S1°E, 66.32' mkd. X BT
4	SEE LOT 2, CORNER 1		
4A	SEE LOT 2, CORNER 7A		
5	SEE LOT 2, CORNER 7		
2-22 6	ADL 1965 S3709 26E HAM-NOW C3 C2 L11 L12 B1 B1	Found 2 1/2" brass cap, on 2" iron post, 0.7' above the ground. Found carsonite post 0.8', E'ly	Found no evidence of original bearing trees Set: 10" Cedar, S75°E, 33.34' mkd. X BT 8" Hemlock, S29°W, 21.73' mkd. X BT 18" Cedar, N36°W, 17.16' mkd. X BT FS post/sign, alongside
1-8 7	US GENERAL LAND OFFICE SURVEY S2900 C6 LOT23 S2589 C5 LOT1 C2 1942 S3709 C37 L3	Found 2 1/2" brass cap, on 1" iron post, 2" above the ground.	Found: 9" Pine, N19°E, 6.38' with healed blazes 7" Pine, S20°W, 16.39' with scribe marks S2389 12" Pine, N60°W, 15.39' with scribe marks S2389 ROW BT Set: FS post/sign, alongside
1-14 8	US GENERAL LAND OFFICE SURVEY LOT1 C3 S2589 LOT2 C2 1942	Found 2 1/2" brass cap, on 3/4" iron post, 12" above the ground.	Found: 9" Hemlock, N57°W, 10.14' with illegible scribe marks on a partially healed blaze Set: 5" Spruce, N53°E, 10.01' mkd. X BT
1-16 9	US GENERAL LAND OFFICE SURVEY 2761 C2 LOT3 S2589 LOT2 C3	Found 2 1/2" brass cap, on 3/4" iron post, 14" above the ground.	Set: 6" Pine, N30°E, 11.96' mkd. X BT 9" Cedar, S60°E, 11.66' mkd. X BT FS post/sign, alongside
1-46 4-92 10	US GENERAL LAND OFFICE SURVEY C3 LOT3 S2589 C4 LOT4 C2 1942	Found 2 1/2" brass cap, on 1" iron post, bent and disturbed, 0.5' above the ground. Reset brass capped iron post at a computed point to be 0.5' above the ground.	Set: 10" Hemlock, S1-1/2°W, 44.45' mkd. X BT 15" Hemlock, S61°W, 54.10' mkd. X BT FS post/sign, 1.0', S'ly
1-48 4-90 11	TLS 2018-10 L3 C11 	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 9" Hemlock, S16-1/2°W, 34.98' mkd. X BT 8" Hemlock, S89°W, 40.57' mkd. X BT FS post/sign, 0.7', N'ly
	4469-S 2018		

MISCELLANEOUS CORNER RECOVERY DESCRIPTIONS

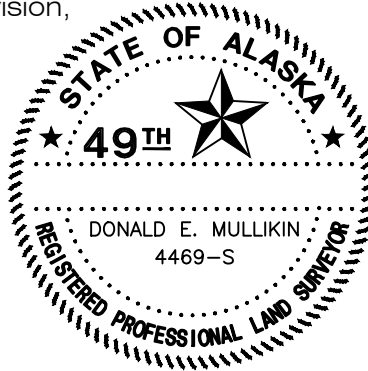
Cor. #	Corner Marking	Description	Accessories
1-18 801	USDI BLM SURVEY 3709 WP No 9 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 12" above the ground. Found FS post/sign, alongside	Found: Dead bearing tree, S29°E, 10.09' Set: 22" Hemlock, N77°E, 48.61' mkd. X BT 12" Hemlock, S40°E, 11.64' mkd. X BT
2-64 802	US GENERAL LAND OFFICE SURVEY 2761 LOT5 C2 S2589 LOT4 C3	Found 2 1/2" brass cap, on 1" iron post, 0.6' above the ground, in good condition. Found carsonite post 0.8', E'ly	Found: Dead and down hemlock, S57°W, 16.00' 21" Hemlock, N60°W, 31.68' with healed blazes Set: 24" Hemlock, N68°E, 20.48' mkd. X BT

NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

SURVEYORS CERTIFICATE

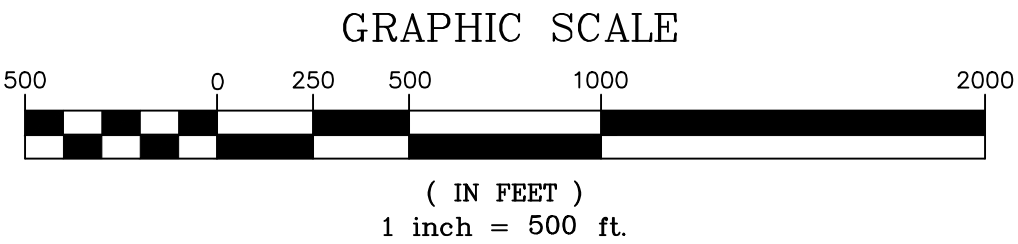
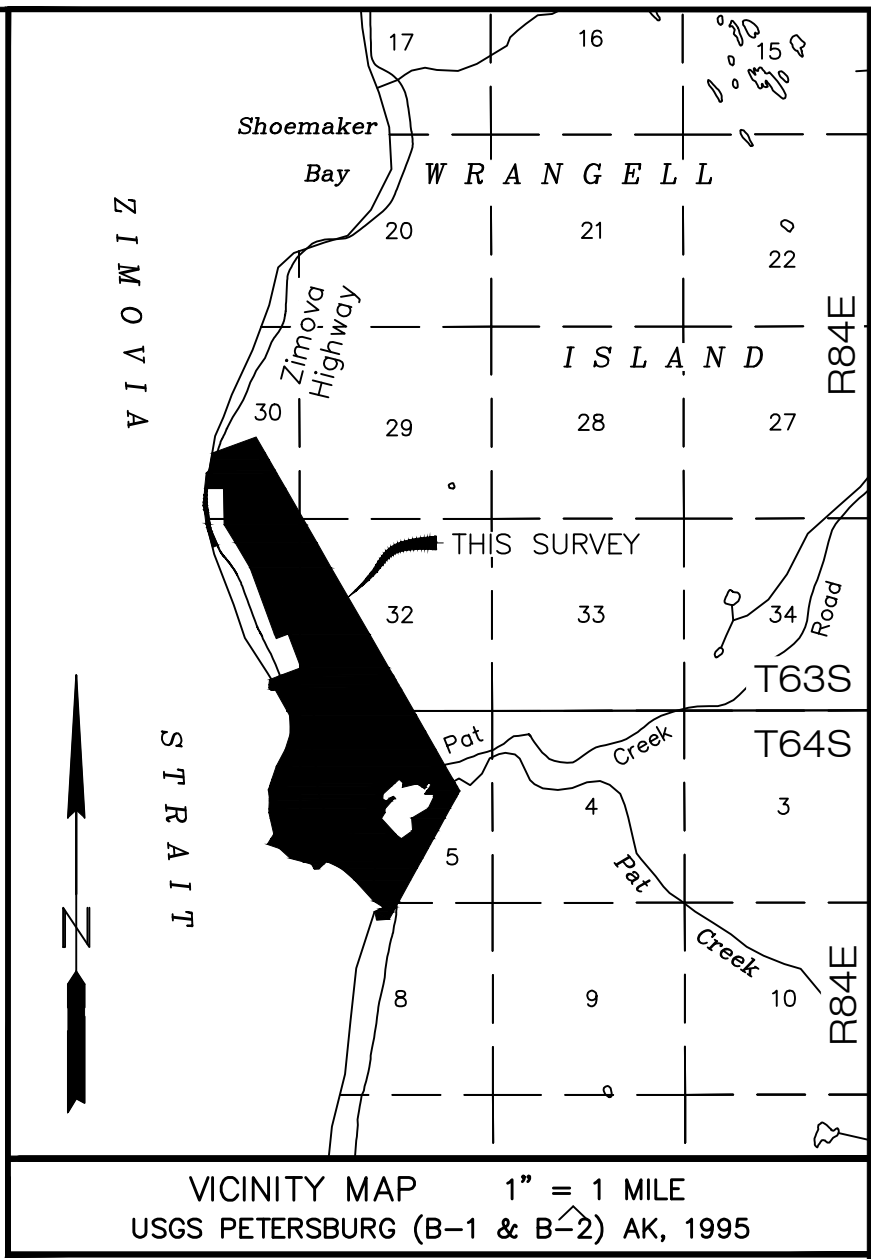
I certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date _____



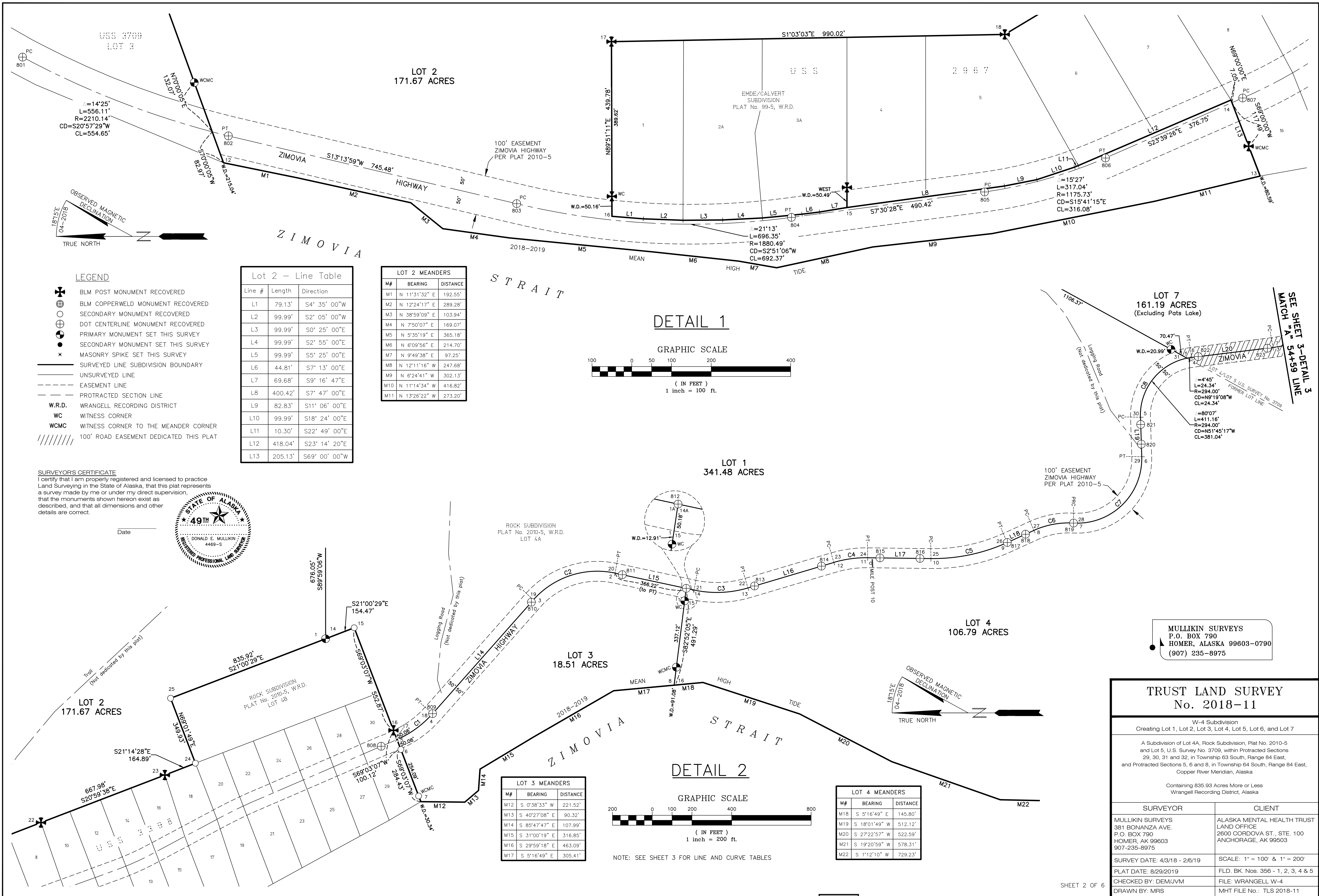
MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

