



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, April 09, 2020
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission 4-9-2020
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. [Approval of the Minutes of the March 17, 2020 Regular Meeting](#)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

1. [US Army Corps of Engineers Public Notice for work in waterways by SEARHC](#)

G. NEW BUSINESS

1. [\(PH\) Conditional Use permit request for a short term vacation rental as an AirB&B type unit on Lot A and B, Dow/Reeves Subdivision of USS 2321, zoned Rural Residential, requested by owner Allen and Deanna Reeves.](#)
2. [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. OLD BUSINESS

1. [Discussion of rezoning of the Institute](#)

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

March 17, 2020

6:00pm

Minutes

A. CALL TO ORDER / ROLL CALL

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

This meeting was held telephonically due to CDC, federal, state, and local recommendations.

PRESENT

Chair Terri Henson

Vice-Chair Donald McConachie

Commissioner Kate Hein

Commissioner Jillian Privett

ABSENT

Commissioner Apryl Hutchinson

Also present (physically) were staff Carol Rushmore and Recording Secretary Aleisha Mollen

B. AMENDMENTS TO THE AGENDA

Rushmore asked to move the Institute Discussion to the next meeting. We will try to set up a videoconference worksession for the future. There was no opposition.

C. CONFLICTS OF INTEREST

None.

D. APPROVAL OF MINUTES

1. Approval of the Minutes of the February 13, 2020 Regular Meeting

Motion made by Vice-Chair McConachie, Seconded by Commissioner Hein to approve the minutes of the February 13, 2020 meeting as presented.

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

E. PERSONS TO BE HEARD

None.

F. CORRESPONDENCE

1. Letter dated March 13, 2020 from Carol Rushmore to Leif Larsson and Diane Larsson regarding violations on Lot 7BB, Larsson-Buhler Replat.

Rushmore stated that Larsson has not contacted her since receiving the letter.

G. NEW BUSINESS

1. (PH) Conditional Use permit request for agricultural development on Lot 14A and Lot 14B, USS 2589, zoned Waterfront Development, requested by owners Laura and Dwane Ballou of Oceanview Gardens, LLC.

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 Vice-Chair McConachie, Seconded by Commissioner Hein to approve the conditional use permit request and findings of fact to allow agricultural activities consisting of raised beds, orchards, green houses and high tunnels on the subject lots, subject to the following conditions:

- 1. Buffer of trees along the state right-of-way should remain unless a tree is deemed significantly dangerous in order to provide a separation buffer between industrial and residential uses;**
- 2. Any lighting that is established should be angled toward the water to minimize night light pollution for adjacent residences;**
- 3. Access to and from the property shall only be via the gated access on the north end of the lot;**
- 4. All other local, state, and federal permit requirements for agricultural uses, utilities, waste, or other needs shall be obtained.**

McConachie asked for the conditions to be reviewed for the owners.

Henson asked the owners to recap the plans for water and sewer installation and usage.

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

2. (PH) Modification to a Contract Zone Agreement allowing a third storage unit building on Lot C, Torgramsen-Glasner Subdivision, Plat No. 2016-2, zoned Light Industrial per the Contract Zone Agreement, requested by owner Don Glasner.

Public Hearing opened at 6:09 p.m.

No one was present to speak on this item.

Public Hearing closed at 6:10 p.m.

Motion made by Commissioner Hein, Seconded by Commissioner McConachie to recommend to the Assembly to approve the findings of fact and a second modification to the Contract Zone Agreement and site plan to allow construction of a third storage unit building with the previously approved conditions:

- 1. Site obscuring vegetated buffer of at least 25 feet maintained pursuant to WMC 20.52.200;**
- 2. Lighting at facility should be angled downward and guarded from side so as not to disturb adjacent residences;**

3. Operating hours should be restricted from 7:00 am to 8:00 pm;

4. The driveway entrance to the storage unit will be widened and moved over 10 feet to avoid all conflict with the adjacent residential driveway (completed).

Rushmore confirmed that condition #4 has been completed.

Henson stated that the area is kept tidy and she is pleased to see that. McConachie agreed.

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

3. (PH) Variance permit request for reduction in setbacks for the construction of a wooden fence on Lot 4A, Bylow Subdivision, Plat No. 2018-8, zoned Single Family Residential, requested by Brooke Reynolds.

Public Hearing opened at 6:12 p.m.

No one was present to speak on this item.

Public Hearing closed at 6:13 p.m.

Rushmore clarified that the fence will be one-foot from the line and the motion should be modified as such.

Motion made by Vice-Chair McConachie, Seconded by Commissioner Privett to approve findings of facts and a 1 foot side yard setback, providing for an 19 foot variance for the proposed fence.

Rushmore explained why this needed a variance due to the building permit requirement because of the concrete poles.

McConachie asked about the utilities and if access would be available. Rushmore stated that the easement is on the adjacent lot.

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

4. (PH) Conditional Use permit request for a trailer to be used as temporary housing for up to 18 months while constructing a permanent residence on Lot 8, Block 6, USS 2127, zoned Single Family Residential, requested by Greg and Tammi Meissner.

Public Hearing opened at 6:17 p.m.

No one was present to speak on this item.

Public Hearing closed at 6:18 p.m.

Motion made by Commissioner McConachie, Seconded by Commissioner Privett to approve findings of fact and the conditional use permit request for allowing residential living in a trailer for 18 months, subject to the following conditions:

- 1) Trailer is to be discontinued as an onsite living unit once the permanent residence is completed.**
- 2) Sewer, water, and electrical are required to be hooked up to the trailer prior to applicant's moving in to live in the unit.**
- 3) Should the applicants need an extension of time to live in the trailer longer than 18**

months, a modified conditional use permit must be obtained from the Planning and Zoning Commission.

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

H. OLD BUSINESS

1. Discussion of Institute property proposed zoning changes.

Postponed

I. PUBLIC COMMENT

None.

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Rushmore will work on a videoconference worksession to discuss the Institute property in a few weeks.

Next meeting is scheduled for April 9, 2020.

K. ADJOURNMENT

Chair Henson adjourned the meeting at 6:21 p.m.

CHAIRPERSON

SECRETARY



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

ANCHORAGE
Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

PUBLIC NOTICE DATE:	March 20, 2020
EXPIRATION DATE:	April 20, 2020
REFERENCE NUMBER:	POA-2020-00111
WATERWAY:	Unnamed Stream

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States (U.S.) as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice (PN) should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to: regpagemaster@usace.army.mil. All comments should include the PN reference number listed above.

All comments should reach this office no later than the expiration date of this PN to become part of the record and be considered in the decision. Please contact Emily Vullo at (907) 753-2704, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at: Emily.N.Vullo@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Southeast Alaska Regional Health Consortium (SEARHC) - Charles Clement; email: cclement@searhc.org; phone: 907-966-8850

AGENT: R&M Engineering-Ketchikan, Inc. - Trevor Sande; email: trevorsande@rmketchikan.com; phone: 907-225-7917

LOCATION: The project site is located at Latitude 56.4609 ° N., Longitude 132.3776 ° W.; 1064 Zimovia Hwy, Wrangell, Alaska.

PURPOSE: The applicant's stated purpose is to provide employee housing due to the construction of a new hospital in Wrangell.

PROPOSED WORK: Discharge 5,400 cubic yards of shot rock and 675 cubic yards of D-1 rock into 0.84-acre of forested wetlands to construct an access road and a building pad for employee housing. The access road would be 24 feet wide at the top of the road (32 feet at the toe of the slope) and 676 feet long leading to a cul-de-sac. The pad would support six duplexes with parking. The southern end of the pad would have a width of 222 feet and the east side of the pad would have an approximate length of 710 feet. There would be no stream impacts. All work would be performed in accordance with the enclosed plan (sheets 1-5), dated March 2020.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the U.S. from activities involving discharges of dredged or fill material.

a. Avoidance: The applicant states, "The availability of sites able to accommodate new housing in the community of Wrangell is limited and all of the sites looked at contain forested wetlands. This site was better than most as much of the site contained uplands and the small stream on the site could be avoided by limiting development to the south side of the property."

b. Minimization: The applicant states, "Minimization was achieved by sharing access and parking between the proposed structures and locating the improvements on the south side of the property away from the small stream on the north. The access road will have the minimum dimensions for emergency vehicle access."

c. Compensatory Mitigation: The applicant states, "SEARHC proposes to work with the Southeast Alaska Land Trust (SEAL) for compensatory mitigation for the project."

