



City and Borough of Wrangell  
Planning and Zoning Commission  
AGENDA

Thursday, December 09, 2021  
6:00 PM

Location: Borough Assembly Chambers  
City Hall

PZ Meeting 12-9-2021  
6:00 PM

**A. CALL TO ORDER / ROLL CALL**

**B. AMENDMENTS TO THE AGENDA**

**C. CONFLICTS OF INTEREST**

**D. APPROVAL OF MINUTES**

**E. PERSONS TO BE HEARD**

**F. CORRESPONDENCE**

**G. NEW BUSINESS**

1. (PH) Preliminary Plat review of the Johnson-Harrison Replat, a subdivision and replat of Lot 2B and Lot 2C of Trust Land Survey 2020-02 (Plat No. 2020-10); Lot B of Ned's Resubdivision (Plat 2004-5); Lot 2 of Gillen Subdivision (Plat No. 82-10) creating Lot 2B-1 and Lot 2C-1, zoned Rural Residential 1, requested by Harley Johnson and Victor Harrison
2. (PH) Preliminary Plat review of the Stewart Replat, a subdivision and replat of Lot 15, (Plat No. 73-2) within USS 3403, creating Lots 15A and 15B, zoned Rural Residential I, owned by Bruce Ward and requested by Susan Stewart.

**H. OLD BUSINESS**

**I. PUBLIC COMMENT**

**J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**K. ADJOURNMENT**

# *City and Borough of Wrangell, Alaska*

## Agenda Item G1

Date: December 4, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Johnson-Harrison Replat, a subdivision and replat of Lot 2B and Lot 2C of Trust Land Survey 2020-02 (Plat No. 2020-10); Lot B of Ned's Resubdivision (Plat 2004-5); Lot 2 of Gillen Subdivision (Plat No. 82-10) creating Lot 2B-1 and Lot 2C-1, zoned Rural Residential 1, requested by Harley Johnson and Victor Harrison

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### **Recommendation:**

Staff recommends approving the preliminary plat.

### **Recommended Motion:**

**Move to approve the Preliminary plat of the Johnson-Harrison Replat, subject to the following condition:**

- 1) Plat Notes for New Lot Zoning, needs to reflect the split lot zoning for the Johnson owned portion of the subdivision and identify the square footage of each zone: RR2 zone (the existing lot at 109,271sq ft) and RR1 zone for the newly purchased lot (217,800sq ft)**

### **Findings:**

This plat meets the conditions of the approvals of the Johnson-Harrison Subdivision, Trust Land Survey 2020-02 (Plat No. 2020-10).

Harley Johnson/Johnson Construction and Victor and Kaelene Harrison purchased land behind their existing construction business and residential lots from the Alaska Mental Health Trust in 2020. A preliminary plat was approved by the Commission initially that combined the new lots with each of their individual parcels, however, it presented a problem for the Trust Land Office. The Trust Land Office requested the Borough approve a plat for the two back lots purchased from the Mental Health Trust without guaranteed access. They cannot sell land unless the parcel is surveyed distinctly separate because combining lots clouds their chain of custody for the land that is being sold. However, creating lots without guaranteed access is not permissible. The Borough agreed to work with the Trust Land Office if the condition of Sale included recombining the lots within a year and prior to the issuance of a deed.

A variance was also obtained by the Harrisons for the narrow flagpole access to their purchased property as their existing residential lot did not have guaranteed access but rather used one of the "ROW designated parcels" that has been determined not to actually be a right-of-way.

The additional acreage obtained by both Harley Johnson/Johnson Construction and Harrison is zoned Rural Residential 1 and is large in comparison to the access points if considering future subdivisions. Johnson Construction's existing lot is zoned Rural Residential 2, so the combined lot will be a split zoning lot unless a zone changed is requested. Any future subdivisions will be limited by the existing access. Any proposed future uses, such as rock excavation, will need to come back to the Planning and Zoning for review and conditional use approval.

