



Thursday, December 14, 2023
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission
5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

- a. Approval of the Planning and Zoning meeting minutes from October 12, 2023.

6. CORRESPONDENCE

7. PERSONS TO BE HEARD

8. NEW BUSINESS

- a. (PH) Request from Don Glasner to purchase a portion of Borough Real Property identified as Parcel 7, A.S.L.S 84-83, zoned Commercial adjacent to the Torgramsen-Glasner Subdivision.
- b. (PH) Petition to Rezone Lot 5, Block 1, according to Plat 83-11 of Wrangell Island West, zoned Rural Residential changing the zoning district from Rural Residential (RR) to Rural Remote Unit (RMU) requested by Christian Ryll.

9. UNFINISHED BUSINESS

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

**Minutes of Planning & Zoning Commission
Held on October 12, 2023**

Item a.

1. CALL TO ORDER: Call to order at 5:30pm.

2. ROLL CALL:

PRESENT: Apryl Hutchinson, Jillian Privett, Kathleen St. Clair

ABSENT: Chair Terri Henson

STAFF PRESENT: Kate Thomas, Robert Marshall

3. AMENDMENTS TO THE AGENDA: NONE.

4. CONFLICTS OF INTEREST: NONE.

5. APPROVAL OF MINUTES

- a. Approval of the Planning and Zoning meeting minutes from September 14th and September 25th, 2023

M/S: JP/KS move to approve the Planning and Zoning meeting minutes from September 14th and September 25th, 2023.

Approved by all in favor.

6. CORRESPONDENCE

- a. Accessory Dwelling Unit Public Input

Public comments from Chris Bunes and Greg and Tammi Meissner read into the record. Included in packet.

7. PERSONS TO BE HEARD: NONE.

8. NEW BUSINESS

- a. Final plat review of the White-Etolin Replat, a replat of a portion of Lot C, Block 30B, USS 1119 (Plat No. 2019-2), Wrangell Townsite, creating Lot C1 and Lot C2, zoned Single Family Residential, owned and requested by Todd and Catherine White.

M/S: JP/KS Move to approve the final plat for the White-Etolin Replat as presented, owned and requested by Todd and Catherine White.

Approved by polled vote.

- b. (PH) Variance application request for a variance to the front yard setback for a car port on a portion of POR Lot 14, Block 12, Wrangell Townsite (Plat No. 86-5), zoned Single Family Residential, owned and requested by Robert Marshall.

Public Hearing Opened

Public Hearing Closed

Director Thomas provided staff report.

M/S: JP/KS move to approve the findings of fact and the variance request submitted by Robert Marshall for a 5 ft. front yard setback (15 ft. reduction) for the purposes of constructing a carport. Approved by Polled Vote

9. UNFINISHED BUSINESS

- a. (PH) Approval of Accessory Dwelling Unit code to added to Wrangell Municipal Code under Title 20 "Zoning"

Public Hearing Opened

Public Hearing Closed

Director Thomas addressed Chris Buness’ comments. She stated that the standards and definitions are in place for components in items 1 & 2. The DEC would have to approve infrastructure in relation to item 3. Goes further into context in requirements for item 3. 800 sq ft is standard for secondary dwellings in Privett stated that the code should not include exterior attachments as it takes away from the actual living unit in relation to Mrs. Buness’ comment.

Thomas addressed Greg & Tammi Meissner’s comments. Extensive discussion took place between the commissioners about subject.

M/S KS/JP move to approve the ADU code as presented.

M/S KS/JP move to amend the ADU Code to remove item b. and item d. adding the following language; An ADU shall not exceed 800 square feet of building area, or the following percentages of the principal dwelling’s building area, whichever is less: 40 percent of the principal dwelling’s building area on lots 0.5 acre or less, 60 percent of the principal dwelling’s building area on lots greater than 0.5 acre but less than on acre, and 80 percent of the principal dwelling’s building area on lots one acre or greater. Any garage associated with the principal dwelling is not included in the calculation of building area. Detached accessory dwellings are included in calculating lot coverage. Lot coverage variances shall not be granted for the construction of an accessory dwelling unit.

Amendment approved by polled vote.

Amended ADU Code approved by polled vote.

10. COMMISSIONERS’ REPORTS AND ANNOUNCEMENTS: NONE.

11. ADJOURNMENT: Adjourned at 6:07pm. Next meeting scheduled for November 9th, 2023.

ATTEST: _____
Robert Marshall, Secretary

Terri Henson, Chair

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting December 14th, 2023
Staff Report

Agenda Item: New Business, Item 8A
From: Kate Thomas, Economic Development Director

Subject: (PH) Request from Don Glasner to purchase a portion of Borough Real Property identified as Parcel 7, A.S.L.S 84-83, zoned Commercial adjacent to the Torgramsen-Glasner Subdivision.

Background:

The City and Borough of Wrangell has a need for a legal document that identifies the granting of a utility easement for the currently abandoned water line that traverses in part Mr. Don Glasner’s property identified as Lot C, of the Torgramsen-Glasner Subdivision, according to Plat 2016-2.

Mr. Glasner is seeking an exchange of land that would benefit both himself and the Borough. The Borough is requesting a utility easement in the area of approximately 10 ft. x 215 ft. (2,150 sq. ft.). A recent land appraisal related to the same utility easement on the adjacent Bloom property was valued at \$1.50 sq. ft. Mr. Glasner has accepted the \$1.50 sq. ft. for the easement area, requested by the Borough, with a total value of \$3,225.

Mr. Glasner has requested consideration to purchase a portion of Borough-owned land adjacent to his property, land identified as Parcel 7, according to A.S.L.S. 84-83. Mr. Glasner is proposing to adjust his back property line into the Borough parcel by 125 ft. The length of the back property line is 235 sq. ft. The purchase request is for an area of 125 ft. x 235 ft., equating to 29,375 sq. ft. of land. Mr. Glasner has agreed to grant the utility easement in exchange for this land. Furthermore, Mr. Glasner has agreed to pay 50/50 share of the survey costs.

Mr. Glasner is requesting the acquisition (purchase-exchange) of this land at less than fair market value (\$0.50 per sq.ft.). His justification for this request is his demonstration to work with the Borough to establish an easement for the purpose of the Borough showing site control for the Water Treatment Plant Improvement project, as required by the Borough’s federal funding partners on the infrastructure project, and economic benefit to the community.

Parcel 7, owned by the City and Borough of Wrangell, is accessible by Wood Street, a Borough-owned right-of-way. Legal access to Mr. Glasner’s parcel is from Zimovia Highway. Currently, there is no access to the area of land that Mr. Glasner is requesting to purchase, other than through his parcel along Zimovia Highway. Wood Street does not extend to that area of Parcel 7. The Water Treatment Plant facilities are located on Parcel 7; however, the Borough does not need the requested area for development other than for the purpose of preserving critical infrastructure access through the establishment of a utility easement. This land exchange/purchase serves as a means of establishing the easement necessary for site control and the future benefit of the Borough.

In summary at a price of \$0.50 per sq. ft. for land exchange and a 50/50 share in survey costs, the financial recap is:

235' x 125' land acquisition (29,375 sf x \$.50)	\$14,687.50
Share in Survey cost	\$1,891.00
Less 10' x 340' utility easement (3,400 sf x \$1.50)	\$5,100.00
Total Purchase and Exchange Costs to be paid by Mr. Glasner	\$11,478.50

Attachments:

1.) Aerial Map, 2.) Utility Easement Agreement with Exhibit A “Plat 2016-2”, 3.) Letter from Capital Facilities Director, Amber Al-Haddad to Mr. Don Glasner

Recommendation:

Staff recommend that the Planning and Zoning Commission approve a recommendation to the Borough Assembly to approve the sale of borough-owned real property to Mr. Glasner.