The following alternatives were also assessed by the applicant:

- 1) City of Wrangell Property located within the City's Industrial Park. This property is 100% wetlands and also a bit further than desirable for a suitable walking distance. Also the depth of the muskeg was estimated in excess of 30 feet and very expensive to develop. Site No. 1 was not selected due to its location adjacent to an industrial property and high costs to develop due to wetlands.
- 2) City of Wrangell Property located near the USFS administration building. This property is also 100% wetlands with deep muskeg to excavate. Site No. 2 was not selected due to high cost to develop and wetlands.
- 3) Etolin Avenue. This property was a good location but contained 100% wetlands. Site No. 3 was a good location but did contain wetlands so it was not selected.
- 4) City of Wrangell Institute Property. This property was well out of town and required the City and Borough of Wrangell to perform a subdivision and install utilities which are several years out yet. Site No. 4 is a good long range plan for future housing but not yet available.

5) Applicant's preferred alternative. The site selected contained only partial wetlands. The topography of all of the sites are similar to that of the selected site. Impacts to wetlands on all of the sites would have been much higher due to the fact that there was no existing development. The preferred site was selected because of the limited impact to wetlands due to the existing building and also considerable uplands within the property.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRS) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the direct footprint of the fill in waters of the U.S. and in uplands on the lot. Consultation of the AHRS constitutes the extent of cultural resource investigations by the Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work. The Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area. We have determined the described activity would have no effect on any listed or proposed threatened or endangered species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

No EFH species are known to use the project area. We have determined the described activity would not adversely affect EFH in the project area.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal

government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This PN serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authority:
(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings and a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF WATER

Wastewater Discharge Authorization Program (WDAP) / 401 Certification

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

WDAP/401 CERTIFICATION

555 CORDOVA STREET

ANCHORAGE, ALASKA 99501-2617

PHONE: (907) 269-6285 | EMAIL: dec-401cert@alaska.gov

NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

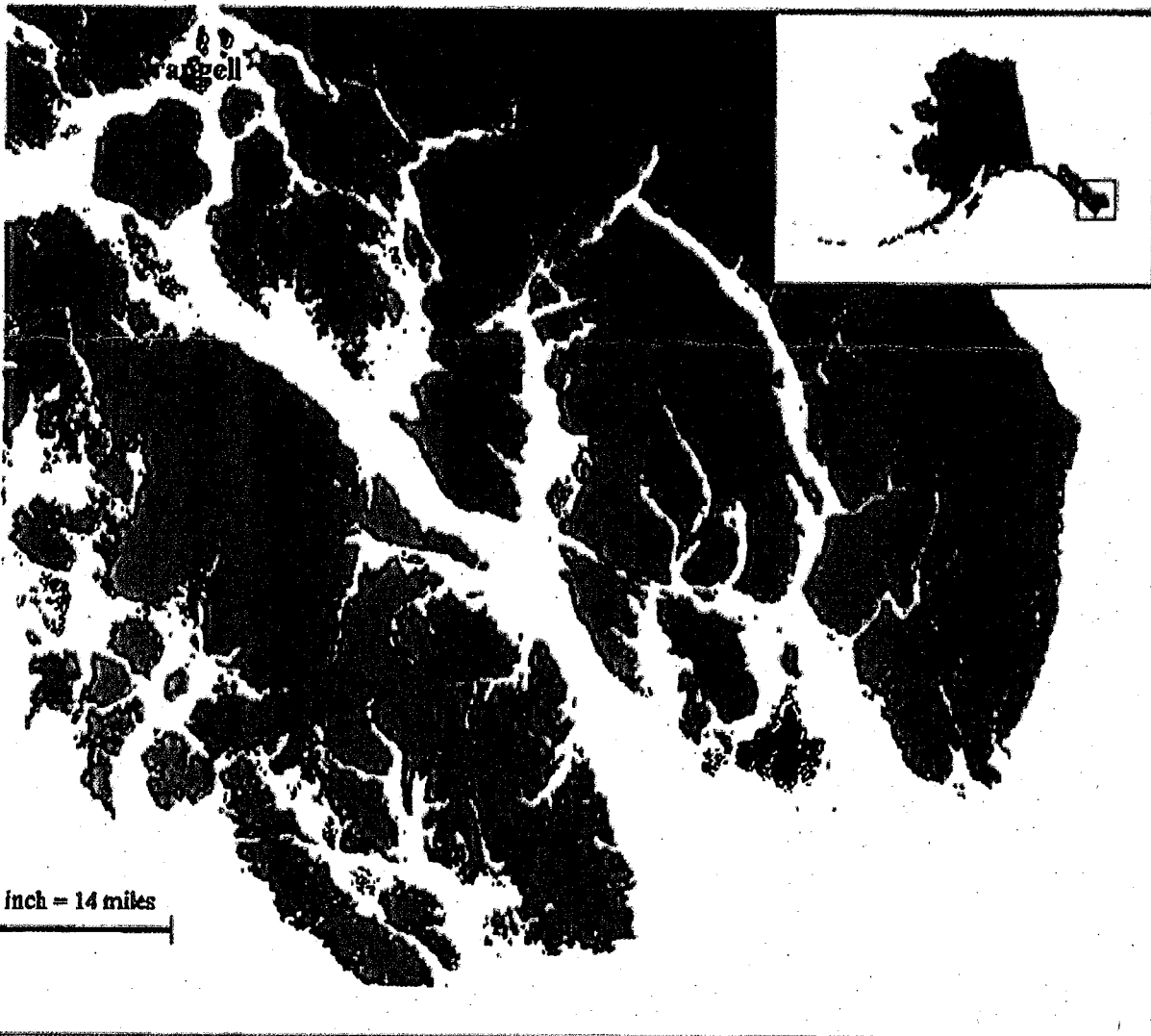
Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice (PN) Reference Number **POA-2020-00111, Unnamed Stream**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project with respect to Water Quality Certification, may submit written comments to the address above or via email to dec-401cert@alaska.gov by the expiration date of the Corps of Engineer's Public Notice. All comments should include the PN reference number listed above. Mailed comments must be postmarked on or before the expiration date of the public notice.

Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act of 1990. If you are a person with a disability who may need special accommodation in order to participate in this public process, please contact Kate Orozco at 907-465-6171 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of the expiration date of this public notice to ensure that any necessary accommodations can be provided.