NOTES

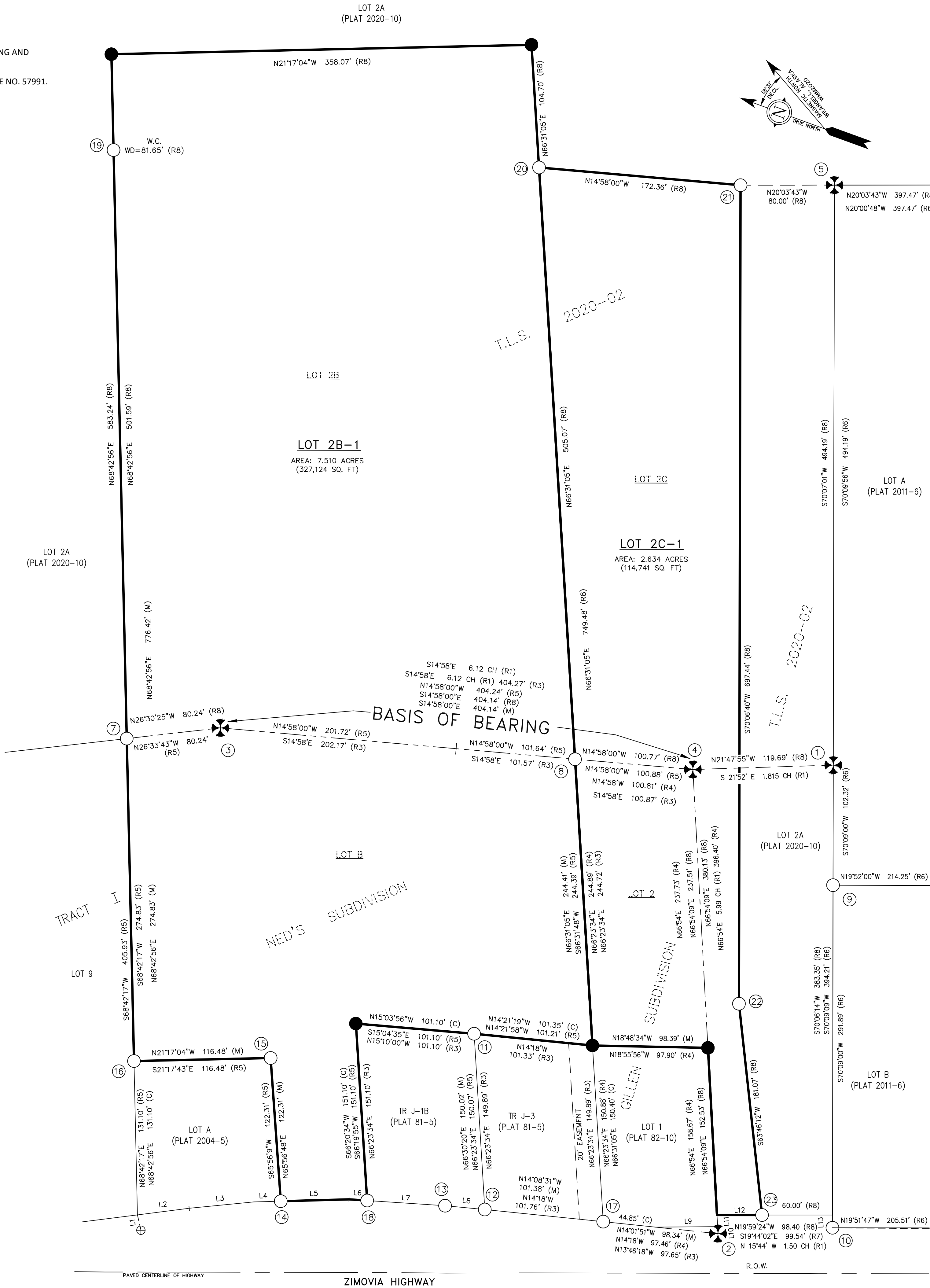
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 57991.
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:  
(R1) PLAT 64-112 (U.S.S. No. 2321)  
(R2) BOOK 26, PAGE 791 (QUITCLAIM DEED)  
(R3) US PATENT 2006-000136-0  
(R4) PLAT 73-4  
(R5) PLAT 76-1  
(R6) PLAT 76-2  
(R7) PLAT 81-5  
(R8) PLAT 82-10 (GILLEN SUBDIVISION)  
(R9) PLAT 89-6 (LDS RESUBDIVISION)  
(R10) PLAT 98-2 (ZIMOVIA HIGHWAY ROW MAP)  
(R11) PLAT 2004-5 (NED'S SUBDIVISION)  
(R12) PLAT 2011-6 (F&D SUBDIVISION)  
(R13) PLAT 2020-3 (T.L.S. 2018-09)  
(R14) PLAT 2020-10 (T.L.S. 2020-02)  
(R15) DEED 2021-000087-0  
(R16) DEED

COORDINATES

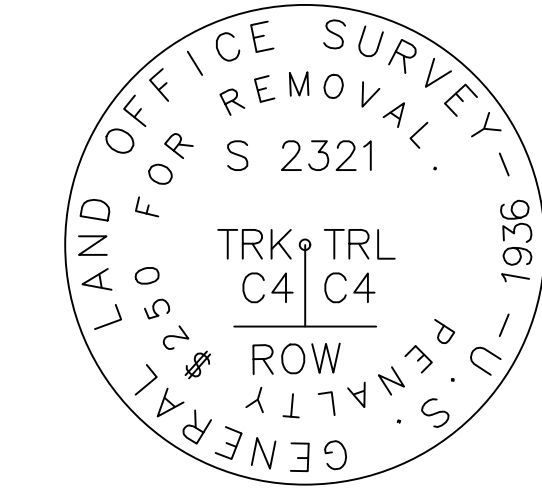
THE SHOWN NAD 83 COORDINATES ARE BASED ON AN OPUS SOLUTION (2011)(EPOCH:2010.0000) FOR CORNER #4 OF TRACT "K" AS SHOWN ON THE RECORD PLAT FOR USS 2321. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: AKSI (DQ7572), AIS5 (DK6482), AND JNU1 (DF4367).