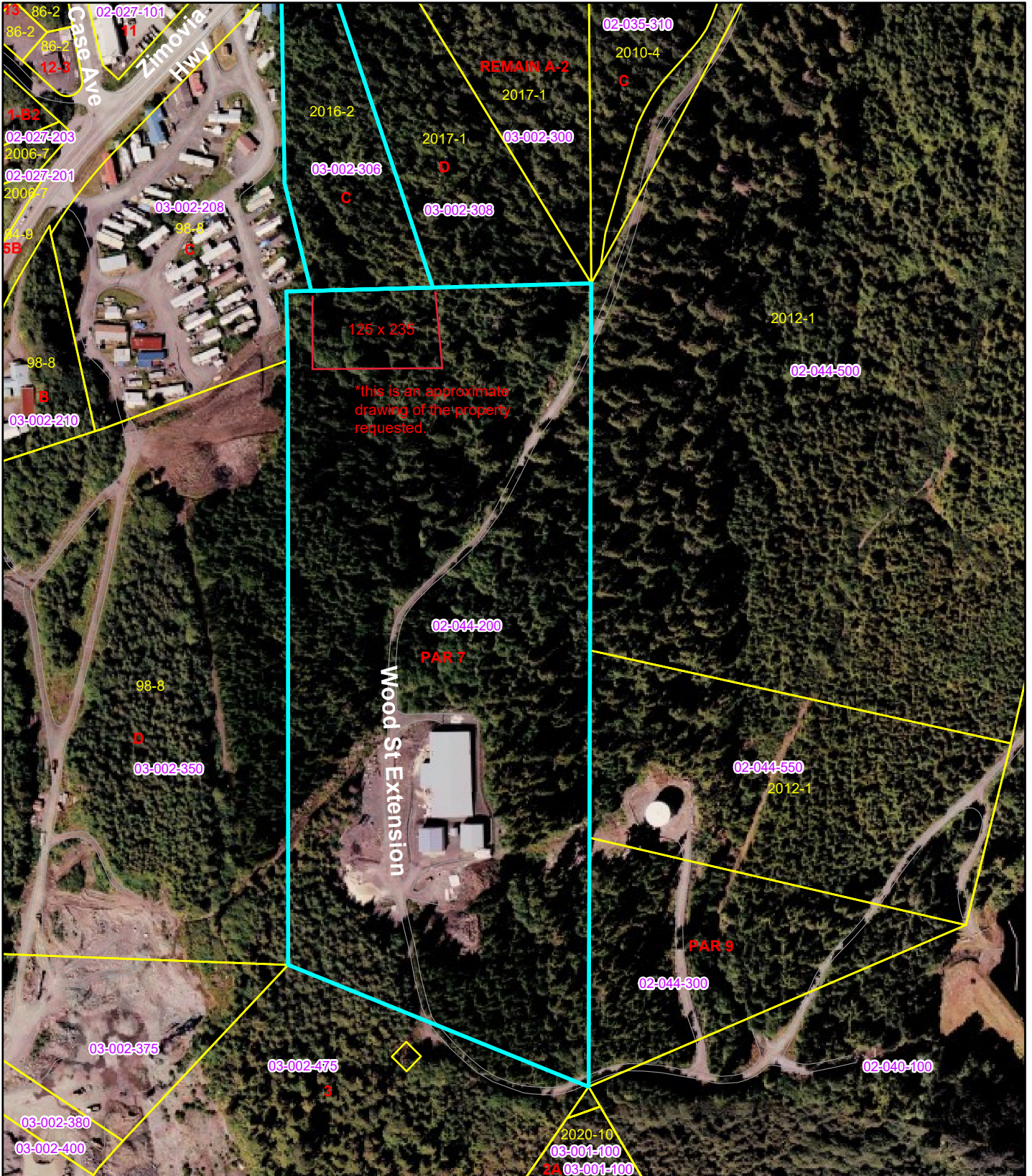
Recommended Motion:

Motion to recommend to the Borough Assembly to approve the sale of borough-owned real property identified as Parcel 7, A.S.L.S 84-83, zoned commercial to Mr. Don Glasner for the purposes of a land exchange to preserve a utility easement demonstrating site control on behalf of the Borough for the Water Treatment Plant Improvement project, as required by federal funding partners under the following conditions:

1. Mr. Glasner shall grant a utility easement in an area of 10' (w) x 215' (l) equating to 2,150 sq. ft. within Parcel 03-002-306 to the Borough; and
2. Mr. Glasner shall grant an extension of the utility easement to the above reference utility easement to the Borough in an area of 10' (w) x 125' (l) equating to 1,250 sq. ft.; and
3. Mr. Glasner shall receive no more than \$1.50 per square foot of land area within the established easement boundaries; and
4. A survey shall be conducted for the purpose of adjusting the back property line of Parcel 03-002-306 (owned by Mr. Glasner) acquiring a portion of Parcel 7 (owned by the Borough) not to exceed an area of 125' x 235' or 29,375 sq. ft; and
5. Mr. Glasner shall pay no less than half of the shared survey costs with the Borough; and
6. Mr. Glasner shall pay no less than \$0.50 per square foot for the land he has requested to purchase from the Borough; and
7. Mr. Glasner shall work cooperatively with the Borough to finalize the survey and plat.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 265.921147 feet

6 Date: 12/8/2023

Public Map



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



CITY & BOROUGH OF WRANGELL
INCORPORATED MAY 30, 2008

Capital Facilities Department

PO Box 531, Wrangell, AK 99929
Phone (907)-874-3902

Hello Don,

Please find below a modification to my November 30th outline of land exchange concerns. The following is agreed to for presentation to our Borough Assembly, for final approval.

The Borough has the need for a legal document that identifies the granting of a utility easement for the currently abandoned water line those traverses, in part, your property. The approximate location of that 10' water easement is reflected on Plat 2016-2.

You seek an exchange of land that would benefit both you and the Borough. The Borough is requesting a utility easement in the area of approximately 10' x 215' (2,150 sf). A recent land appraisal related to the same utility easement on the adjacent Bloom property (Panhandle Trailer Court) was valued at \$1.50/sf. You have accepted the \$1.50/sf for the easement area, with a value of \$3,225.

You have requested consideration to purchase a portion of Borough-owned land adjacent to your property, Parcel 03-002-306. Your request is to extend your back property line into the existing Borough parcel by one hundred twenty-five feet (125'). The length of your back property line is two hundred thirty-five feet (235'). Thus the purchase request is for an area of 125' x 235', equating to 29,375 square feet (sf) of land. If the request to purchase is approved by our Assembly, you agree to grant an extension to the above referenced utility easement in an area of 10' (w) x 125' (l) equating to 1,250 square feet (sf) of easement area. Your justification for offering a price below the market value of the land is to work with the Borough to see the easement established for the purpose of the Borough showing site control for the Water Treatment Plant Improvement project, as required by our federal funding partners on the infrastructure project, and economic benefit to the community of Wrangell.

You have offered to pay for half of the \$8,900 survey costs, with your share being \$4,450.