VICINITY MAP

APPLICATION BY: SOUTHEAST
ALASKA REGIONAL HEALTH
CONSORTIUM (SEARHC)
222 TONGASS DR.
SITKA, AK 99835

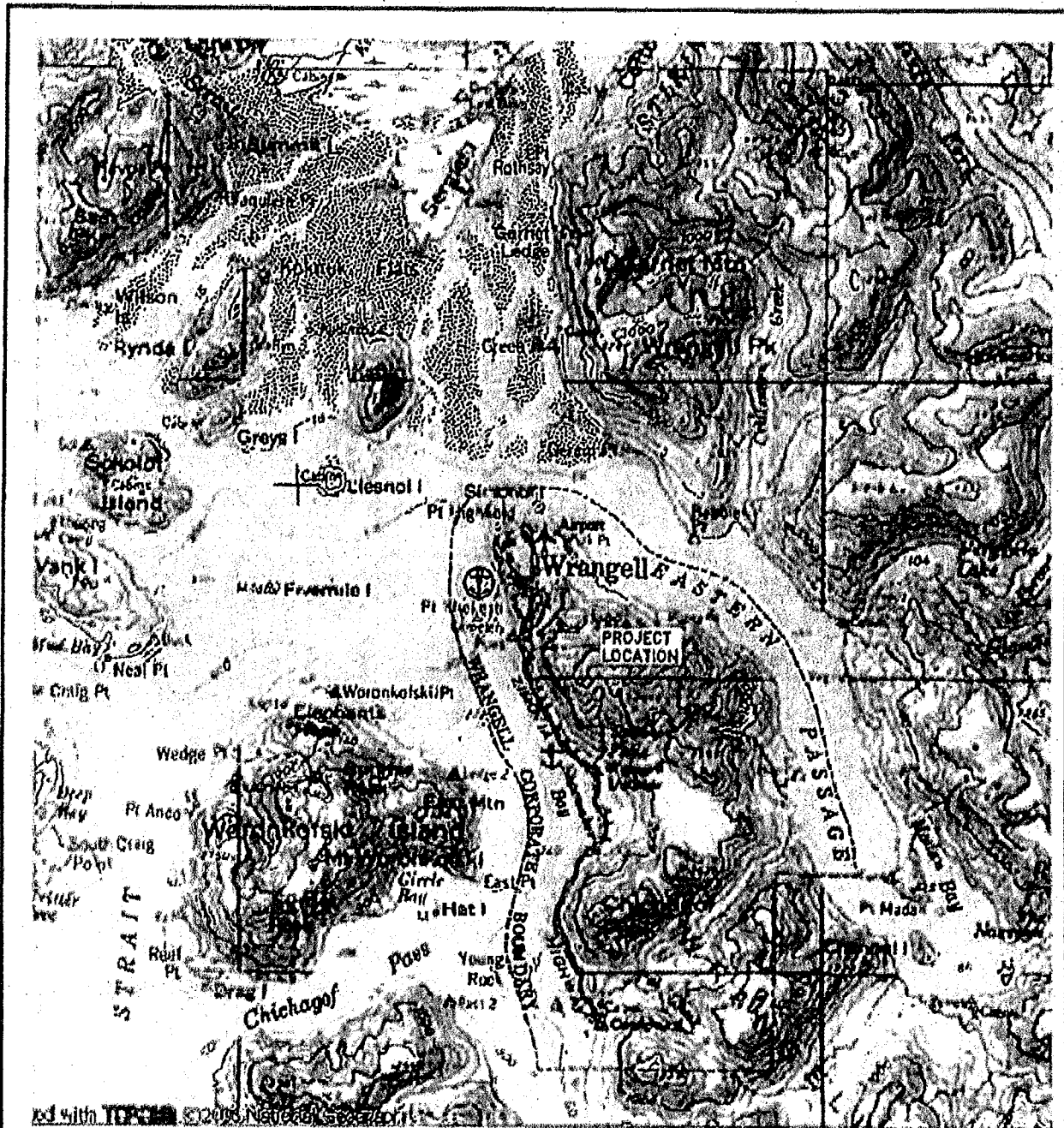
WRANGELL SEARHC HOUSING

AT: WRANGELL

LOCATED IN: T.62S., R.63E., SECTION 28
Lot 56°27'39.15"N, Long. 132°22'39.21"W

DATE: 01-31-20

SHEET **1** OF **6**



Map with TOPCON ©2005 National Geographic

VICINITY MAP

APPLICATION BY: SOUTHEAST
ALASKA REGIONAL HEALTH
CONSORTIUM (SEARHC)
222 TONGASS DR.
SITKA, AK 99835

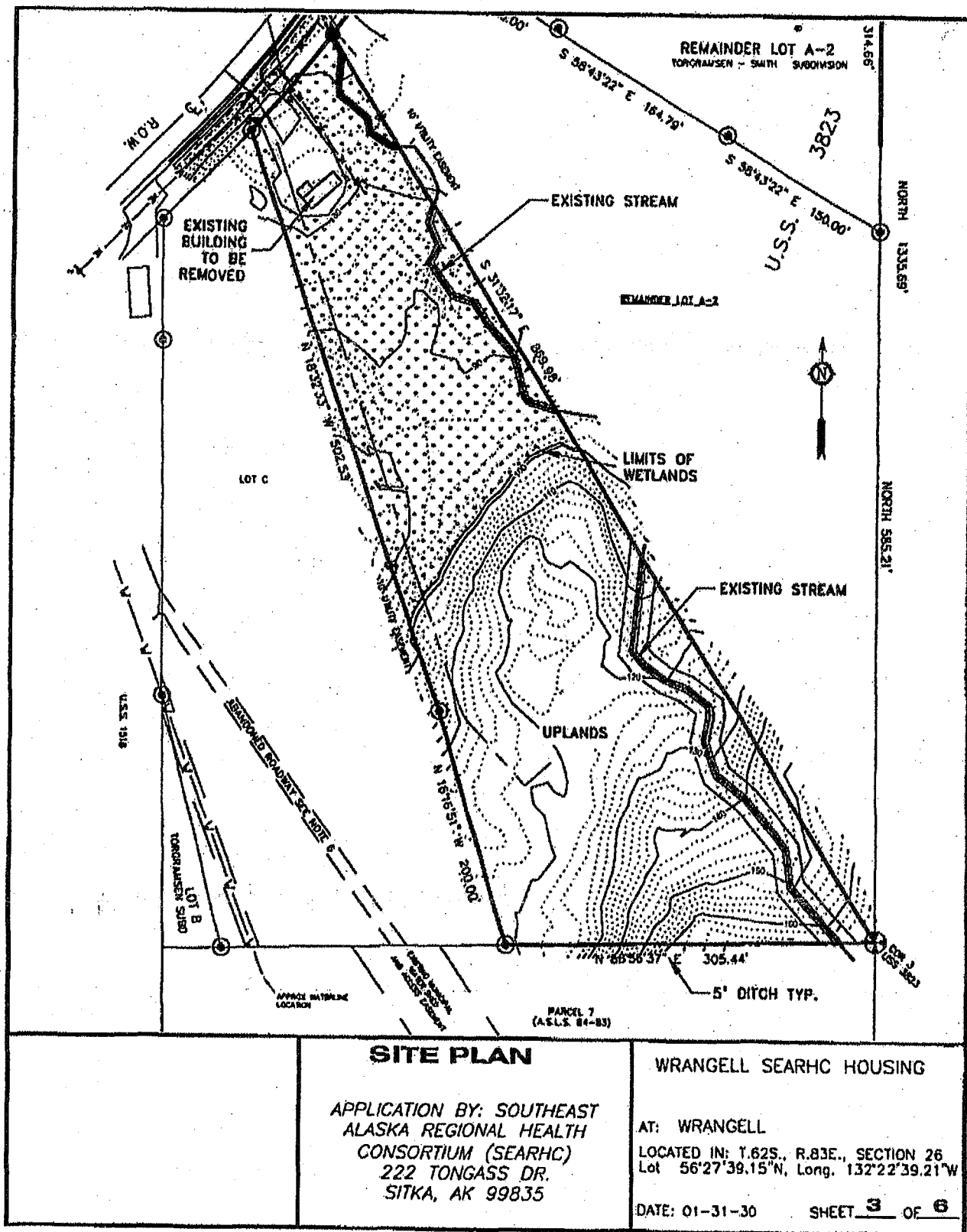
WRANGELL SEARHC HOUSING

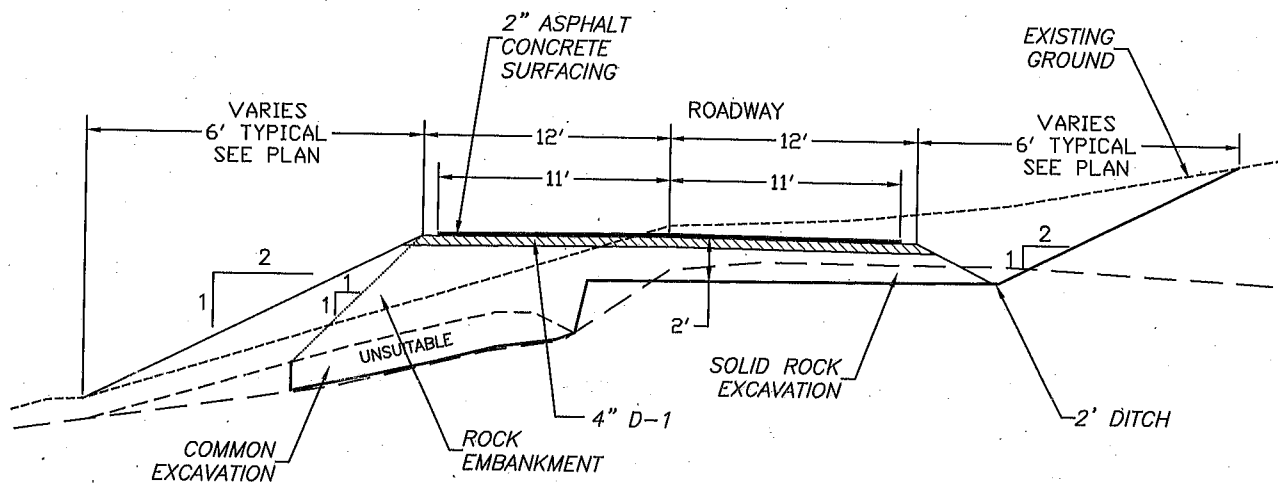
AT: WRANGELL

LOCATED IN: T.82S., R.83E., SECTION 28
Lat 56°27'39.15"N, Long. 132°22'39.21"W

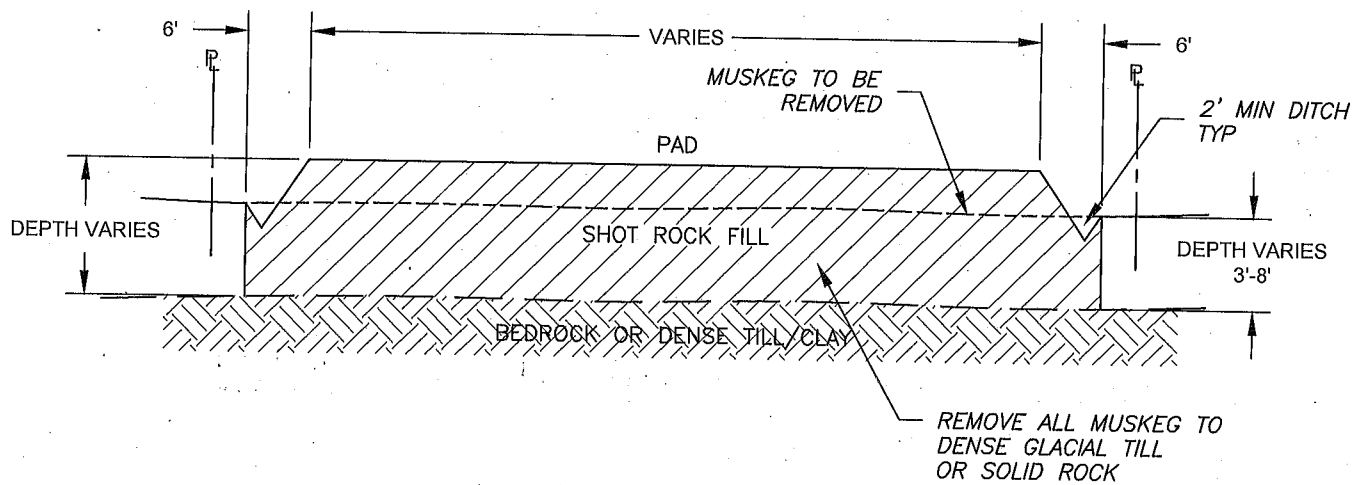
DATE: 01-31-20

SHEET **2** OF **6**





TYPICAL ROADWAY SECTION



TYPICAL BUILDING PAD

TYPICAL SECTIONS

APPLICATION BY: SOUTHEAST
ALASKA REGIONAL HEALTH
CONSORTIUM (SEARHC)
222 TONGASS DR.
SITKA, AK 99835

WRANGELL SEARHC HOUSING

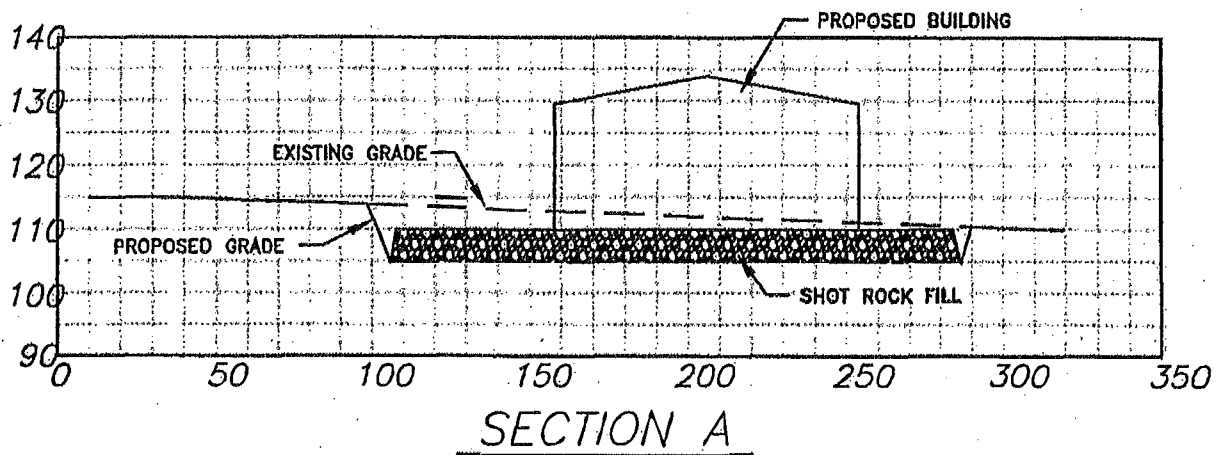
AT: WRANGELL

LOCATED IN: T.62S., R.83E., SECTION 26
Lat 56°27'39.15"N, Long. 132°22'39.21"W

DATE: 03-18-20

SHEET

5 6



TYPICAL SECTIONS

APPLICATION BY: SOUTHEAST
ALASKA REGIONAL HEALTH
CONSORTIUM (SEARHC)
222 TONGASS DR.
SITKA, AK 99835

WRANGELL SEARHC HOUSING

WRANGELL

LOCATED IN: T.62S., R.83E., SECTION 26
Lat 56°27'39.15"N, Long. 132°22'39.21"W

DATE: 01-31-20

SHEET 6 OF 6

City and Borough of Wrangell, Alaska

AGENDA G1

Date: April 3, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit request for a short term vacation rental as an AirB&B type unit on Lot A and B, Dow/Reeves Subdivision of USS 2321, zoned Rural Residential, requested by owner Allen and Deanna Reeves.

Review:

Applicants are seeking to start a short term vacation rental unit like an AirB&B rental at a residence adjacent to their home at 4 mile Zimovia Highway.

Recommendation: Staff recommends approval of the conditional use request.

Recommended Motion:

Move to approve the short term rental unit on Lot A and B, Dow/Reeves Subdivision as requested with the following conditions:

- 1) Provide Guest Guidance or similar document on noise, behavior, to encourage respect for the residential district and neighbors.**

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 short term rental unit in a residence they own adjacent to their primary residence at 4 mile Zimovia Highway. The two lots total are approximately 48,000 square feet. The house is connected to sewer and water.

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)). Bed and Breakfasts within an owners home have been reviewed as a home occupation because owners reside on the premises. Separate structures

used as vacation rentals are reviewed as a Cottage Industry. A long term rental (longer than 30 days) in addition to the primary residence, would be permissible without need for a permit. All short term rentals are required to pay sales tax and transient tax on rentals.

Applicants constructed a residence with attached shop. The residence is a 2 bedroom apartment unit which was previously used as a long term rental unit. The applicants are now seeking to use the apartment as a vacation short term rental unit. The unit could accommodate 4- 6 people, but would only be rented to one group at a time.

Off-street parking requirements for the short term rental is at least 1 parking place, but there is plenty of parking space for more.

Access to the property is currently via a driveway from Zimovia Highway. The driveway is shared with the owners residence.

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 and is a driveway access shared with the owners' residence. There should be minimal increase of traffic. The cars, if the visitors have one, would be a typical coming and going of any long term resident. 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.

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 next door.