LINE TABLE		
LINE	DIRECTION	LENGTH (FT)
L1	N 57°17'50" E (N57°17'11" E R5)	13.41 (13.41 R5)
L2	N 27°15'35" W (N27°16'13" E R5)	44.47 (44.47 R5)
L3	N 25°38'34" W (N25°39'13" W R5)	55.40 (55.40 R5)
L4	N 21°31'07" W (N21°31'46" W R5)	22.92 (22.92 R5)
L5	N 21°31'07" W (N21°31'46" W R5)	58.13 (58.13 R5)
L6	N 16°18'55" W (S16°19'34" E R5)	15.51 (15.51 R5)
L7	N 16°10'59" W (N16°39'00" W R3)	66.52 (66.42 R3)
L8	N 14°34'21" W (N14°18" W R3)	34.01 (34.53 R3)
L9	N 20°27'54" W (N14°18" W R3)	52.87 (53.30 R4)
L10	N 66°54'09" E (N66°54" E R4)	6.00 (6.00 R4)
L11	N 66°54'09" E (N67°02'35" E R7)	9.91 (9.91 R7)
L12	N 19°59'24" W (N67°02'35" E R7)	38.40
L13	S 70°06'14" W (S70°04'06" W R7)	10.86 (10.00 R7)

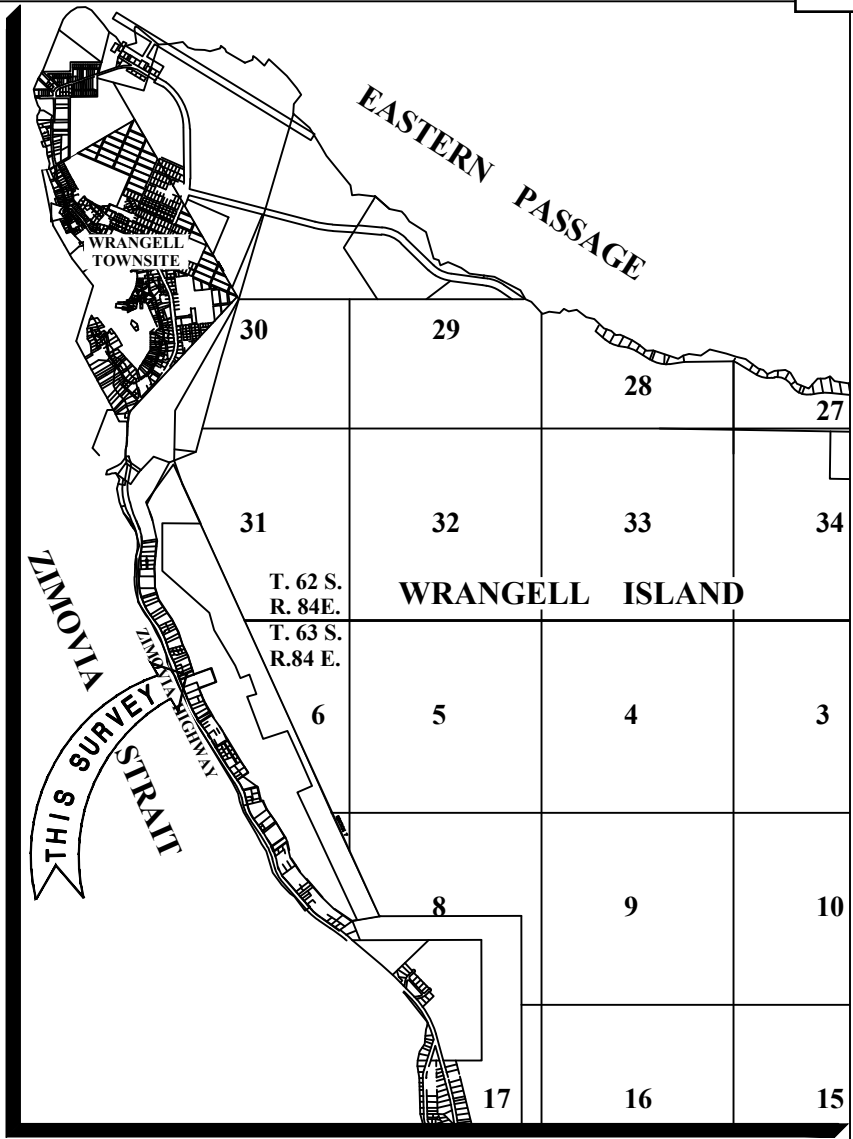
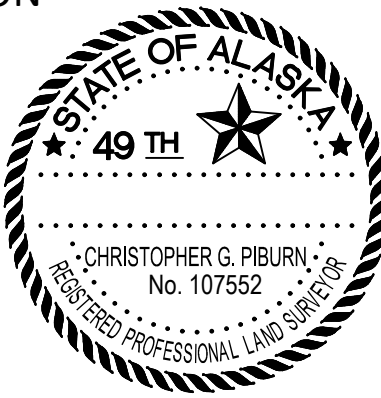
LEGEND	
	FOUND BLM/GLO MONUMENT - 3 3/4" DIA. BRASS CAP ON 2" IRON PIPE UNLESS OTHERWISE NOTED
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	UNSURVEYED
	SURVEYED PARENT PARCEL BOUNDARY
	LOT LINES CREATED THIS PLAT
(R1)	RECORD PER PLAT NO. 64-112 (USS 2321)
(R2)	RECORD PER PLAT NO. 76-1
(R3)	RECORD PER PLAT NO. 81-5
(R4)	RECORD PER PLAT NO. 82-10 (GILLEN SUBD.)
(R5)	RECORD PER PLAT NO. 2004-5 (NEDS SUBD.)
(R6)	RECORD PER PLAT NO. 2011-6 (F&D SUBD.)
(R7)	RECORD PER PLAT NO. 98-2 (ZIMOVIA HIGHWAY ROW)
(R8)	RECORD PER PLAT NO. 2020-10 (T.L.S. 2020-02)