In summary, at the \$0.50/sf price for land exchange and a 50/50 share in the survey costs, a cost recap is:

235' x 125' land acquisition (29,375 sf x \$.50)	_____	\$14,687.50
Share in Survey cost	_____	\$1,891.00
Less 10' x 340' utility easement (3,400 sf x \$1.50)	_____	\$5,100.00
Total Land Purchase and Easement Provision Exchange	_____	\$11,478.50

Please review this outline and provide your concurrence with the details. Please call with any questions or concerns about the information outlined above. If in agreement, the easement document is attached again for your use. We can issue payment for the 215' portion of the easement with the return of your signed easement document. Call with any questions please.

Amber Al-Haddad
Capital Facilities Director

Return to: City & Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

Wrangell Recording District

Page 1 of 6

UTILITY EASEMENT

The Grantor, Don Glasner, whose mailing address is PO Box 192, Hillsdale, New Jersey 07642, conveys and warrants to the Grantee, the City and Borough of Wrangell, a municipality whose address is P.O. Box 531, Wrangell, Alaska, 99929, its successors and assignees, an unrestricted utility easement, over and across the following described tract of land located in the City & Borough of Wrangell, Alaska,

A PORTION OF LOT C, Torgramsen-Glasner Subdivision.

The Basis of Bearing for this easement are Alaska State Plane Zone 1 Grid Bearings.

A portion of Parcel #03-002-306, Lot C, Torgramsen-Glasner Subdivision, according to the official plat thereof, filed under Plat No. 2016-2, in the records of the Wrangell Recording District, State of Alaska; said portion being more particularly described by metes and bounds as follows, as depicted on the Plat 2016-2 attached hereto as Exhibit A.

Said parcel, containing an area of 2,150 square feet, more or less, as calculated from these courses and distances, is hereby granted to the City & Borough of Wrangell for the purpose of repurposing and existing water pipeline to a wastewater pipeline. All costs incurred to install the modify and repurpose the pipeline will be at the Grantee's expense. The Grantee also agrees to pay all costs associated with the preparation and recording of this utility easement.

The Grantor hereby covenants with the Grantee that the Grantor has good title to the above-described tract of land, and covenants that the Grantee shall have quiet and peaceable possession thereof.

IT IS ALSO UNDERSTOOD that the Easement herein granted does not convey any right or interest in the above-described property, except as stated herein, nor does it prevent Grantor from the use of said property; provided, however that such use does not interfere with the rights granted to the Grantee as described above. In addition, the Grantee, its successors, assigns, agents, contractors, and employees agree to the following conditions of entry:

1. **DAMAGE TO PROPERTY:** Grantee will exercise care to avoid damaging the property in any manner not consistent with the purpose for which this agreement is issued.

- 2. COOPERATION WITH GRANTOR: Grantee shall always cooperate with Grantor and comply with reasonable requests not inconsistent with the purpose for which this agreement is issued.
- 3. ACCEPTANCE: All parts of the easement site used by the Grantee shall be left in acceptable condition.
- 4. INDEMNITY: Grantee shall indemnify and hold Grantor harmless from all damages arising out of any claim for injury or loss to any persons or property, directly related to or directly arising from the Grantee's use of the property or Grantee's activities on the property described above.

NOW THEREFORE, in consideration of \$3,225 (in words: Three thousand two hundred twenty-five dollars) and the other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, said Grantor hereby grants to Grantee the above-described utility easements.

Executed this ____ day of November 2023 in Wrangell, Alaska.

GRANTOR: _____ Date: _____

Name and Title of Signatory: _____

GRANTEE: _____ Date: _____

Name and Title of Signatory: Mason F. Villarma, Interim Borough Manager, City and Borough of Wrangell

ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA)
) ss:
First Judicial District)

On this _____ day of November 2023, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared _____, known to me to be the identical individual(s) who executed the foregoing instrument, and they acknowledged to me that they executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

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

GIVEN UNDER MY HAND and official seal the day and year last above written.

Notary Public for Alaska
Commission expires: _____

CERTIFICATE OF ACCEPTANCE BY GRANTEE

THIS IS TO CERTIFY that the CITY and BOROUGH OF WRANGELL, ALASKA Grantee, acting by and through its Borough Manager, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

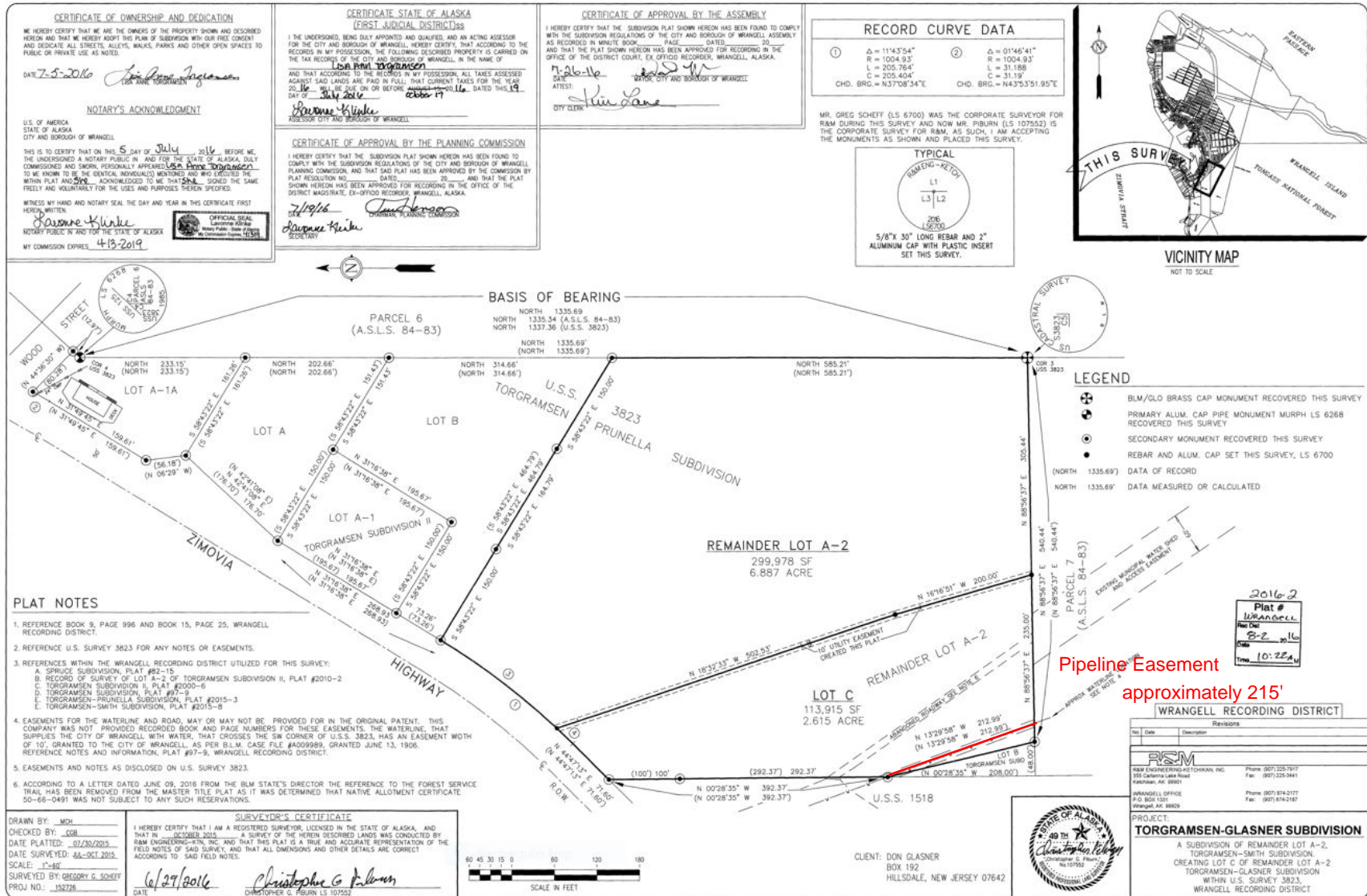
IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of November, 2023.