TRUST LAND SURVEY No. 2018-10	
W-2 and W-3 Subdivision Creating Lot 1, Lot 2 and Lot 3	
A Subdivision of a Portion of Lot 3, U.S. Survey No. 3709 Within Sections 7, 8 and 17, Township 63 South, Range 84 East, Copper River Meridian, Alaska Containing 236.12 Acres More or Less Wrangell Recording District	
SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3 - 5/28/2018	SCALE: 1" = 400'
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, & 4
CHECKED BY: DEM/JVM	FILE: WRANGELL W2 W3
DRAWN BY: MRS	MHT FILE No.: TLS 2018-10



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-236-8976	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3/18 - 2/6/19	SCALE: 1" = 500'
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, 4 & 5
CHECKED BY: DEM/JVM	FILE: WRANGELL W-4
DRAWN BY: MRS	MHT FILE NO.: T1S 2018-11



LOT 4 MEANDERS		
M#	BEARING	DISTANCE
M23	S 12°55'27" E	603.34'
M24	S 28°24'56" W	306.17'
M25	S 68°00'00" E	330.00'
M26	S 49°00'00" E	415.65'

LOT 5 MEANDERS		
M#	BEARING	DISTANCE
M27	S 49°00'00" E	13.35'
M28	S 81°00'00" E	613.80'
M29	N 85°00'00" E	422.40'
M30	S 55°38'00" E	180.28'

LOT 6 MEANDERS		
M#	BEARING	DISTANCE
M31	S 55°38'00" E	432.86'
M32	S 45°00'00" E	574.20'
M33	S 41°27'55" E	495.44'
M34	S 57°53'47" E	278.56'
M35	S 16°10'15" W	42.51'
M36	S 75°46'59" W	194.24'
M37	S 11°39'46" W	108.90'
M38	S 21°08'59" E	184.37'

LOT 4 MEANDERS		
M#	BEARING	DISTANCE
M23	S 12°55'27" E	603.34'
M24	S 28°24'56" W	306.17'
M25	S 68°00'00" E	330.00'
M26	S 49°00'00" E	415.65'

LOT 5 MEANDERS		
M#	BEARING	DISTANCE
M27	S 49°00'00" E	13.35'
M28	S 81°00'00" E	613.80'
M29	N 85°00'00" E	422.40'
M30	S 55°38'00" E	180.28'

LOT 6 MEANDERS		
M#	BEARING	DISTANCE
M31	S 55°38'00" E	432.86'
M32	S 45°00'00" E	574.20'
M33	S 41°27'55" E	495.44'
M34	S 57°53'47" E	278.56'
M35	S 16°10'15" W	42.51'
M36	S 75°46'59" W	194.24'
M37	S 11°39'46" W	108.90'
M38	S 21°08'59" E	184.37'

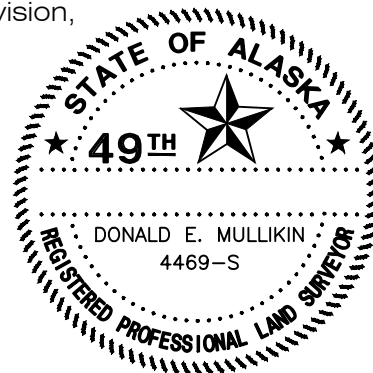
LEGEND

- BLM POST MONUMENT RECOVERED
- BLM COPPERWELD MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED
- DOT CENTERLINE MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- MASONRY SPIKE SET THIS SURVEY
- SURVEYED LINE SUBDIVISION BOUNDARY
- UNSURVEYED LINE
- EASEMENT LINE
- PROTRACTED SECTION LINE
- W.R.D. WRANGELL RECORDING DISTRICT
- WC WITNESS CORNER
- WCMC WITNESS CORNER TO THE MEANDER CORNER
- 100' ROAD EASEMENT DEDICATED THIS PLAT

SURVEYOR'S CERTIFICATE

I certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date _____



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

TRUST LAND SURVEY No. 2018-11

W-4 Subdivision
Creating Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7

A Subdivision of Lot 4A, Rock Subdivision, Plat No. 2010-5 and Lot 5, U.S. Survey No. 3709, within Protracted Sections 29, 30, 31 and 32, in Township 63 South, Range 84 East, and Protracted Sections 5, 6 and 8, in Township 64 South, Range 84 East, Copper River Meridian, Alaska

Containing 835.93 Acres More or Less
Wrangell Recording District, Alaska

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3/18 - 2/6/19	SCALE: 1" = 200'
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, 4 & 5
CHECKED BY: DEM/JVM	FILE: WRANGELL W-4
DRAWN BY: MRS	MHT FILE No.: TLS 2018-11