**BASIS OF COORDINATES:**  
SEE COORDINATE STATEMENT ON THIS SHEET  
CORNER #4 OF TRACT "K" WITHIN USS 2321  
NAD 83  
LAT. N 56°26'16.17655"  
LONG. W 132°22'25.14619"  
AK SPC 83 (ZONE 1)  
N 1683905.23 FT  
E 2947583.50 FT  
NAD 27  
LAT. N 56°26'17.40286"  
LONG. W 132°22'19.07818"  
CONVERTED FROM NAD83 TO NAD27 USING  
NCAT



RECOVERED 2.5" DIA. BRASS CAP  
ON A 1" X 30" STEEL PIPE  
MONUMENT. IN GOOD CONDITION



OWNERSHIP STATUS

- LOT 2B, T.L.S. 2020-10 (JOHNSON)
- LOT 2C, T.L.S. 2020-10 (HARRISON)
- LOT B, NED'S SUBD. (JOHNSON)
- LOT 2, GILLEN SUBD. (HARRISON)

PROPOSED OWNERSHIP

- LOT 2B-1, JOHNSON - HARRISON REPLAT (JOHNSON)
- LOT 2C-1, JOHNSON - HARRISON REPLAT. (HARRISON)

PREVIOUS LOT AREAS

- LOT 2B, T.L.S. 2020-10 (217,800 SQ. FT) (5.000 ACRES)
- LOT 2C, T.L.S. 2020-10 (90,911 SQ. FT) (2.090 ACRES)
- LOT B, NED'S SUBD. (109,271 SQ. FT) (2.509 ACRES)
- LOT 2, GILLEN SUBD. (23,831 SQ. FT) (0.547 ACRES)

NEW LOT AREAS

- LOT 2B-1, JOHNSON - HARRISON REPLAT (327,124 SQ. FT)(7.510 ACRES)
- LOT 2C-1, JOHNSON - HARRISON REPLAT (114,741 SQ. FT)(2.634 ACRES)

PREVIOUS LOT ZONING

- LOT 2B, T.L.S. 2020-10 (RURAL RESIDENTIAL 1)
- LOT 2C, T.L.S. 2020-10 (RURAL RESIDENTIAL 1)
- LOT B, NED'S SUBD. (RURAL RESIDENTIAL 2)
- LOT 2, GILLEN SUBD. (RURAL RESIDENTIAL 1)

NEW LOT ZONING

- LOT 2B-1, JOHNSON - HARRISON REPLAT (RURAL RESIDENTIAL 2)
- LOT 2C-1, JOHNSON - HARRISON REPLAT (RURAL RESIDENTIAL 1)

SCALE 1"=50'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER=3.2808333 U.S. SURVEY FEET  
1 U.S. ACRE=0.4047 HECTARES

SHEET 1 OF 2

<b>R&amp;M</b> R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917 7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441 KETCHIKAN, AK 99901	
WRANGELL OFFICE Phone: (907) 305-0820 P.O. BOX 701 WRANGELL, AK 99929	
CERTIFICATE OF AUTHORIZATION #: C576	
<b>JOHNSON - HARRISON REPLAT</b>	
A REPLAT OF LOTS 2B & 2C OF TRUST LAND SURVEY No. 2020-02 (PLAT 2020-10); LOT B OF NED'S RESUBDIVISION (PLAT 2004-5); AND LOT 2 OF GILLEN SUBDIVISION (PLAT 82-10); CREATING LOTS 2B-1 & 2C-1, OF JOHNSON - HARRISON REPLAT	
LOCATED WITHIN PARTIALLY SURVEYED SECTION 6, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT	
SURVEYED BY: MCH DATE: NOVEMBER 2021 -	DRAWN BY: MCH DATE: NOVEMBER 2021 -
SCALE: 1"=50' CHECKED: CGP	R&M PROJECT NO: 212788







Public Map



6 inch = 333.333333 feet  
Date: 12/6/2021

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



# *City and Borough of Wrangell, Alaska*

## Agenda Item G3

Date: December 6, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Stewart Replat, a subdivision and replat of Lot 15, (Plat No. 73-2) within USS 3403, creating Lots 15A and 15B, zoned Rural Residential I, owned by Bruce Ward and requested by Susan Stewart

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### **Background:**

The applicant is seeking to subdivide a single lot into two lots.

### **Recommendation:**

Staff recommends approving the preliminary plat.