CITY and BOROUGH OF WRANGELL

By: _____
Mason F. Villarma, Interim Borough Manager

UTILITY EASEMENT AGREEMENT BETWEEN CITY AND BOROUGH OF WRANGELL AND DON GLASNER – EXHIBIT A

Item a.



City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting December 14th, 2023
Staff Report

Agenda Item: New Business, Item 8B

From: Kate Thomas, Economic Development Director

Subject: (PH) Petition to Rezone Lot 5, Block 1, according to Plat 83-11 of Wrangell Island West, zoned Rural Residential changing the zoning district from Rural Residential 1 (RR1) to Rural Remote Unit (RMU) requested by Christian Ryll.

Finds of Fact: Mr. Christian Ryll submitted a letter of petition requesting that Lot 5, Block 1, Wrangell Island West be changed from Rural Residential 1 (RR1) to Remote Mixed Use (RMU). Mr. Ryll stated in his letter that when the City and Borough of Wrangell was formed his property was the only remote access property that was not zoned RMU, therefore suggesting that it was an oversight.

The rural residential district ([WMC 20.28.010](#)) is intended to provide for low impact land and water uses and activities in areas that are not suitable or desirable for intensive development due to their distance from established utility service areas, existing large lot development or existing rural lifestyles. These areas shall be protected from high density or incompatible development in order to maintain their character and avoid the high public costs associated with utility service for outlying or scattered development. Within the rural residential districts, low density uses, compatible with the character of the district, are encouraged provided they will not require public sewers, water systems or high-volume traffic arteries.

The remote residential mixed-use district ([WMC 20.31.010](#)) is intended to provide for very low impact land and water uses and activities in remote areas of the borough. Such areas are not suitable or desirable for intensive development due to their lack of a developed road system, distance from established utility service areas, existing large lot development, and existing rural and subsistence lifestyles.

Mr. Ryll's property is in the Wrangell Island West subdivision, located proximate to 13 - Mile Zimovia Highway. There are four other parcels within Block 1 (Lot 1, 2, 3, 4) that are immediately south of the Ryll property that are privately owned. Legal access to Lots 1-4 is via a privately maintained driveway that connects to Zimovia Highway. The driveway is approximately 2,800 ft long, stemming from the highway and terminates approximately 500 ft from the Ryll's southern property line.

The surrounding land, otherwise known as Tract C, is Borough-owned that was obtained through the Borough Entitlement process. The Borough does not have a patent for the land but has been told by the State of Alaska that the land has been surveyed and the patent should be forthcoming. Suggested land use for this section of entitlement lands as proposed by the Planning and Zoning Commission and Economic Development Board includes residential development to be zoned the same as adjacent subdivisions.

As per the Wrangell Comprehensive Plan some services are not provided area-wide including drinking water, electrical power service, fire protection, road and sidewalk maintenance, sewer service, solid waste collection and disposal, and vehicle and traffic control. City water and sewer services are in place up to the 6-mile (Zimovia Highway) old mill site; residences to the south have individual septic systems and rely on rainwater or wells for their water supply. Much, but not all of Wrangell that is zoned residential and has water and sewer access is already developed. As per the plan, there are 41 lots that are missing either access, services, or both, and 16 parcels that could be serviced and subdivided into smaller residential lots. There is no city owned roads, water, or sewer services directly connecting to Mr. Ryll's property.

Zoning change means the alteration or moving of a district boundary, the reclassification of a lot or parcel of land from one district to another, or the change of any of the regulations contained within the Wrangell Municipal Code. Spot zoning occurs when a small, isolated area is rezoned to a different classification than the surrounding properties. This can raise concerns about the equitable distribution of land use regulations and may not align with the comprehensive plan for the jurisdiction. In this case, the rezoning request would result in spot zoning because the subject property would have a different designation than the adjacent rural residential lots.

Attachments:

1.) Petition to Rezone from Christian Ryll, 2.) Aerial Map, 3.) Plat No. 83-11

Recommendation:

Staff **do not** recommend that the Planning and Zoning Commission approve the request to rezone Lot 5, Block 1, according to Plat 83-11.

Recommended Motion:

Motion to approve the Mr. Christian Ryll's petition to rezone Lot 5, Block 1, according to Plat No, 83-11 of the Wrangell Island West Subdivision, zoned Rural Residential 1, changing the zoning to Remote Mixed Use.

20 July
62/
RECEIVED
AUG 03 2023
WRANGELL CITY HALL

August 3, 2023

Christian Ryll
P.O. Box 2273
Wrangell, AK 99929

City and Borough Of Wrangell
P.O. Box 2273
Wrangell, AK 99929

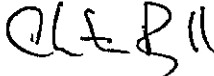
RE: Rezoning Request for Lot 5, Block 1, Wrangell Island West

Dear C & B of Wrangell official,

I am writing to request that the zoning for Lot 5, Block 1, Wrangell Island West be changed from RR1 to RMU for this remote access lot.

It appears that when the City and Borough was formed that this property was the only remote access property that was not zoned RMU. I am requesting that this oversight be corrected.

Sincerely,



Christian Ryll

Christian Ryll



1 inch = 354.561529 feet
 Date: 12/9/2023

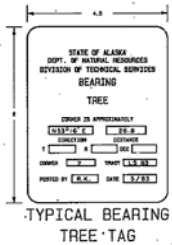
Public Map



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

LEGEND

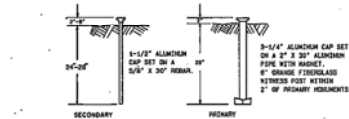
- ⊙ — GEODETIC CONTROL MONUMENT RECOVERED.
- ⊕ — PRIMARY ALUMINUM CAP MONUMENT (DTS).
- ⊕ — PRIMARY ALUMINUM CAP MONUMENT (DTS) RECOVERED.
- ⊙ — SECONDARY MONUMENT SET.
- ⊙ — BLM MONUMENT RECOVERED.
- 50' PUBLIC ACCESS EASEMENT ALONG SHORELINE.
- 20' PEDESTRIAN & UTILITY EASEMENT.
- 30' ACCESS & UTILITY EASEMENT.
- EAGLE TREE.
- 20' UTILITY EASEMENT.