TLS 2018-11, LOT 1: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
1-20	U.S. CADASTRAL SURVEY <div>S3709 L4 NFB L5</div>	Found 3 1/4" brass cap, on 2 1/2" iron post, 8" above the ground.	Found: 26" Hemlock, N40°E, 13.76' with scribe mark X visible 20" Cedar, S20°E, 25.19' with healed blazes
	1960 BUREAU OF LAND MANAGEMENT	Found iron post and FS sign, alongside.	
1-22	USDI BLM SURVEY 3709 WP + No 14 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 13" above the ground. Found FS post/sign, alognside	Found: 12" Cedar, S70°E, 6.49' with healed blazes 24" Cedar, S8°W, 17.39' with scribe marks X BT
	TLS 2018-11 <div>C2A L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 13" Hemlock, N87°E, 6.58' mkd. X BT 8" Cedar, S81°W, 18.04' mkd. X BT FS post/sign, alongside
3-150 4-40	2A 4469-S 2018		
1-32	USDI BLM SURVEY 3709 W.P + No 13 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 3" above the ground. Found FS post/sign, alognside	Found: 20" Cedar, S20°W, 5.35' with partially healed blazes 20" Hemlock, S89°W, 14.95' with scribe marks X BT
	TLS 2018-11 <div>C3A L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 7" Hemlock, S23°E, 29.72' mkd. X BT 11" Hemlock, N27°W, 7.90' mkd. X BT FS post/sign, alongside
3-140 4-38	3A 4469-S 2018		
1-35	USDI BLM SURVEY 3709 W P + No 12 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 12" above the ground. Found FS post/sign, alognside	Found: 50" Spruce, N1°E, 6.08' with fully healed blazes 20" Hemlock, S75°W, 14.55' with fully healed blazes
	TLS 2018-11 <div>C4A L1</div>	Set 3 1/4" alum. cap, on 5/8" alum. drive rod, 1.0' above the ground. Magnet at base	Set: 17" Hemlock, N86-1/2°E, 6.74' mkd. X BT 22" Hemlock, N5-1/2°W, 25.43' mkd. X BT FS post/sign, 0.9', S'ly
3-91/92 1-64	4A 4469-S 2018		
4-22	U.S. CADASTRAL SURVEY <div>S3709 C6 L3 NFB L4</div>	Found 3 1/4" brass cap, on 2 1/2" iron post, firmly set, 6" above the ground. Found FS post/sign, alognside	Found original bearing trees dead and down. Set: 15" Hemlock, S30°W, 8.70' mkd. X BT 4" Spruce, N22°W, 66.15' mkd. X BT
	1960 BUREAU OF LAND MANAGEMENT		
4-34 4-86	TLS 2018-11 <div>C6 C11 L1 L2</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground. Magnet at base	Set: 5" Alder, N71°E, 56.44' mkd. X BT 6" Alder, S51°E, 52.53' mkd. X BT FS post/sign, 1.2', W'ly
	4469-S 2018		
4-88 1-61	TLS 2018-11 <div>C10 L2 C6A L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 16" Hemlock, N78°E, 15.33' mkd. X BT 11" Hemlock, S19°E, 21.29' mkd. X BT FS post/sign, 1.2', W'ly
	4469-S 2018		
3-98 1-66	TLS 2018-11 <div>L1 C7 L2</div>	Set 3 1/4" alum. cap, on 5/8" alum. drive rod, 0.25' above a boulder, 3'x 4'x 2'. Magnet at base	Set: RM-1, 2" alum. cap on 5/8" rebar, in a boulder, N37°E, 3.37' RM-2, 2" alum. cap on 5/8" rebar, in a boulder, N67°W, 2.58' FS post/sign, 1.4', E'ly
7	4469-S 2018		

Cor. #	Corner Marking	Description	Accessories
3-109 3-134 3-144	TLS 2018-11 WC L1 C8 C8 L2	Set 3 1/4" alum. cap, on 5/8" rebar, in a boulder, with a collar of stone. Magnet at base	Set: 54" Hemlock, North, 16.11' mkd. X BT 39" Hemlock, South, 22.38' mkd. X BT FS post/sign, alongside
	4469-S 2018		
3-106 3-132 3-142	TLS 2018-11 <div>L2 C9 C7 WC</div>	Set 3 1/4" alum. cap, on 5/8" rebar, in a boulder. Magnet at base	Set: 40" Hemlock, S18°W, 22.97' mkd. X BT 7" Hemlock, N48°W, 18.98' mkd. X BT FS post/sign, alongside
	4469-S 2018		
3-104 3-138	TLS 2018-11 <div>C10 C6 L2 L1</div>	Set 3 1/4" alum. cap, on 5/8" rebar, in a boulder. Magnet at base	Set: 44" Hemlock, N33°E, 24.89' mkd. X BT 10" Hemlock, S46°E, 13.00' mkd. X BT FS post/sign, alongside
	4469-S 2018		
1-54 4-84	TLS 2018-11 <div>L1 C11 C5 L2</div>	Set 3 1/4" alum. cap, on 5/8" alum. drive rod, in a boulder, 1.0' below ground level. Magnet at base	Set: 5" Hemlock, S3°W, 27.62' mkd. X BT 4" Hemlock, N76-1/2°W, 14.50' mkd. X X FS post/sign, 0.5', E'ly
	4469-S 2018		
1-56 3-148	TLS 2018-11 <div>L1 C12 C4 L2 L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 8" above the ground, in a collar of stone. Magnet at base	Set: 24" Hemlock, S7°W, 22.95' mkd. X BT 15" Hemlock, N10°W, 20.54' mkd. X BT FS post/sign, alongside
	4469-S 2018		
2-82 4-78	TLS 2018-11 <div>C3 L2 C12A L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 10" Hemlock, S7°W, 15.72' mkd. X BT 11" Hemlock, N37°W, 25.40' mkd. X BT FS post/sign, 1.0', W'ly
	4469-S 2018		
2-80 4-76	TLS 2018-11 <div>L2 C2 C13 L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground. Magnet at base	Set: 5" Hemlock, S63°E, 18.95' mkd. X BT 6" Hemlock, N13-1/2°W, 10.95' mkd. X BT FS post/sign, 1.0', NW'ly
	4469-S 2018		
4-74 1-44	TLS 2018-11 <div>L2 C1 C14 L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 5" Spruce, N26°E, 21.40' mkd. X BT 10" Cedar, S46°E, 20.78' mkd. X BT FS post/sign, 1.0', NE'ly
	4469-S 2018		
2-10	SCHEFF + LS 6700	Found 1 1/2" alum. cap, on 5/8" rebar, 1.1' above the ground.	Set: 9" Cedar, N72°E, 9.13' mkd. X BT 15" Hemlock, N20°W, 19.90' mkd. X BT FS post/sign, 1.0', S'ly
4-144 5-35	US GENERAL LAND OFFICE SURVEY <div>RM 50.0 S3398 L30 S3709 L4</div>	Found 2 1/2" brass cap, on 1" iron post, reset to 0.9' above the ground. Falls in root wad. Magnet at base	Set: 4" Hemlock, S64°E, 15.79' mkd. X BT 6" Hemlock, S27°W, 13.81' FS post/sign, 2.0', SE'ly
	1955		
4-145	17	SET MASONRY NAIL	
18-30	AT THE TRUE PC'S AND PT'S, NOT MONUMENTED		
4-68	TLS 2018-11 WC L1 C31 L7 C5	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 9" Hemlock, N15°E, 25.45' mkd. X BT 9" Hemlock, S38-1/2°E, 12.27' mkd. X BT FS post/sign, 1.4', NE'ly
	4469-S 2018		
31			