### **Recommended Motion:**

**Move to approve the Preliminary plat of the Stewart Replat**

### **Findings:**

A portion of the Shoemaker Bay Loop Road is created by a public easement through private properties. A record of survey from 2015 (Plat No. 2015-1) shows that the Ward property, Lot 15 is in the section of Shoemaker Bay Loop Road that is created this way. The easement is part of the total square footage which allows the lot to be subdivided. Each new lot will be just over 12,000 sq ft. Both lots are zoned Rural Residential 1.

There are two structures on the original lot. Each new lot will contain one of the structures. The structure on proposed Lot 15B requires a variance for a sideyard setback which was considered prior to this agenda item. There is no requirement for distance from an easement within the Wrangell Municipality Code, but 5 feet is considered minimum usually. Were the edge of easement considered the front property line, both structures would require a front yard variance only because the structures are not 20 feet from the edge of easement. By approving the plat, the Commission is approving the location of the structures in relation to the easement and edge of the Shoemaker Bay Loop Road right-of-way.

There is a connex container van located in the public easement or right-of-way for Shoemaker Bay Loop Road. It is a non-permanent structure that can be moved. Approval of this plat is not approving the permanent location or a permanent structure in the easement.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 THAT THE LOTS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ BRUCE WARD

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, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND \_\_\_\_\_ ACKNOWLEDGED TO ME THAT 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.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_.

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

ATTEST: \_\_\_\_\_  
CITY CLERK

CERTIFICATE STATE OF ALASKA  
(FIRST JUDICIAL DISTRICT)s

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK 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 OCTOBER 15, 20\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

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 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 \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I HEREBY 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 BOUNDARIES SHOWN HEREON HAVE BEEN MEASURED AND FOUND TO BE CORRECT, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

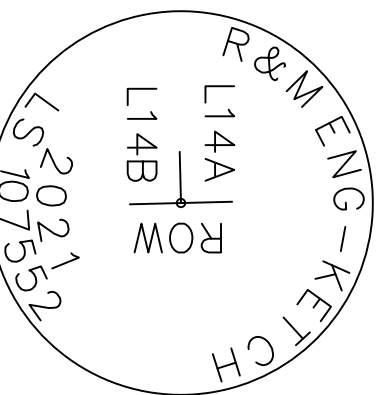
DATE \_\_\_\_\_

CHRISTOPHER G. PIBURN, PLS # 107552



TYPICAL SECONDARY MONUMENT

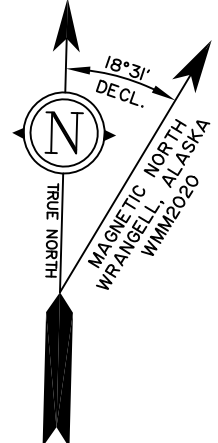
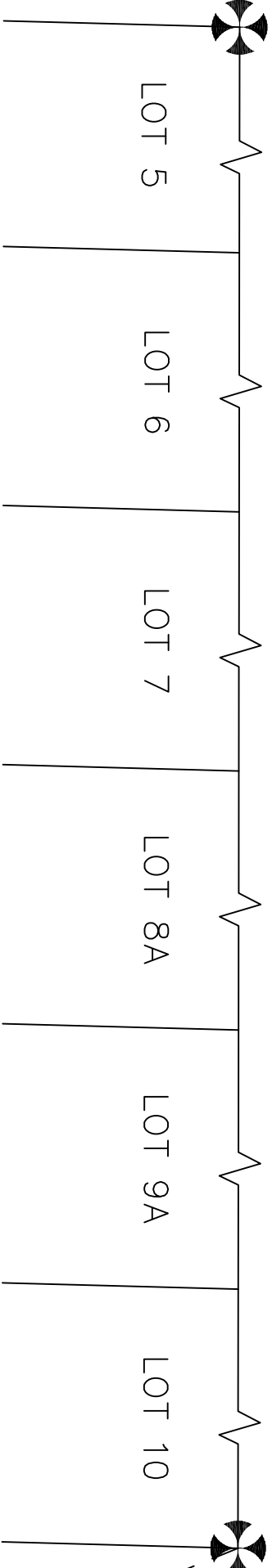
SET THIS SURVEY



SET 5/8" X 30" LONG REBAR  
(UNLESS OTHERWISE NOTED) AND  
2" ALUMINUM CAP WITH PLASTIC  
INSERT

BASIS OF BEARING

S17°29'E 14.677 CH (R1)  
S17°26'20"E 968.53'



OWNERSHIP STATUS  
LOT 15 (BRUCE WARD)  
PROPOSED OWNERSHIP  
TRACT 15A, STEWART REPLAT (BRUCE WARD)  
TRACT 15B, STEWART REPLAT (BRUCE WARD)

PREVIOUS LOT AREAS  
LOT 15 (24.037 SQ. FT) (0.552 ACRES)

NEW LOT AREAS

LOT 15A, STEWART REPLAT (12.018 SQ. FT) (0.276 ACRES)  
LOT 15B, STEWART REPLAT (12.018 SQ. FT) (0.276 ACRES)

PREVIOUS LOT ZONING

LOT 15 (RURAL RESIDENTIAL 1)