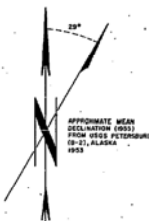
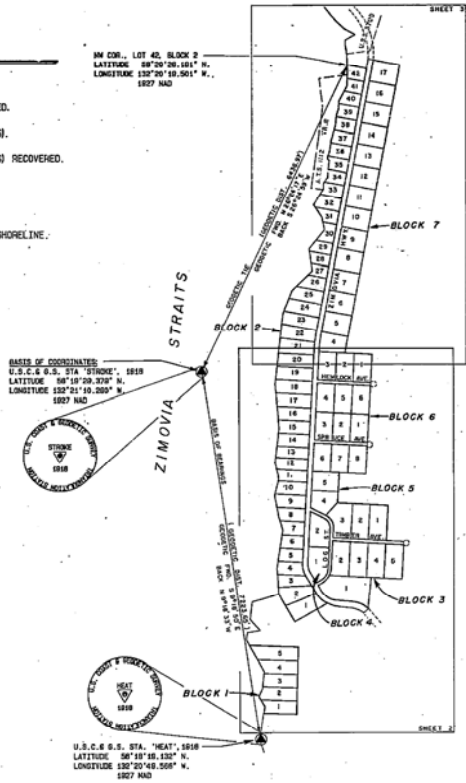
TYPICAL PRIMARY MONUMENT MARKINGS



TYPICAL SECONDARY MONUMENT MARKINGS



TYPICAL MONUMENT SETTINGS

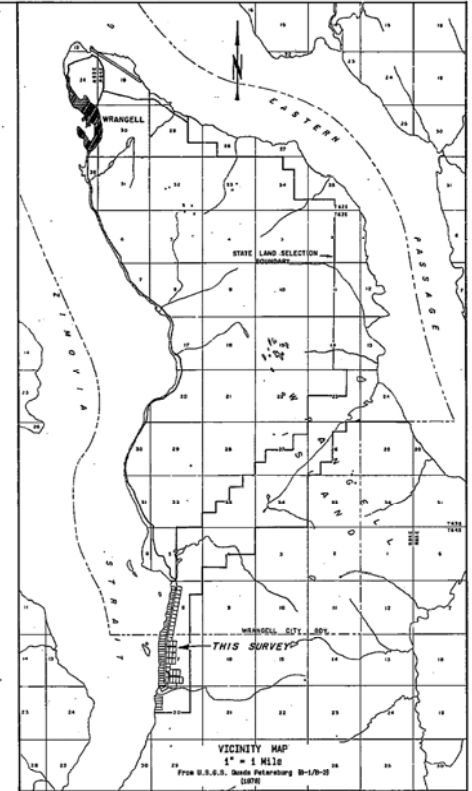


NOTE: ALL LANDS IMMEDIATELY ADJACENT TO THIS SURVEY ARE OWNED BY THE STATE OF ALASKA.

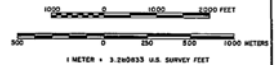
SELECTION INFORMATION
N.F.C.G. 116
Tentative Approval dated 4-28-82

AREA SUMMARY

Block 1	Lots 1 through 5	20.431 acres
Block 2	Lots 1 through 42	120.558 acres
Block 3	Lots 1 through 5	29.620 acres
Block 4	Lots 1 through 2	10.528 acres
Block 5	Lots 1 through 8	38.572 acres
Block 6	Lots 1 through 8	24.500 acres
Block 7	Lots 1 through 17	75.981 acres
Total Lots = 85		316.958 acres
R.O.V. =		32.823 acres
Tracts =		-
Water Bodies =		-
Total Gross =		349.781 acres
Total Net =		349.781 acres



SCALE: 1" = 1000'



83-11
RECEIVED FILED IN
Wrangell, Alaska
DATE: 4-12-82
FILE NO. 14-10-82
Clerk: M. Fullbrook

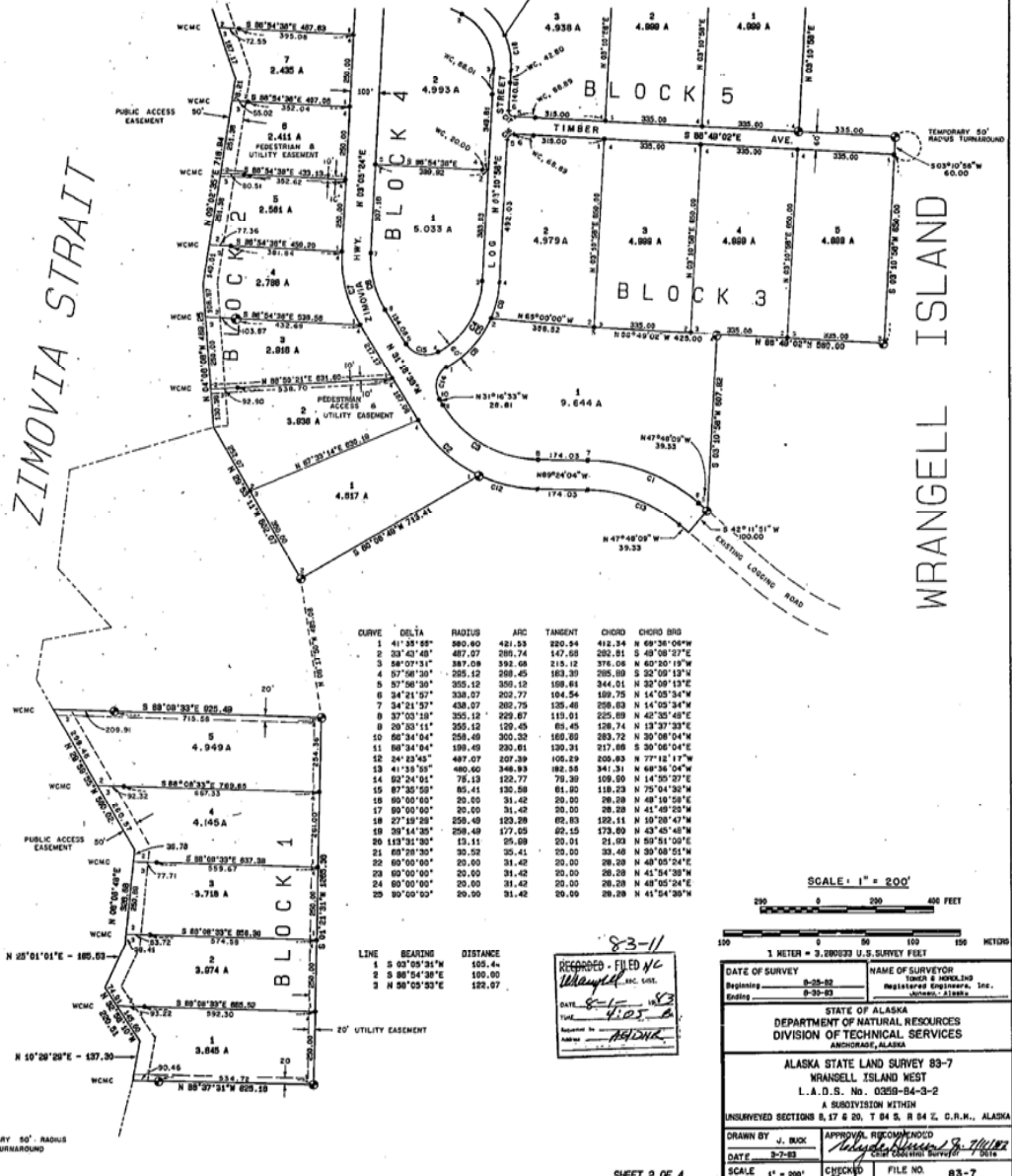
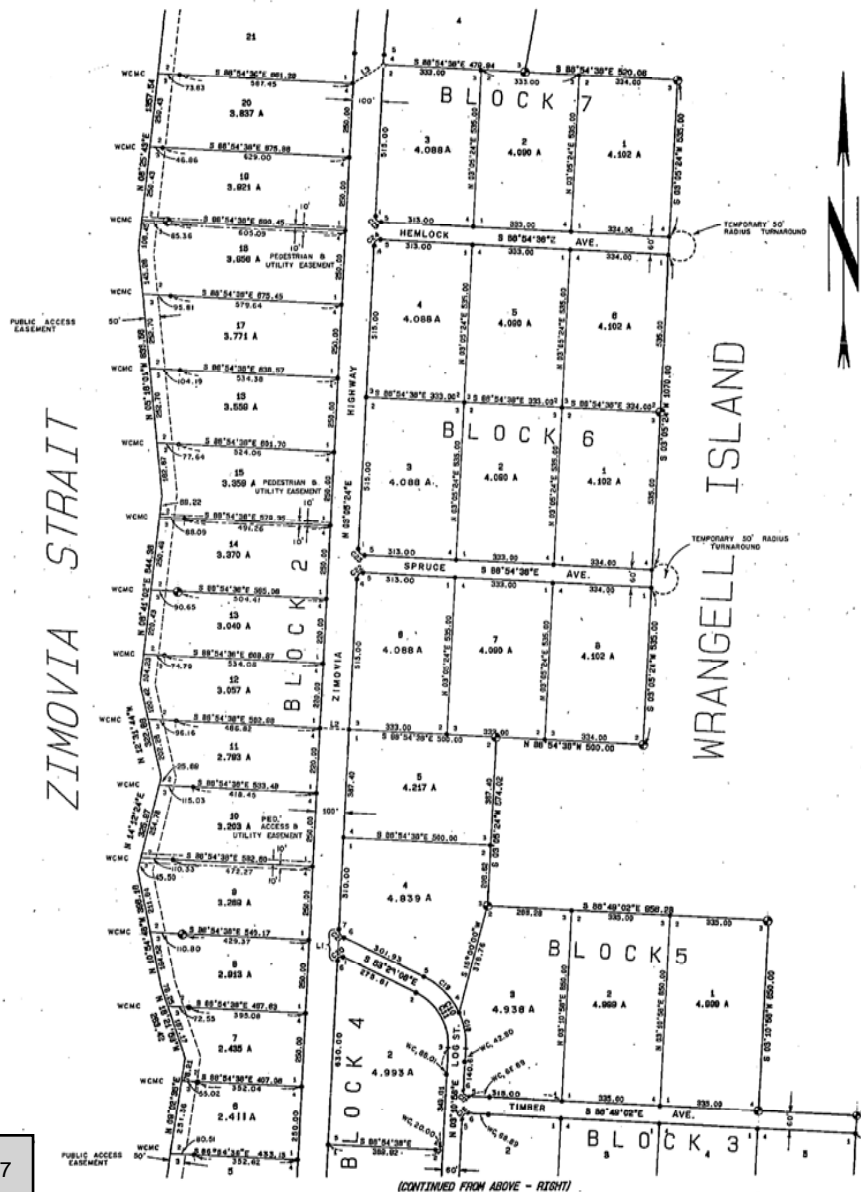
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 83-7 WRANGELL ISLAND WEST L.A.D.S. No. 0359-84-3-2 A SURVEYSOR WITHIN UNSURVEYED SECTIONS R.17 & 20, T.84 S. R.84 E. C.R.14, ALASKA	
DATE OF SURVEY Beginning: 8-25-82 Ending: 8-30-82	NAME OF SURVEYOR THOMAS H. HULLBROOK Registered Professional Engineer, Inc. ANCHORAGE, ALASKA
DRAWN BY J. BUCK	APPROVAL RECOMMENDED Thomas H. Fullbrook, P.E.
DATE 8-3-82	CHECKED [Signature]
SCALE 1" = 1000'	FILE NO. 83-7