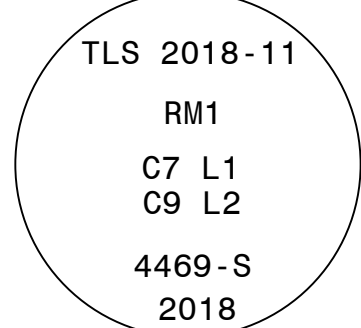
Cor. #	Corner Marking	Description	Accessories
4-70	TLS 2018-11 <div>L1 C32 L7 C4</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.35' above the ground. Magnet at base	Set: 3" Spruce, N6°E, 9.37' mkd. X X RM-1, 2" alum. cap on 5/8" rebar, in a boulder, S60°W, 61.17' FS post/sign, 1.0', E'ly
	4469-S 2018		
4-72	TLS 2018-11 <div>L1 C33 L7 C3</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: RM-1, 2" alum. cap on 5/8" rebar, S64-1/2°W, 9.92' RM-2, 2" alum. cap on 5/8" rebar, N26°W, 6.61' FS post/sign, 1.0', E'ly
	4469-S 2018		
17B 32			
17C 33			

TLS 2018-11, LOT 2: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
1	SEE LOT 1, CORNER 14		
2	SEE LOT 1, CORNER 13		
3	SEE LOT 1, CORNER 12A		
4	SEE LOT 1, CORNER 12		
5	SEE LOT 1, CORNER 11		
6	SEE LOT 1, CORNER 10		
7	SEE LOT 1, CORNER 9		
8	SEE LOT 1, CORNER 8		
9	SEE LOT 1, CORNER 7		
10	SEE LOT 1, CORNER 6A		
11	SEE LOT 1, CORNER 6		
4-32 4-36	WC <div>C12 L2 C12A L1 2018-11</div>	Original iron post searched for, not found. Set 2" alum. cap, on 5/8" rebar, in bedrock, 1.3' above the ground. Magnet at base	Original bearing trees searched for, not found. Set: A boulder 5'x 4'x 5', S89°E, 4.95', chiseled X B0 on the N'ly face 4" Alder, S10°E, 7.30' mkd. X BT
	2018 4469-S		
12			

TYPICAL REFERENCE MONUMENT

SET 2" ALUM. CAP ON 5/8" REBAR, FLUSH WITH THE GROUND



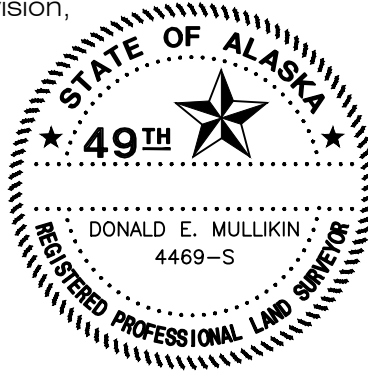
CAP MARKINGS

SURVEYORS CERTIFICATE

I certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date _____

MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975



NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

TRUST LAND SURVEY
No. 2018-11

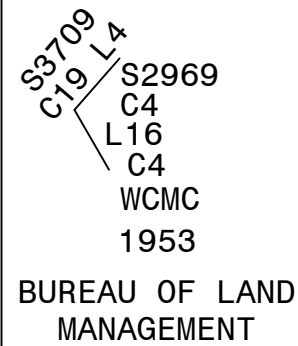
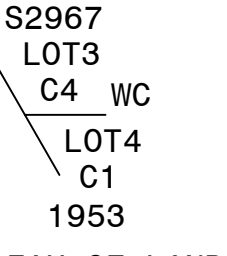
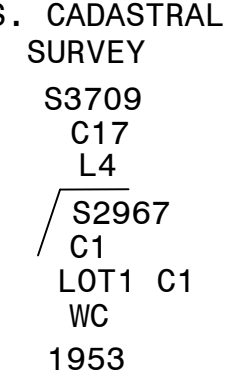
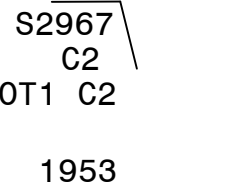
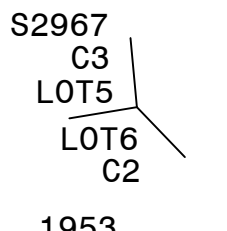
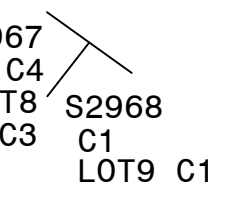
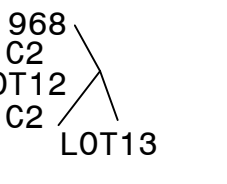
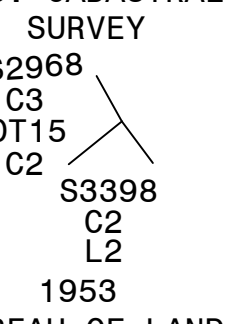
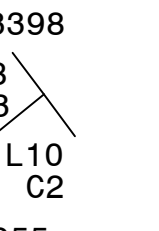
W-4 Subdivision
Creating Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7