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. More than one off-street parking is available for meeting the parking requirements for the proposed use.

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: Deanna Reeves
Box 741
Wrangell, Alaska

Applicant's Phone Number: 907-305-0657

II. Owners's Name and Address: Alan & Deanna Reeves
Box 741
Wrangell, AK 99929
907-874-3619

Owner's Phone Number: X

III. Legal Description: Lot A & B, Block _____, U.S. Survey 2321
Parcel No. 03-006-202 Dow/Reeves
Subd, LOT

IV. Zoning Classification: RR1

V. Specific Request: The lot has a 2 bedroom apartment
attached to the shop for our business. We
have been renting out the apartment since
2015 with a single renter. We intend to
open up the apartment for short term and
nightly lodging.

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: none END: none

SIGNATURE OF OWNER: Alan A. Reeves DATE: 3/4/2020

SIGNATURE OF APPLICANT: Deanna Reeves DATE: 3/4/2020

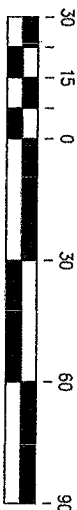
If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

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



- Page 21 -

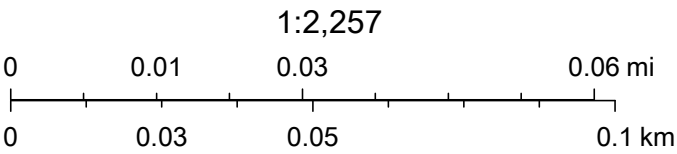
LOTS A & B OF DOW/REEVES
SUBDIVISION, ACCORDING TO PLAT 98-1,
RECORDED WITHIN THE WRANGELL
RECORDING DISTRICT, FIRST JUDICIAL
DISTRICT STATE OF ALASKA



Wrangell Public Map



April 6, 2020



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City and Borough of Wrangell, Alaska

Item G- 2

Date: April 4, 2020

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 final plats. USFS and MHT have been negotiating final details for the trade. The Borough and MHT have been discussing easement requirements for new lots that do not have road frontage. Last update to the Commission on the final plat status was in September of 2019.

Recommendation: Approve the final plats, each approved separately, subject to conditions where necessary.

Recommended Motion:

- 1) Move to approve the Final Plat Trust Land Survey No. 2018-09 as presented.
- 2) Move to approve the Final Plat Trust Land Survey No. 2018-10, subject to
 - a) the City and Borough of Wrangell recording an easement document through Lot 26, USS 3403; and
 - b) the Alaska Mental Trust Authority recording an easement document through Lot 14, South Wrangell Subdivision and Lot 23, USS 2900.
- 3) Move to approve the Final Plat Trust Land Survey No. 2018-11 as presented.

Findings:

The Borough and Mental Health Trust (AMHT) attorneys are working out the language for the required easements that are through lots not associated with the Trade, but required to guarantee access to the larger MHT or USFS tracts without direct access to Zimovia Highway. The Borough is developing an easement agreement for the road through the Institute property. A copy of the draft easement language is attached or will be provided prior to the meeting.

Since the last update to the Commission, the AMHT has included within the proposed Lot 2 of survey No. 2018-9, the ROW lots that were initially being considered as separate lots and not a part of the survey. Those lots are now encompassed and included within proposed Lot 2 being retained by AMHT, thus the proposed Lot 2 now has road frontage in 4 locations. Any easements or ROW for access for any future subdivisions will be sorted out when AMHT moves

forward with additional surveys. There are one or two surveys that will be presented to the Commission shortly hereafter for a further subdivision of proposed Lot 2.

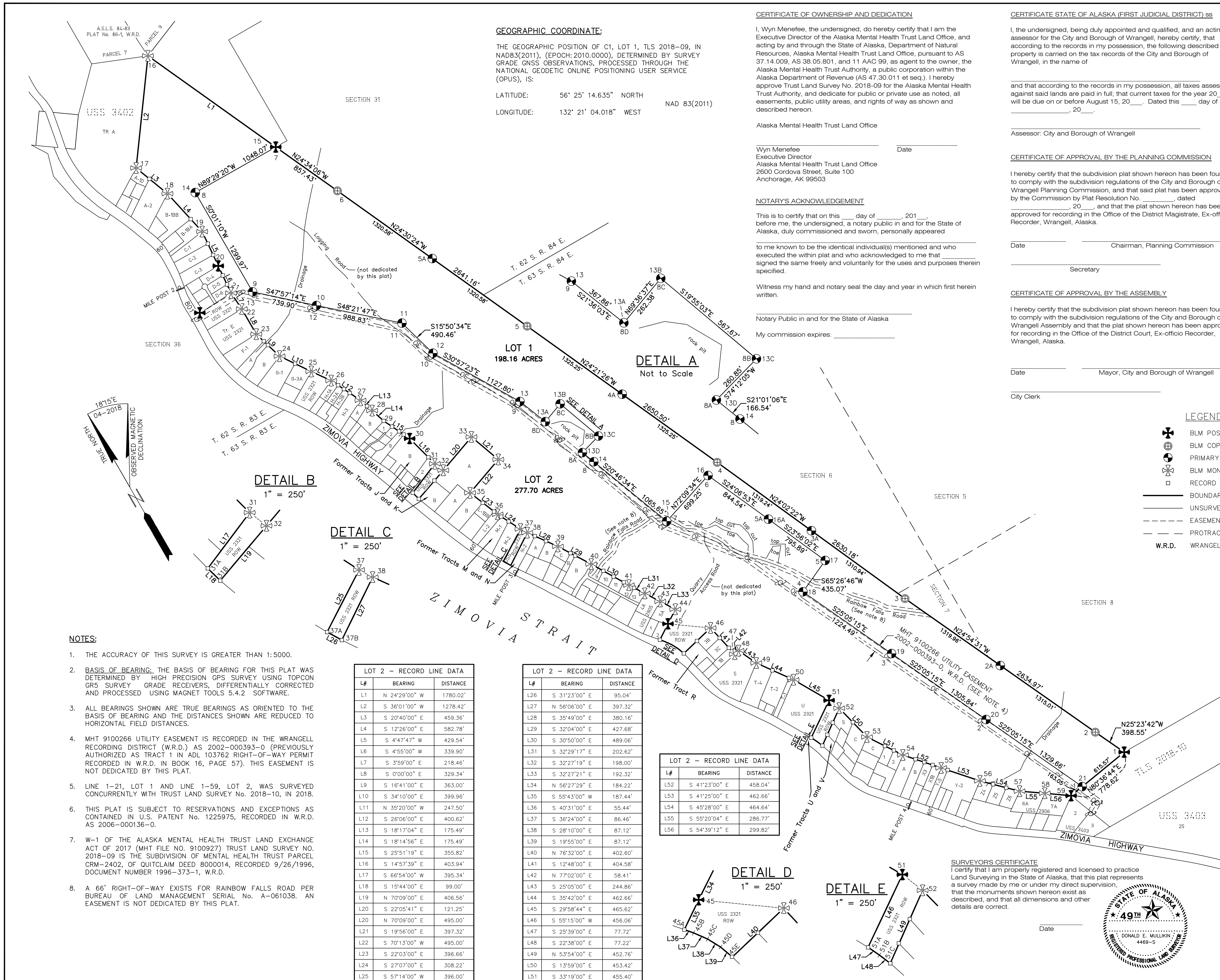
The only easements that are still required in order to access newly created lots that do not have road frontage include an easement through the Institute property to access the new USFS lot proposed Lot 1, and AMHT retained lot, proposed Lot 2 on Plat No. 2018-10. The draft easements are attached or will be provided to the Commission prior to the meeting. The easement through the Institute property is to be filed by the Borough granting access to the AMHT proposed Lot 2. On the plat itself, AMHT is dedicating a floating easement to proposed Lot 1 and USFS lands behind. The Borough's easement through the Institute Property is a 60 foot floating easement (minimum width of a future ROW) in the approximate location of the rock road that currently exists on the south end of the property.

The second easement is to be filed by AMHT and crosses two lots just across from the southern end of the Shoemaker Bay Loop road in the area of the old "ski run". This will also be a floating easement that will access proposed Lot 3 to be owned by the USFS. The exact location of both easements will be determined by a survey upon actual need.