SHEET 1 OF 4

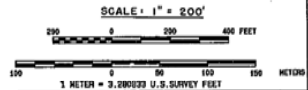
Wrangell 83-11

(CONTINUED ON SHEET 3)

(CONTINUE BELOW - LEFT)



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	41°35'55"	590.60	421.53	220.54	412.34	N 69°38'06"W
2	33°42'48"	487.07	289.74	147.68	292.81	S 49°00'27"E
3	60°07'35"	387.08	332.68	215.12	376.66	N 60°20'15"W
4	57°58'30"	295.12	298.45	183.39	295.89	S 32°00'13"W
5	57°58'30"	355.12	309.12	188.61	344.01	N 32°00'13"E
6	34°21'57"	338.07	202.77	104.54	169.75	N 14°00'34"W
7	34°21'57"	438.07	282.75	125.48	298.83	N 14°00'34"W
8	37°03'18"	355.12	292.87	113.01	225.89	N 42°30'49"E
9	20°50'15"	355.12	129.49	83.45	128.74	N 12°37'23"E
10	68°34'04"	258.49	300.32	168.89	283.72	N 30°08'04"W
11	88°34'04"	199.49	292.81	100.21	217.88	S 30°08'04"E
12	88°34'04"	487.07	297.39	102.89	202.83	N 77°11'17"W
13	41°35'55"	480.60	348.83	182.56	341.31	N 68°38'06"W
14	82°24'01"	78.13	122.77	78.28	109.59	N 14°00'27"E
15	80°00'00"	85.41	132.88	81.80	118.23	N 78°04'30"W
16	80°00'00"	20.00	31.42	20.00	28.28	N 48°10'28"E
17	80°00'00"	20.00	31.42	20.00	28.28	N 41°40'25"W
18	20°10'28"	200.49	103.28	62.83	102.11	N 19°00'47"W
19	38°14'28"	298.49	177.05	82.15	173.89	N 43°45'48"W
20	113°21'30"	13.11	95.88	20.01	21.03	N 50°51'00"E
21	80°00'00"	20.00	31.42	20.00	38.48	N 80°50'51"W
22	80°00'00"	20.00	31.42	20.00	28.28	N 48°05'24"E
23	80°00'00"	20.00	31.42	20.00	28.28	N 41°34'38"W
24	80°00'00"	20.00	31.42	20.00	28.28	N 48°05'24"E
25	30°00'00"	20.00	31.42	20.00	28.28	N 41°34'38"W

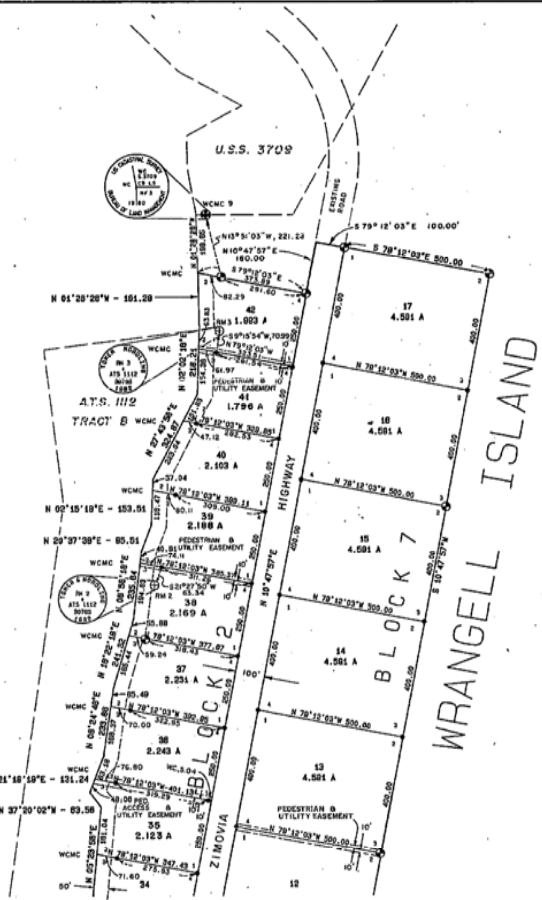


LINE	BEARING	DISTANCE
1	S 60°54'36"W	100.40
2	S 88°54'38"E	100.00
3	N 88°05'53"E	122.07

83-11
 RECORDED - FILED IN
 Wrangell, Alaska
 DATE 8-1-83
 BY 405-83
 8/1/83

DATE OF SURVEY 8-28-83	NAME OF SURVEYOR Walter H. Holsboe
Beginning 8-28-83	Registered Engineer, Inc. ALASKA
Ending 8-28-83	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 83-7 WRANGELL ISLAND WEST L.A.D.S. NO. 0358-54-3-2 A SUBDIVISION WITHIN	
UNSURVEYED SECTIONS 8, 17 & 20, T 84 S, R 84 E, C. R.H., ALASKA	
DRAWN BY J. BUCK	APPROVED & RECOMMENDED Walter H. Holsboe 8/1/83
DATE 8-7-83	CHECKED FILE NO. 83-7
SCALE 1" = 200'	