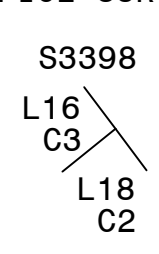


A Subdivision of Lot 4A, Rock Subdivision, Plat No. 2010-5 and Lot 5, U.S. Survey No. 3709, within Protracted Sections 29, 30, 31 and 32, in Township 63 South, Range 84 East, and Protracted Sections 5, 6 and 8, in Township 64 South, Range 84 East, Copper River Meridian, Alaska

Containing 835.93 Acres More or Less
Wrangell Recording District, Alaska

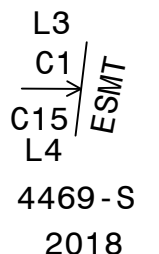


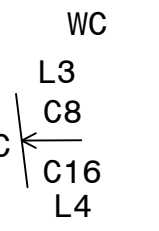
SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3/18 - 2/6/19	SCALE: NA
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, 4 & 5
CHECKED BY: DEM/JVM	FILE: WRANGELL W-4
DRAWN BY: MRS	MHT FILE No.: TLS 2018-11

TLS 2018-11, LOT 2: CORNER DESCRIPTIONS CONT.

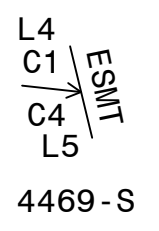
Cor. #	Corner Marking	Description	Accessories
3-28		Found 3 1/4" brass cap, on 2 1/2" iron post, 10" above the ground.	Original bearing trees searched for, not found. Set: 23" Spruce, N58°E, 26.50' mkd. X BT 40" Spruce, N8-1/2°W, 12.02' mkd. X BT
3-30		Found 3 1/4" brass cap, on 2 1/2" iron post, 0.2' above the ground.	Original bearing trees searched for, not found.
3-32		Found 3 1/4" brass cap, on 2 1/2" iron post, 4" above the ground and bent.	Original bearing trees searched for, not found. Set: RM-1, 2" alum. cap, mkd. RM1 C17 LOT2, on 5/8" rebar, S57°W, 8.70' RM-2, 2" alum. cap, mkd. RM2 C17 LOT2, on 5/8" rebar, S10°W, 4.37'
3-36		Found 3 1/4" brass cap, on 2 1/2" iron post, 4" above the ground.	Original bearing trees searched for, not found. Set: 8" Hemlock, N79°W, 24.26' mkd. X BT COR 18 LOT 2 4" Hemlock, N0-1/2°W, 13.13' mkd. X BT COR 18 LOT 2
3-38		Found 3 1/4" brass cap, on 2 1/2" iron post, 3" above the ground, and leaning.	Original bearing trees searched for, not found. Set: 27" Hemlock, N30-1/2°E, 42.43' mkd. X BT C20 L2 12" Hemlock, N69°E, 17.79' mkd. X BT C20 L2
3-40		Found 3 1/4" brass cap, on 2 1/2" iron post, 6" above the ground.	Original bearing trees searched for, not found. Set: 19" Hemlock, N1-1/2°E, 11.10' mkd. X BT C21 L2 34" Hemlock, N70°E, 39.71' mkd. X BT C21 L2
2-58		Found 3 1/4" brass cap, on 2 1/2" iron post, flush with the ground, in good condition.	Found stumps at record bearing tree locations Set: 14" Hemlock, N59°E, 49.27' mkd. X BT 8" Hemlock, N63-1/2°W, 19.08' mkd. X BT Wood post, 1.5', E'ly
2-54		Found 3 1/4" brass cap, on 2 1/2" iron post, flush with the ground, in good condition.	Found one stump at record bearing tree location (N46-1/2°W, 39.6') Set: 15" Spruce, N5-1/2°E, 29.52' mkd. X BT 15" Spruce, S67°E, 33.09' mkd. X BT
2-52		Found 2 1/2" brass cap, on 1" iron post, 0.3' above the ground, in good condition. 2"x 2" wood post, alongside.	Original bearing trees searched for, not found. Set: 7" Hemlock, N55°E, 18.25' mkd. X BT 9" Hemlock, S34°E, 38.77' mkd. X BT
22	1955		

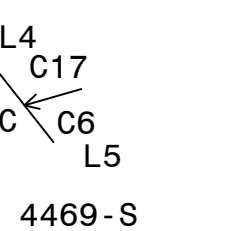
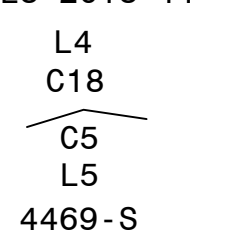
Cor. #	Corner Marking	Description	Accessories
2-50		Found 2 1/2" brass cap, on 1" iron post, firmly set, 1.2' above the ground, in good condition.	Found: 18" Spruce, S67°E, 12.83' with healed blazes Set: 15" Spruce, N38°E, 30.45' mkd. X BT
2-40		Found 1 1/2" alum. cap, on 5/8" rebar, in bedrock, 0.7' above the ground.	Set: 12" Hemlock, N5°E, 24.18' mkd. X BT 9" Spruce, N69°W, 16.79' mkd. X BT
2-38		Found 1 1/2" alum. cap, on 5/8" rebar, 24" above the ground.	Set: 11" Hemlock, N36°E, 14.68' mkd. X BT 12" Hemlock, S29-1/2°E, 29.79' mkd. X BT
25			