NEW LOT ZONING

LOT 15A, STEWART REPLAT (RURAL RESIDENTIAL 1)  
LOT 15B, STEWART REPLAT (RURAL RESIDENTIAL 1)

BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83 (2011) (NAD83-2011) GEODETIC BEARINGS BASED ON HIGH PRECISION GEODATUM ADJUSTMENT BY THE SYSTEM TECHNOLOGY USING TRIANGLE (R8.3 & R10) RECEIVERS, DIFFERENTIALY CORRECTED AND PROCESSED USING TRIANGLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N65°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 63903.
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
  - PLAT 71-22 (U.S.S. NO. 3403)
  - PLAT 73-1 (U.S.S. NO. 3403)
  - PLAT 73-22 (U.S.S. NO. 3403)
  - PLAT 2015-1 (RECORD OF SURVEY)
  - DEED 1980-000284-0
  - DEED 1980-000354-0
  - DEED 1980-000354-0
  - DEED 1980-000354-0
  - DEED 1980-000354-0
  - RESOLUTION 2014-000267-0
5. LOT 15A & 15B OF THIS PLAT ARE SUBJECT TO A 50-FT WIDE PUBLIC ROAD EASEMENT. REFER TO FEDERAL PATENT No. 1225975 AND TO THE BLM DECISION GIVING TENTATIVE APPROVAL TO THE STATE OF ALASKA (SEE DOCUMENT No. 2011-000127-0 WRANGELL RECORDING DISTRICT).

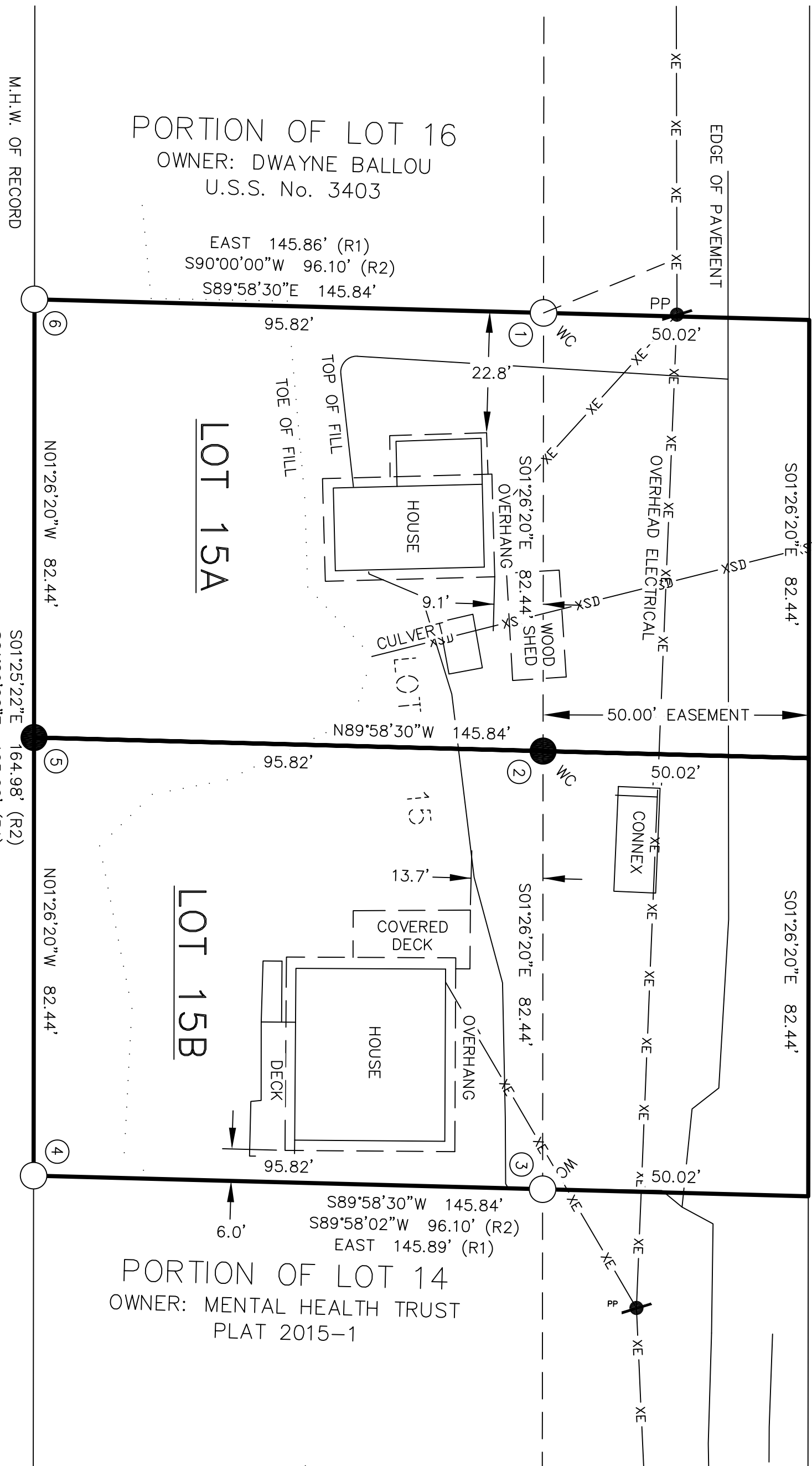
LEGEND

●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
✱	FOUND BLM/GLO MONUMENT
①	MONUMENT NUMBER
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
XX	MEASURED OR CALCULATED DATA
(R1)	RECORD DATA PER U.S. 3403
(R2)	RECORD DATA PER R.O.S. PLAT 2015-1
xs	UNDERGROUND STORM PIPE
—X—	OVERHEAD ELECTRICAL LINE