The survey No. 2018-11 previously had Lot 13 as an individual lot, but that lot is now encompassed and included within proposed Lot 2 being retained by AMHT, thus the proposed Lot 2 now has road frontage with access opportunity. This lot was going to have an easement across it but the need to draft an easement for access has now been eliminated. Any easement or ROW for access for any future subdivisions will be sorted out when AMHT moves forward with additional surveys. As reported to the Commission previously, proposed Lot 3 was created and is to be retained by the AMHT due to some encroachments in the norther part of the tract.. Proposed Lot 5 which includes the existing easement road to Pats Landing is also being retained by AMHT after discussion with USFS. Proposed Lots 2, 3, and 5 will remain under the ownership of AMHT and all remaining lots will go to the USFS (see attached letter from AMHT).

All conditions of approval to the Preliminary Plat have been met by intent, although not in the exact form as originally moved the Commission due to ongoing negotiations between the USFS and AMHT. The Commission was briefed periodically regarding changes. The original motion ad conditions are also attached for reference.

Once the final plats are approved by the Planning and Zoning Commission, the 3 Plats and the 2 easement documents will go to the Assembly for approval. The easements will be recorded prior to the plats being recorded in order to include the recorded document numbers of the easements on the plat.



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
- RECORD MONUMENT, NOT RECOVERED THIS SURVEY
- BOUNDARY OF THIS SUBDIVISION
- UNSURVEYED LINE
- EASEMENT LINE
- PROTRACTED SECTION LINE
- WRANGELL RECORDING DISTRICT

GRAPHIC SCALE

500 0 250 500 1000 2000
(IN FEET)
1 inch = 500 ft.

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 36, Township 62 South, Range 83 East, Section 31, Township 62 South, Range 84 East, and Sections 6, 7 and 8, Township 63 South, Range 84 East, Copper River Meridian, Alaska; and

the R.O.W. Lot situated between Tract J and Tract K of U.S. Survey No. 2321 (shown as Detail 'E' on the plat Trust Land Survey No. 2018-09);

the R.O.W. Lot situated between Tract M and Tract N of U.S. Survey No. 2321 (shown as Detail 'C' on the plat Trust Land Survey No. 2018-09);

the R.O.W. Lot situated directly north of Tract R of U.S. Survey No. 2321 (shown as Detail 'D' on the plat Trust Land Survey No. 2018-09); and

the R.O.W. Lot situated between Tract U and Tract V of U.S. Survey No. 2321 (shown as Detail 'E' on the plat Trust Land Survey No. 2018-09), located within Section 36, Township 62 South, Range 83 East, Section 31, Township 62 South, Range 84 East, and Sections 6 and 7, Township 63 South, Range 84 East, Copper River Meridian, Alaska.

Containing 475.86 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: 3/05/2020	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

STATE OF ALASKA
49TH
DONALD E. MULLIKIN
4469-S
REGISTERED PROFESSIONAL LAND SURVEYOR

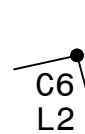




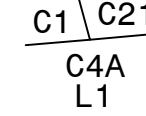
SHEET 1 OF 3

- Page 25 -

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></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, painted red 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></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></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></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></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 <div><div><div>S3709</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.	

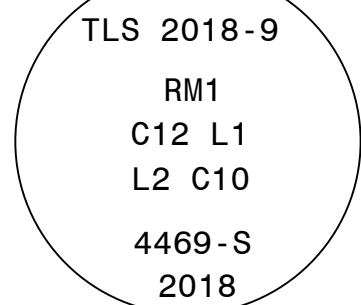
Cor. #	Corner Marking	Description	Accessories
2-120	<div>TLS 2018-9 <div><div><div>L2</div><div>C14</div></div><div>C8</div><div>L1</div></div><div>4469-S</div><div>2018</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground.	Set: 16" Hemlock, N43°E, 22.00' mkd. X X 17" Hemlock, 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>L1</div><div>L2</div></div><div>C13B</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>C8B</div><div>C13C</div></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>L1</div><div>L2</div></div><div>C14</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>L1</div><div>L2</div></div><div>C7</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
16	TLS 2018-9  C16 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground. Magnet at base	Set: 17" Spruce, S44°E, 27.17' mkd. X BT 11" Hemlock, N8°W, 21.90' mkd. X BT FS post/sign, 0.7', NE'ly
	TLS 2018-9  C17 L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 19" Spruce, S7°E, 36.95' mkd. X BT 23" Spruce, N46-1/2°W, 33.76' mkd. X BT FS post/sign, 1.1', E'ly
18	TLS 2018-9  C18 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: 19" Spruce, N13°E, 38.49' mkd. X BT 12" Spruce, S72°E, 62.66' mkd. X BT FS post/sign, 2.0', E'ly
	TLS 2018-9  C19 L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground. Magnet at base	Set: 17" Hemlock, S83-1/2°E, 24.46' mkd. X BT 14" Hemlock, N4°W, 19.73' mkd. X BT FS post/sign, 0.7', E'ly
20	TLS 2018-9  C20 L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground. Magnet at base	Set: 7" Hemlock, N12°E, 22.03' mkd. X BT 8" Hemlock, S54-1/2°E, 46.43' mkd. X BT FS post/sign, 0.7', E'ly
	TLS 2018-9  C1 C21 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'ly
21			

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.

TYPICAL REFERENCE MONUMENT

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



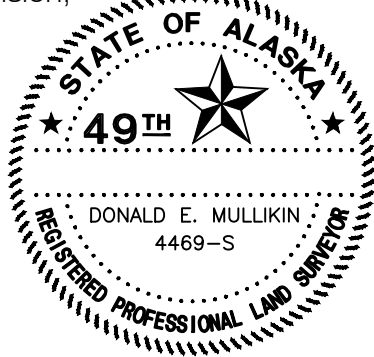
CAP MARKINGS

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



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.
		S2321 C5 C3 C4 TRC TRD 1936	Found: 20" Hemlock stump, S64°W, 23.70' 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.
		S2321 C17 C3 C2 TRI TRJ 1936	Found no evidence of original bearing trees.
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.
		S2905 C3 L15A C3 C3 TR5 C30 S2921 ROW 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.
		S2321 C36 C3 TRU ROW 1936	Found no evidence of original bearing trees.
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.
		S3709 C44 L1 C3 C37 C1 S3403 C2 LOT2 1949 BUREAU OF LAND MANAGEMENT	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'ly
59			

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.

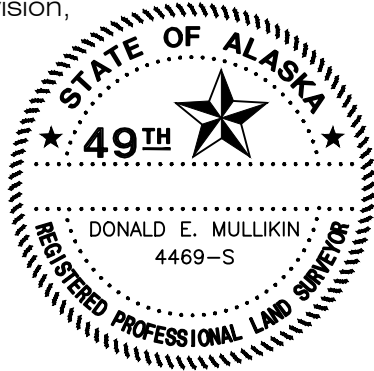
MISCELLANEOUS CORNER RECOVERY DESCRIPTIONS