TLS 2018-11, LOT 3: CORNER DESCRIPTIONS

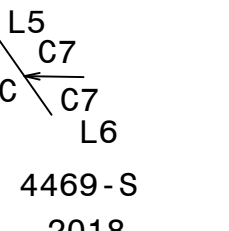
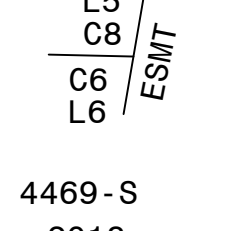
Cor. #	Corner Marking	Description	Accessories
5-36		Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.4' above the ground. Magnet at base	Set: 10" Hemlock, S59°W, 11.80' mkd. X BT 14" Hemlock, N53°W, 11.50' mkd. X BT FS post/sign, 1.0', W'ly
1			
1A	SEE DOT CL MONUMENT - 812, SHEET 6		
2-4	AT THE TRUE PC'S AND PT'S, NOT MONUMENTED		
4-145		SET MASONRY NAIL	
4-144		Found 1 1/2" alum. cap, on 5/8" rebar, loosely drilled into rock, 0.4' above the ground.	
6			
3-48		Found 1 1/2" alum. cap, on 5/8" rebar, flush with the ground.	Set: 12" Cedar, S0-1/2°W, 17.17' mkd. X BT COR 19 LOT 1 26" Hemlock, S23-1/2°W, 8.33' mkd. X BT COR 19 LOT 1 *Bearing Trees inadvertently scribed COR 19, should read COR 16*
7			
5-38		Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.4' above the ground. Magnet at base	Set: 30" Hemlock, N29°E, 49.11' mkd. X BT 15" Hemlock, S57°E, 17.83' mkd. X BT FS post/sign, 0.7', SW'ly
8			

TLS 2018-11, LOT 4: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
5-44		Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 20" Cedar, S28°E, 30.71' mkd. X BT 14" Cedar, S84-1/2°W, 22.57' mkd. X BT FS post/sign, 0.3', NW'ly
1			
1A	SEE DOT CL MONUMENT - 824, SHEET 6		
2-6	AT THE TRUE PC'S AND PT'S, NOT MONUMENTED		

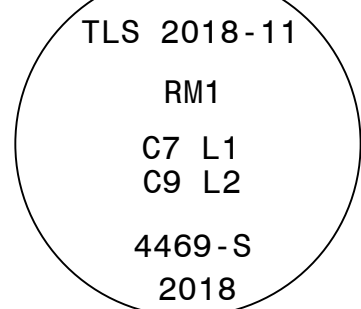
Cor. #	Corner Marking	Description	Accessories
7	SEE DOT CL MONUMENT - 819, SHEET 6		
8-14	AT THE TRUE PC'S AND PT'S, NOT MONUMENTED		
14A	SEE DOT CL MONUMENT - 812, SHEET 6		
15	SEE LOT 3, CORNER 1		
16	SEE LOT 3, CORNER 8		
5-40		Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.4' above the ground. Magnet at base	Set: 21" Hemlock, N52°E, 17.15' mkd. X BT 25" Spruce, N48°W, 25.48' mkd. X BT FS post/sign, 0.4', NW'ly
17			
5-24		Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 18" Hemlock, N17°E, 24.94' mkd. X BT 14" Hemlock, S84°W, 32.62' mkd. X BT FS post/sign, 0.4', N'ly
18			

TLS 2018-11, LOT 5: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
1	SEE DOT CL MONUMENT - 826		
2-3	AT THE TRUE PC'S AND PT'S, NOT MONUMENTED		
3A	SEE DOT CL MONUMENT - 824, SHEET 6		
4	SEE LOT 4, CORNER 1		
5	SEE LOT 4, CORNER 18		
6	SEE LOT 4, CORNER 17		
5-22		Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground. Magnet at base	Set: 20" Hemlock, N77°E, 33.43' mkd. X BT 14" Spruce, S20°E, 25.02' mkd. X BT FS post/sign, 0.3', S'ly
7			
5-42		Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.4' above the ground. Magnet at base	Set: 16" Hemlock, S7°W, 15.15' mkd. X BT 17" Hemlock, S84-1/2°W, 27.16' mkd. X BT FS post/sign, 0.4', W'ly
8			

TYPICAL REFERENCE MONUMENT

SET 2" ALUM. CAP ON 5/8" REBAR, FLUSH WITH THE GROUND



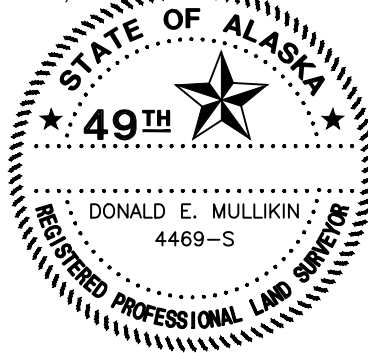
CAP MARKINGS

SURVEYOR'S CERTIFICATE

I certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date _____

MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975



NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

TRUST LAND SURVEY
No. 2018-11

W-4 Subdivision
Creating Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7

A Subdivision of Lot 4A, Rock Subdivision, Plat No. 2010-5 and Lot 5, U.S. Survey No. 3709, within Protracted Sections 29, 30, 31 and 32, in Township 63 South, Range 84 East, and Protracted Sections 5, 6 and 8, in Township 64 South, Range 84 East, Copper River Meridian, Alaska