FOUND CORNER LOCATIONS

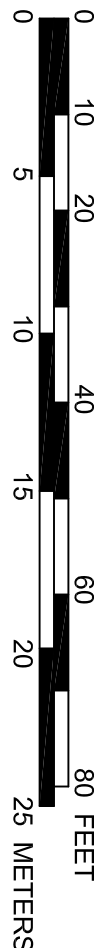
MONUMENT #:	BEARING	DISTANCE
1	N39°16'20"W	0.30'
3	N18°45'48"W	0.29'
4	N14°12'33"E	0.45'
6	N09°19'27"E	0.30'

SOUTH WRANGELL HIGHWAY (SHOEMAKER LOOP ROAD)



SCALE 1"=20'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET  
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 1

RS&W ENGINEERING, INC.  
7700 PENNSYLVANIA AVENUE, SUITE 300  
KETCHIKAN, AK 99901

WRANGELL OFFICE  
P.O. BOX 2206  
WRANGELL, AK 99929

Phone: (907) 505-0820  
Fax: (907) 225-3441

CERTIFICATE OF AUTHORIZATION #: 6576

STEWART REPLAT

AREPLAT AND SUBDIVISION OF  
LOT 15, OF PLAT 73-1, A SUBDIVISION WITHIN U.S.S. No. 3403;

CREATING

LOTS 15A AND LOT 15B, STEWART REPLAT  
CONTAINING 0.552 ACRES MORE OR LESS

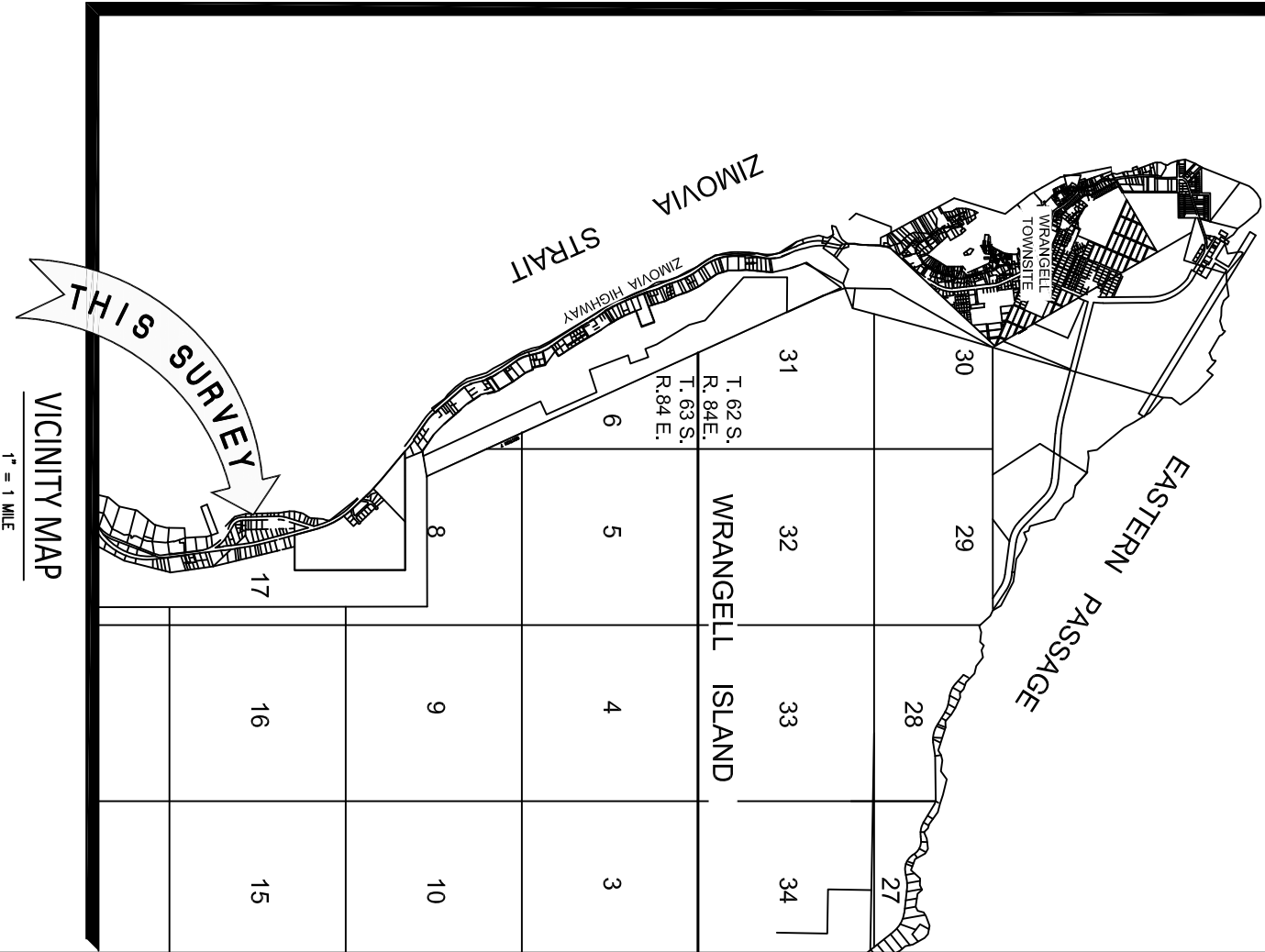
LOCATED WITHIN  
SECTION 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST  
COPPER RIVER MERIDIAN, ALASKA