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			

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

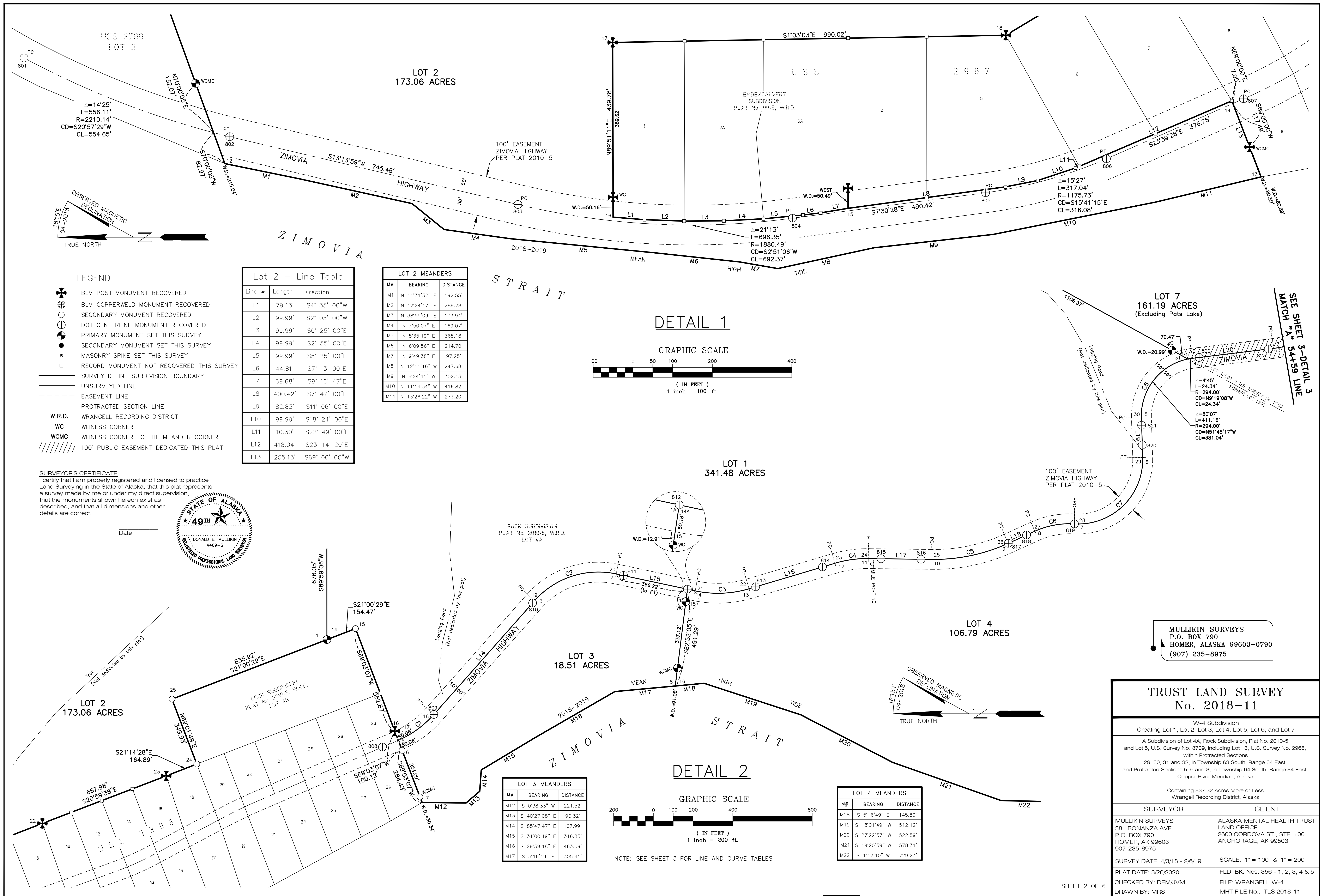
TRUST LAND SURVEY
No. 2018-09

W-1 Subdivision
Creating Lot 1 and Lot 2

A Subdivision of Lot 1, U.S. Survey No. 3709, located within Section 36, Township 62 South, Range 83 East, Section 31, Township 62 South, Range 84 East, and Sections 6, 7 and 8, Township 63 South, Range 84 East, Copper River Meridian, Alaska; and the R.O.W. Lot situated between Tract J and Tract K of U.S. Survey No. 2321 (shown as Detail 'E' on the plat Trust Land Survey No. 2018-09); the R.O.W. Lot situated between Tract M and Tract N of U.S. Survey No. 2321 (shown as Detail 'C' on the plat Trust Land Survey No. 2018-09); the R.O.W. Lot situated directly north of Tract R of U.S. Survey No. 2321 (shown as Detail 'D' on the plat Trust Land Survey No. 2018-09); and the R.O.W. Lot situated between Tract U and Tract V of U.S. Survey No. 2321 (shown as Detail 'E' on the plat Trust Land Survey No. 2018-09), located within Section 36, Township 62 South, Range 83 East, Section 31, Township 62 South, Range 84 East, and Sections 6 and 7, Township 63 South, Range 84 East, Copper River Meridian, Alaska.

Containing 475.86 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: 3/05/2020	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



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'

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'

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'

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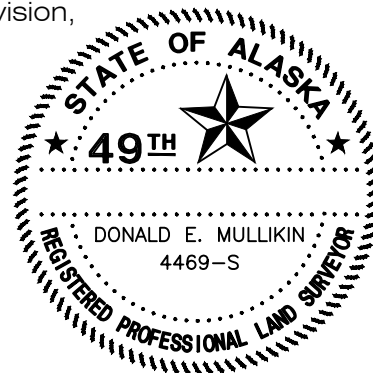
LEGEND

- 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
- RECORD MONUMENT NOT RECOVERED 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' PUBLIC 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, including Lot 13, U.S. Survey No. 2968, 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 837.32 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: 3/26/2020	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: 12" Cedar, S70°E, 6.49' with healed blazes 24" Cedar, S8°W, 17.39' with scribe marks X BT
		Found FS post/sign, alognside	
3-150 4-40	TLS 2018-11 <div>C2A L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground.	Set: 13" Hemlock, N87°E, 6.58' mkd. X BT 8" Cedar, S81°W, 18.04' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, alongside
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: 20" Cedar, S20°W, 5.35' with partially healed blazes 20" Hemlock, S89°W, 14.95' with scribe marks X BT
		Found FS post/sign, alognside	
3-140 4-38	TLS 2018-11 <div>C3A L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground.	Set: 7" Hemlock, S23°E, 29.72' mkd. X BT 11" Hemlock, N27°W, 7.90' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, alongside
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: 50" Spruce, N1°E, 6.08' with fully healed blazes 20" Hemlock, S75°W, 14.55' with fully healed blazes
		Found FS post/sign, alognside	
3-91/92 1-64	TLS 2018-11 <div>C4A L1</div>	Set 3 1/4" alum. cap, on 5/8" alum. drive rod, 1.0' above the ground.	Set: 17" Hemlock, N86-1/2°E, 6.74' mkd. X BT 22" Hemlock, N5-1/2°W, 25.43' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, 0.9', S'ly
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 original bearing trees dead and down.
	1960 BUREAU OF LAND MANAGEMENT	Found FS post/sign, alognside	Set: 15" Hemlock, S30°W, 8.70' mkd. X BT 4" Spruce, N22°W, 66.15' mkd. X BT
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.	Set: 5" Alder, N71°E, 56.44' mkd. X BT 6" Alder, S51°E, 52.53' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, 1.2', W'ly
4-88 1-61	TLS 2018-11 <div>C10 C6A L2 L1</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground.	Set: 16" Hemlock, N78°E, 15.33' mkd. X BT 11" Hemlock, S19°E, 21.29' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, 1.2', W'ly
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'.	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'
	4469-S 2018	Magnet at base	FS post/sign, 1.4', E'ly

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.	Set: 54" Hemlock, North, 16.11' mkd. X BT 39" Hemlock, South, 22.38' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, alongside
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.	Set: 40" Hemlock, S18°W, 22.97' mkd. X BT 7" Hemlock, N48°W, 18.98' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, alongside
3-104 3-138	TLS 2018-11 <div>C10 C6 L1 L2</div>	Set 3 1/4" alum. cap, on 5/8" rebar, in a boulder.	Set: 44" Hemlock, N33°E, 24.89' mkd. X BT 10" Hemlock, S46°E, 13.00' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, alongside
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.	Set: 5" Hemlock, S3°W, 27.62' mkd. X BT 4" Hemlock, N76-1/2°W, 14.50' mkd. X X
	4469-S 2018	Magnet at base	FS post/sign, 0.5', E'ly
1-56 3-148	TLS 2018-11 <div>L1 C12 C4 L2</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 8" above the ground, in a collar of stone.	Set: 24" Hemlock, S7°W, 22.95' mkd. X BT 15" Hemlock, N10°W, 20.54' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, alongside
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.	Set: 10" Hemlock, S7°W, 15.72' mkd. X BT 11" Hemlock, N37°W, 25.40' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, 1.0', W'ly
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.	Set: 5" Hemlock, S63°E, 18.95' mkd. X BT 6" Hemlock, N13-1/2°W, 10.95' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, 1.0', NW'ly
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.	Set: 5" Spruce, N26°E, 21.40' mkd. X BT 10" Cedar, S46°E, 20.78' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, 1.0', NE'ly
2-10	SCHEFF •	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
	LS 6700		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.	Set: 4" Hemlock, S64°E, 15.79' mkd. X BT 6" Hemlock, S27°W, 13.81'
	1955	Magnet at base	FS post/sign, 2.0', SE'ly
4-145		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.	Set: 9" Hemlock, N15°E, 25.45' mkd. X BT 9" Hemlock, S38-1/2°E, 12.27' mkd. X BT
	4469-S 2018	Magnet at base	FS post/sign, 1.4', NE'ly
31			