ZIMOVIA STRAIT

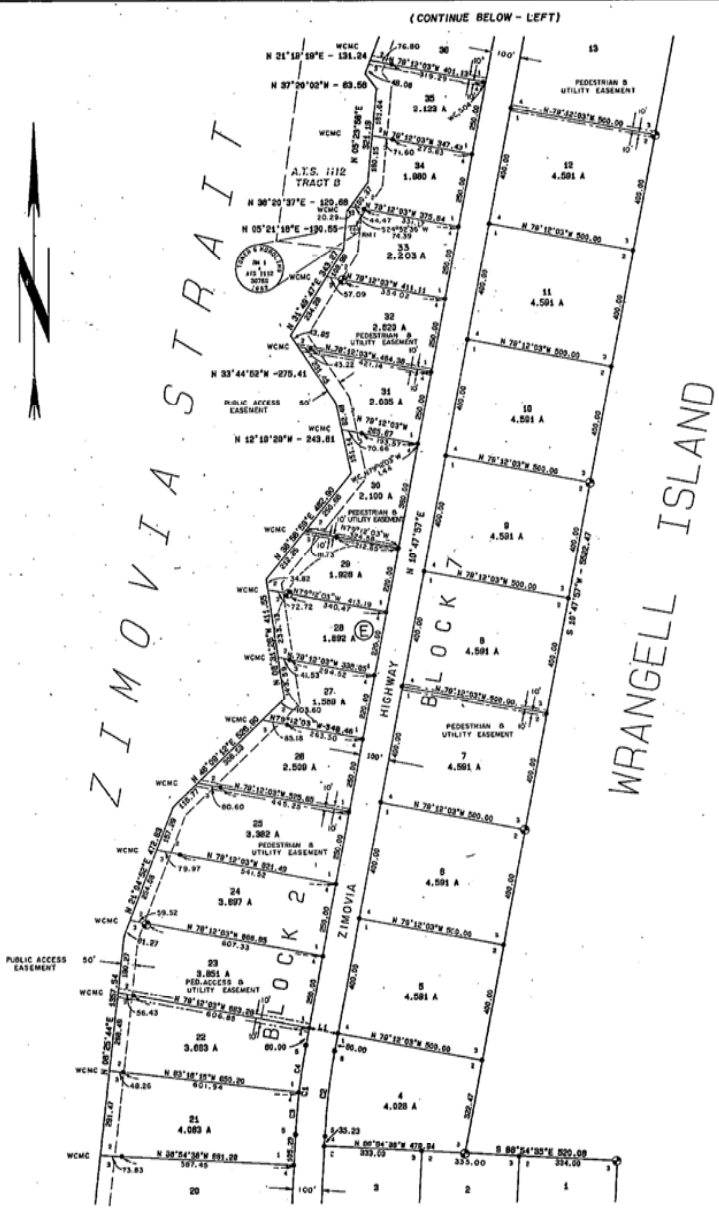


(CONTINUED FROM ABOVE - RIGHT)

LINE	BEARING	DISTANCE
1	S 78° 12' 04" E	100.00

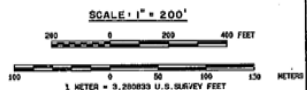
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BPO
1	7° 42' 30"	2279.33	306.28	153.37	306.04	N 09° 58' 40" E
2	7° 42' 30"	2176.33	292.82	149.83	292.80	N 09° 58' 41" E
3	3° 58' 54"	2276.33	144.57	72.28	144.55	N 04° 54' 54" E
4	4° 04' 12"	2276.33	181.70	90.88	181.67	N 08° 45' 59" E

(CONTINUE BELOW - LEFT)



(CONTINUED FROM SHEET 2)

8371
 RECORDED - FILED NC
 Wrangell
 DATE 3-1-83
 4105 B
 12/20/82



DATE OF SURVEY	3-23-82	NAME OF SURVEYOR	TRISH S. WOODING
Beginning	3-23-82	Registered Engineer	ALASKA
Ending	3-23-82	ALASKA	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA			
ALASKA STATE LAND SURVEY BS-7 WRANGELL ISLAND WEST L.A.D.S. No. 0350-84-3-2 A SUBDIVISION WITHIN UNSURVEYED SECTIONS 6, 17 & 20, T 84 S, R 84 E, C. 11 W., ALASKA			
DRAWN BY	J. BLOK	APPROVAL/RECOMMENDED	<i>[Signature]</i>
DATE	3-7-83	CHECKED	<i>[Signature]</i>
SCALE	1" = 200'	FILE NO.	83-7

BEARING TREES FOR PRIMARY MONUMENTS SET THIS SURVEY

BLOCK 1

C1 L1	S 88°34' E - 19.3	16" CEDAR
	N 40°45' E - 17.5	20" HEMLOCK
	N 63°09' E - 20.5	12" HEMLOCK
C2 L1	S 71°30' E - 23.2	18" CEDAR
	N 2°20' W - 13.3	30" CEDAR
	S 80°00' W - 19.7	12" HEMLOCK
C3 L5	N 55°27' E - 25.8	20" SPRUCE
	S 40°24' E - 43.2	54" SPRUCE
	S 33°35' W - 45.5	38" SPRUCE
C4 L5	S 24°00' E - 17.7	12" HEMLOCK
	N 44°00' E - 9.2	8" HEMLOCK
	S 78°08' W - 20.7	14" HEMLOCK

BLOCK 2

C1 L1	S 12°04' E - 45.7	10" PINE
	N 83°13' W - 28.7	10" PINE
	N 43°02' W - 33.8	10" PINE
C2 L1	S 77°55' E - 9.9	12" HEMLOCK
	S 28°05' W - 14.8	8" HEMLOCK
	N 82°25' W - 12.3	12" HEMLOCK

BLOCK 3

C3 L3 & C2 L4	S 63°20' W - 4.0	8" HEMLOCK
	N 5°40' E - 20.7	24" HEMLOCK
	N 69°55' E - 20.3	38" HEMLOCK
C3 L8 & C2 L9	S 86°00' W - 18.0	22" SPRUCE
	N 62°00' W - 20.0	18" CEDAR
	N 18°24' W - 10.5	8" HEMLOCK

BLOCK 4

C3 L13 & C2 L14	S 13°20' W - 12.8	8" HEMLOCK
	S 88°18' E - 48.7	8" HEMLOCK
	N 4°30' W - 18.8	8" HEMLOCK
C3 L18 & C2 L19	S 33°38' W - 32.2	30" SPRUCE
	S 67°15' E - 25.8	18" HEMLOCK
	N 53°28' W - 15.3	20" HEMLOCK