Containing 835.93 Acres More or Less
Wrangell Recording District, Alaska

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3/18 - 2/6/19	SCALE: NA
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, 4 & 5
CHECKED BY: DEM/JVM	FILE: WRANGELL W-4
DRAWN BY: MRS	MHT FILE No.: TLS 2018-11

TLS 2018-11, LOT 6: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
5-32	TLS 2018-11 <div>C1 L6 ESMT</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.4' above the ground.	Set: 12" Hemlock, S79°W, 48.03' mkd. X BT
		Magnet at base	11" Hemlock, N50°W, 42.49' mkd. X BT
			FS post/sign, 0.4', NW'ly
1	4469-S 2018		
5-26	1A	SET MASONRY NAIL	
5-26	2	SET MASONRY NAIL	
5-28	3	SET MASONRY NAIL	
	4	AT THE TRUE PC, NOT MONUMENTED	
	5	SEE LOT 5, CORNER 1 / SEE DOT CL MONUMENT - 826	
	6	SEE LOT 5, CORNER 8, SHEET 5	
	7	SEE LOT 5, CORNER 7, SHEET 5	
1-114	U.S. CADASTRAL SURVEY WC S3709 C9 L6 MC NFB 1960 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, 0.7' above the ground.	Found: 24" Spruce, N2°E, 29.19' with fully healed blaze 31" Spruce, N72°E, 17.44' with fully healed blaze
4-46	U.S. CADASTRAL SURVEY S3709 C8 L5 NFB 1960 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, 0.2' above the ground.	Found: 24" Hemlock, N30°E, 47.52' 10" Hemlock, S30°E, 26.4'
		Found FS post/sign, 1.0', E'ly.	
9			

TLS 2018-11, DOT CENTERLINE MONUMENT: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
4032 3-45	801	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
4031 3-45	802	FOUND MONUMENT CASE WITH NO BRASS CAP INSIDE	
4029 3-45	803	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
4027 3-45	804	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 6" BELOW GRADE	
2099 1-40	805	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 6" BELOW GRADE	
2101	806	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
2103	807	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
4034 3-47	808	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
4036 3-47	809	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
4038 3-47	810	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
4044 3-54	811	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 4" BELOW GRADE	
4046 3-54	812	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 5" BELOW GRADE	
4049 3-54	813	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 3" BELOW GRADE	
4051 3-54	814	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 4" BELOW GRADE	
4053 3-54	815	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 9" BELOW GRADE	
4055 3-54	816	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 6" BELOW GRADE	
4057 3-54	817	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 5" BELOW GRADE	
4059 3-54	818	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 5" BELOW GRADE	
4061 3-54	819	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 5" BELOW GRADE	
4063 3-54	820	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 2" BELOW GRADE	
4065 3-54	821	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 2" BELOW GRADE	
4067 3-54	822	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 1" BELOW GRADE	
4069 3-54	823	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE - 2" BELOW GRADE	
6017 4-113	824	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
6018 4-113	825	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
6023 4-113	826	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	
6025 4-113	827	FOUND 2 1/2" BRASS CAP IN A MONUMENT CASE	

TLS 2018-11, LOT 7: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
4-44	U.S. CADASTRAL SURVEY WC S3709 L5 NFB 1960 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, 0.3' above the ground, in good condition.	Found: Pine, S70°W, 17.82' Cedar, N42°W, 22.44'
		Found FS post/sign, 1.0', E'ly	
1			
	2	SEE LOT 1, CORNER 1, SHEET 4	
	3	SEE LOT 1, CORNER 33, SHEET 4	
	4	SEE LOT 1, CORNER 32, SHEET 4	
	5	SEE LOT 1, CORNER 31, SHEET 4	
	6-11	AT THE TRUE PC'S AND PT'S, NOT MONUMENTED	
5-28	12	SET MASONRY NAIL	
5-26	13	SET MASONRY NAIL	
5-26	13A	SET MASONRY NAIL	
5-30	TLS 2018-11 <div>L7 C14 ESMT</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground.	Set: 10" Spruce, N34°E, 13.12' mkd. X BT
		Magnet at base	12" Spruce, S84°E, 94.14' mkd. X BT
			FS post/sign, 0.4', NW'ly
	14	4469-S 2018	
4-48	USDI BLM SURVEY 3709 W P No 15 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 0.3' above the ground, in good condition.	Found: Cedar, N10°E, 9.57' Cedar, S75°E, 19.8'
		Found FS post/sign, 1.0', E'ly	
	15		

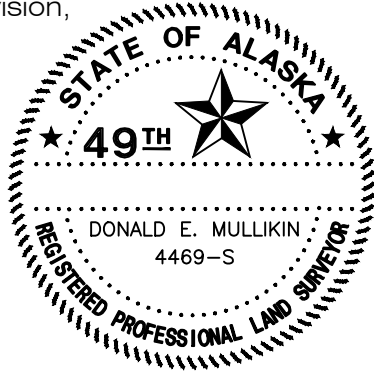
TYPICAL DOT CENTERLINE MONUMENT



NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

SURVEYORS CERTIFICATE
I certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date _____



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

TRUST LAND SURVEY
No. 2018-11

W-4 Subdivision
Creating Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7

A Subdivision of Lot 4A, Rock Subdivision, Plat No. 2010-5 and Lot 5, U.S. Survey No. 3709, within Protracted Sections 29, 30, 31 and 32, in Township 63 South, Range 84 East, and Protracted Sections 5, 6 and 8, in Township 64 South, Range 84 East, Copper River Meridian, Alaska

Containing 835.93 Acres More or Less
Wrangell Recording District, Alaska

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3/18 - 2/6/19	SCALE: NA
PLAT DATE: 8/29/2019	FLD. BK. Nos. 356 - 1, 2, 3, 4 & 5
CHECKED BY: DEM/JVM	FILE: WRANGELL W-4
DRAWN BY: MRS	MHT FILE No.: TLS 2018-11