WRANGELL RECORDING DISTRICT

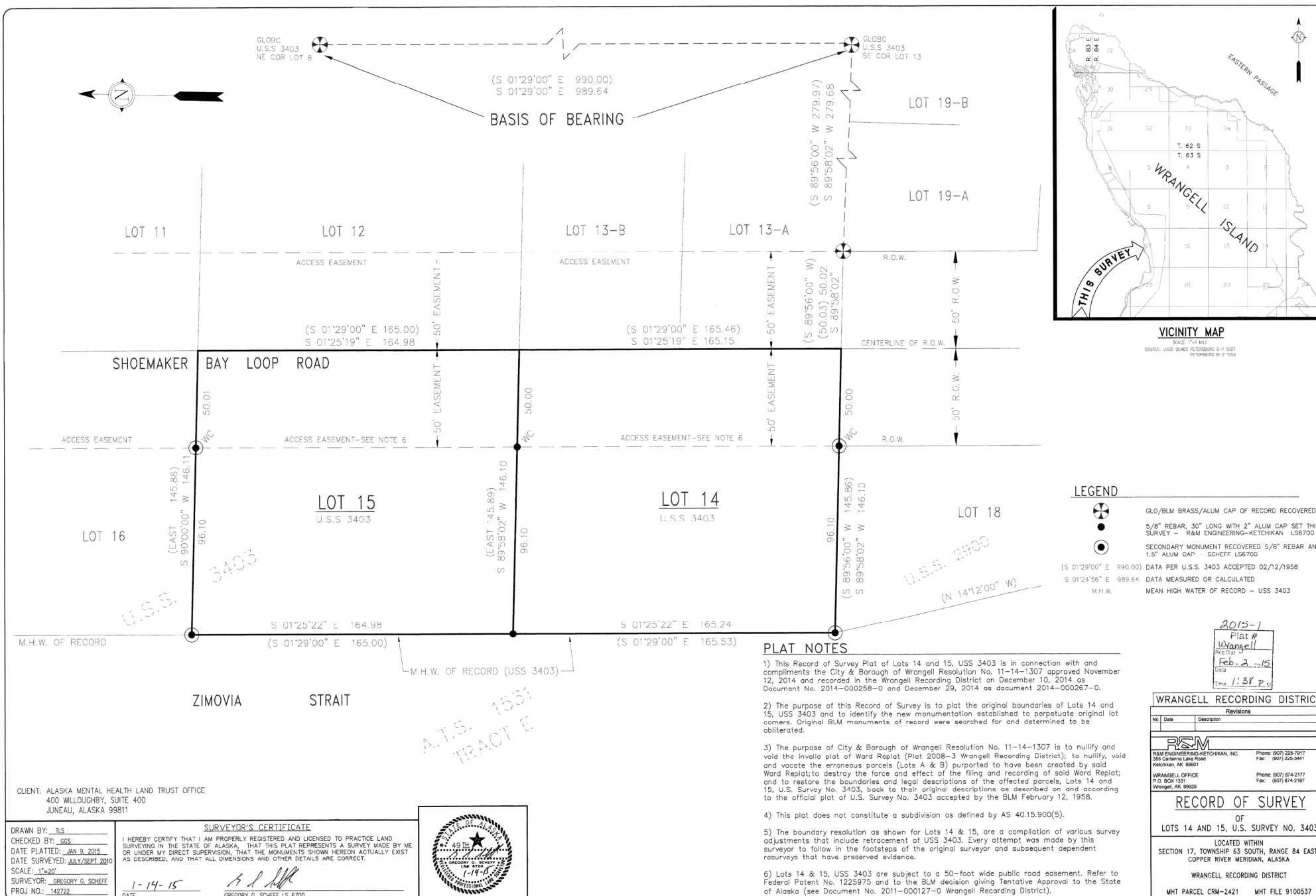
SURVEYED BY: MCH  
DATE: NOVEMBER 2021 -  
DRAWN BY: MCH

CHECKED: CGP  
DATE: NOVEMBER 2021 -

SCALE: 1"=20'  
R&M PROJECT NO: 212790









# CITY AND BOROUGH OF WRANGELL, ALASKA

Item 2.



Public Map



10 inch = 125 feet  
Date: 12/6/2021

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