BLOCK 5

C3 L23 & C2 L24	S 15°00' E - 23.4	8" HEMLOCK
	S 77°30' E - 7.1	15" HEMLOCK
	N 65°04' E - 14.1	8" HEMLOCK
C3 L28 & C2 L29	S 22°10' E - 20.7	8" HEMLOCK
	N 88°00' E - 5.5	38" HEMLOCK
	N 36°20' E - 27.8	15" HEMLOCK

BLOCK 6

C3 L32 & C2 L33	N 31°00' E - 8.0	24" SPRUCE
	S 0°00' W - 15.3	5" HEMLOCK
	N 60°00' E - 23.7	24" HEMLOCK
C3 L37 & C2 L38	N 35°00' E - 17.4	8" HEMLOCK
	S 87°00' E - 4.1	18" HEMLOCK
	S 21°00' W - 13.8	15" SPRUCE

BLOCK 7

C3 L42	S 23°00' E - 14.2	48" SPRUCE
	N 54°00' E - 10.1	30" HEMLOCK
	N 30°00' E - 30.0	10" HEMLOCK
C4 L42	S 20°00' W - 8.8	8" HEMLOCK
	S 15°00' E - 17.2	24" HEMLOCK
	S 79°00' E - 37.8	12" HEMLOCK

BLOCK 8

C4 L1	S 53°16' N - 28.8	8" PINE
	S 28°28' E - 26.0	12" PINE
	N 29°49' E - 13.3	8" PINE
C5 L1	N 6°42' W - 5.7	8" CEDAR
	N 40°34' E - 12.2	12" CEDAR
	N 74°57' E - 11.8	8" CEDAR
C2 L5	S 73°30' W - 14.8	10" HEMLOCK
	N 8°20' W - 12.4	8" CEDAR
	S 70°58' E - 18.2	8" SPRUCE

R.O.W. CON.

	S 81°00' W - 24.9	24" HEMLOCK
	N 1°18' E - 12.4	12" HEMLOCK
	S 4°08' E - 10.7	24" CEDAR

BLOCK 9

C3 L1	S 51°30' W - 5.8	8" CEDAR
	N 50°00' E - 3.1	12" CEDAR
	S 19°00' E - 5.7	8" CEDAR
C4 L1	N 8°00' W - 10.2	12" HEMLOCK
	N 81°00' E - 17.7	8" HEMLOCK
	S 34°00' W - 10.8	8" CEDAR
C2 L3 & C3 L4	N 5°50' W - 18.2	8" HEMLOCK
	N 73°50' E - 17.8	30" HEMLOCK
	S 77°14' W - 9.8	8" HEMLOCK

BLOCK 10

C2 L8	N 68°12' E - 11.5	8" HEMLOCK
	S 30°55' W - 15.2	8" HEMLOCK
	S 3°15' E - 20.8	8" HEMLOCK
C3 L1 & C2 L8	S 14°32' W - 19.5	8" CEDAR
	N 78°38' W - 33.1	15" PINE
	N 45°00' E - 23.0	8" CEDAR

BLOCK 11

C3 L1	N 58°18' E - 10.8	8" HEMLOCK
	S 37°15' W - 10.8	15" HEMLOCK
	N 7°12' W - 8.8	15" HEMLOCK
C3 L4	S 70°10' E - 18.2	27" HEMLOCK
	N 18°53' W - 7.3	21" SPRUCE
	S 42°41' W - 15.0	30" CEDAR

BLOCK 12

C2 L8 & C3 L7	N 28°48' W - 15.4	18" CEDAR
	N 43°18' E - 27.4	24" CEDAR
	S 3°04' E - 13.6	21" CEDAR
C2 L9 & C3 L10	S 34°00' W - 5.8	2" HEMLOCK
	N 54°48' W - 18.6	3" HEMLOCK
	N 84°55' E - 49.7	3" HEMLOCK

BLOCK 13

C2 L12 & C3 L13	N 45°00' W - 24.0	4" HEMLOCK
	S 28°00' E - 12.4	4" HEMLOCK
	N 17°00' E - 20.3	4" HEMLOCK
C2 L15 & C3 L16	N 28°48' W - 14.4	4" HEMLOCK
	S 40°40' W - 8.8	4" HEMLOCK
	S 11°37' E - 10.2	8" HEMLOCK

BLOCK 14

C1 L17	S 71°48' E - 23.3	12" HEMLOCK
	N 78°25' E - 48.4	15" HEMLOCK
	N 43°50' E - 41.8	12" HEMLOCK
C2 L17	S 32°35' W - 11.0	8" HEMLOCK
	N 18°32' E - 5.7	12" HEMLOCK
	S 28°00' E - 18.8	8" HEMLOCK

APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Wrangell, Alaska and that the said plat has been approved by the Planning Board by Plat Resolution No. _____ dated _____ 1983 and the plat hereon has been approved for recording in the office of the District Recording Office, Ketchikan, Alaska.

Dated: June 27 1983

[Signature]
 Chairman
 City of Wrangell
 Planning Board

Attest:

[Signature]
 Clerk
 City of Wrangell
 Planning Board

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the director, Division of Technical Services, and that the State of Alaska is the owner of A.S.L.S. 83-7, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

July 11 1983
 Date: *[Signature]*
 DIVISION OF TECHNICAL SERVICES

NOTARY'S ACKNOWLEDGEMENT

Notary for ALASKA
 Subscribed and sworn before me this 11th day of July

[Signature]
 Notary Public for Alaska
 My commission expires 12-10-84

SURVEYORS CERTIFICATE

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

Date: June 27 1983



GENERAL NOTES

- This survey was executed under the terms of GSC-499.
- Unless otherwise noted all bearings shown hereon are based on a local plane which is oriented to a true meridian only at the basis of bearings.
- All distances shown hereon are in U.S. survey feet, adjusted to horizontal but not to sea level distances.
- The titles ALASKA DIVISION OF LANDS (ADL), DIVISION OF TECHNICAL SERVICES (DTS), and DEPARTMENT OF NATURAL RESOURCES (DNR) are synonymous.
- Parcels within this subdivision may contain wetlands as defined within the purview of Section 404 of the Clean Water Act and may require Department of Army Corps of Engineers (DACE) permits prior to placement of fill material into these areas. Contact with DACE should be made prior to commencing construction.
- Water supply and sewage disposal. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such systems shall be obtained from said authority.
- This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065. On lot wastewater discharge is restricted to such systems as approved by the Department of Environmental Conservation.
- The bearers shown hereon are for area computations only, and the true bearers of mean high water or ordinary high water form the boundaries of the lots.
- Easements are located as shown on the plat. There shall be additional easements, as required, at each utility pole location for guys and anchors. The right shall be reserved for the involved utility companies to cut any trees within or without the easement, which reasonably present a danger to the utility.

83-11
 RECORDED - FILED AL
 Wrangell, Alaska
 Date: July 11 1983
 Notary: *[Signature]*

DATE OF SURVEY Beginning: <u>8-25-82</u> Ending: <u>8-25-82</u>	NAME OF SURVEYOR <u>JOHN S. HOLLING</u> Registered Engineer, Inc. ANCHORAGE, ALASKA
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 83-7 WRANGELL ISLAND WEST L.A.D.S. No. 0260-84-9-2 A SUBDIVISION WITHIN	
EMPLOYED SECTIONS 6, 17 & 20, T 84 N, R 84 E, C 8 W, ALASKA	
DRAWN BY: <u>J. BUCK</u>	APPROVED BY: <i>[Signature]</i>
DATE: <u>8-2-83</u>	DATE: <u>7/11/83</u>
SCALE: NONE	CHECKED: <i>[Signature]</i> FILE NO. 83-7