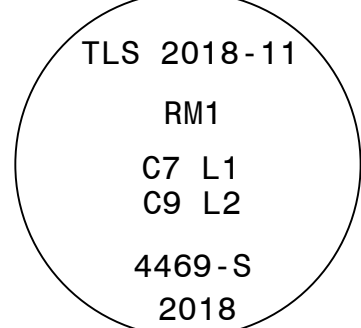
Cor. #	Corner Marking	Description	Accessories
4-70	TLS 2018-11 <div>L1 C32 L7 C4</div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.35' above the ground.	Set: 3" Spruce, N6°E, 9.37' mkd. X X RM-1, 2" alum. cap on 5/8" rebar, in a boulder, S60°W, 61.17'
	4469-S 2018	Magnet at base	FS post/sign, 1.0', E'ly
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.	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'
	4469-S 2018	Magnet at base	FS post/sign, 1.0', E'ly
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 S3709 2018</div>	Original iron post searched for, not found.	Original bearing trees searched for, not found.
	2018 4469-S	Set 2" alum. cap, on 5/8" rebar, in bedrock, 1.3' above the ground.	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
12		Magnet at base	

TYPICAL REFERENCE MONUMENT

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



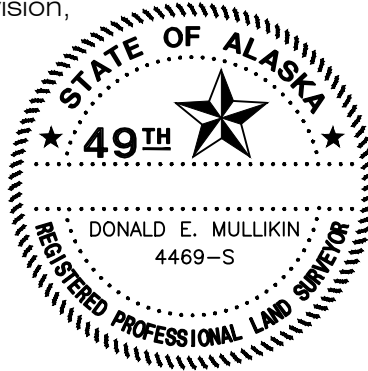
CAP MARKINGS

SURVEYOR'S CERTIFICATE

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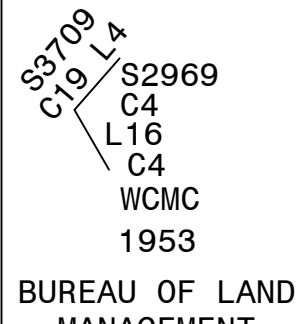
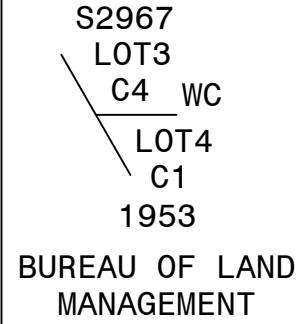
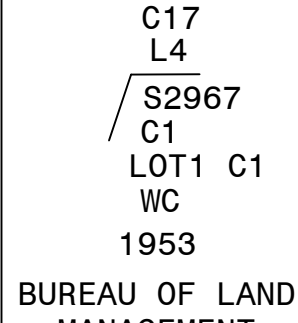
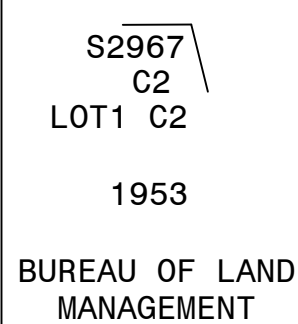
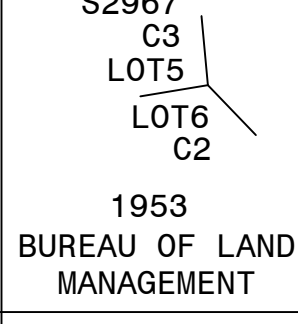
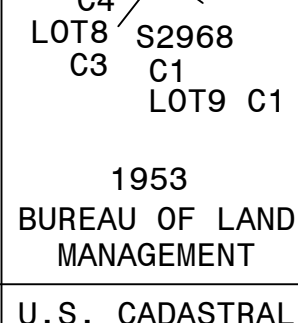
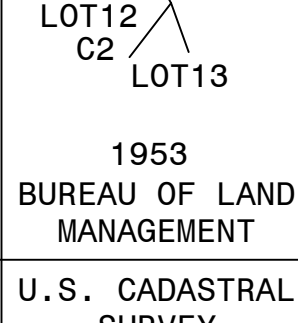
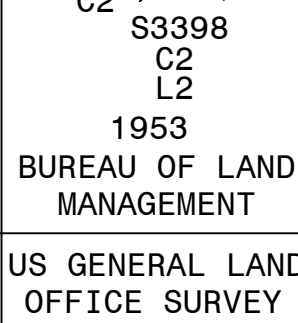
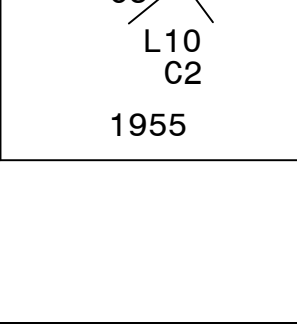


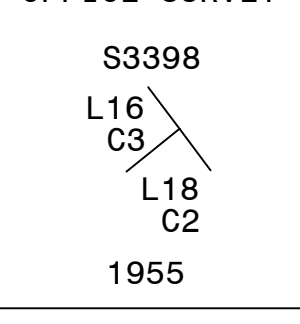
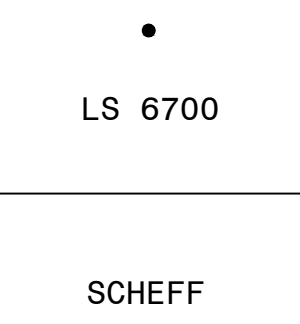
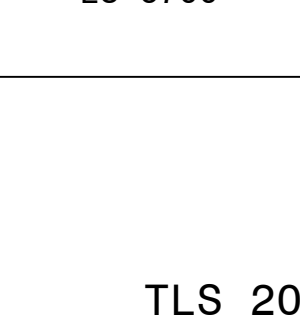
NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

TRUST LAND SURVEY
No. 2018-11

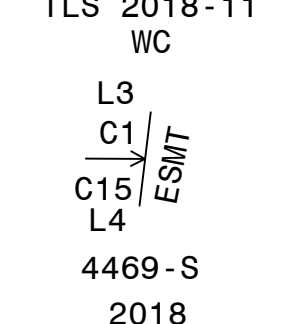
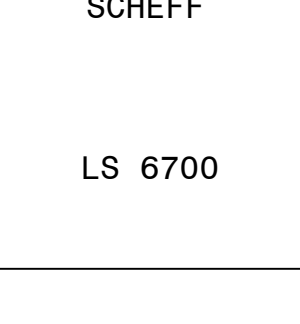
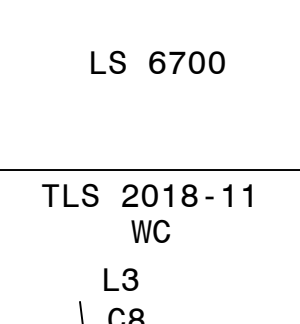

W-4 Subdivision Creating Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7	
A Subdivision of Lot 4A, Rock Subdivision, Plat No. 2010-5 and Lot 5, U.S. Survey No. 3709, including Lot 13, U.S. Survey No. 2968, within Protracted Sections 29, 30, 31 and 32, in Township 63 South, Range 84 East, and Protracted Sections 5, 6 and 8, in Township 64 South, Range 84 East, Copper River Meridian, Alaska	
Containing 837.32 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: 3/26/2020	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.

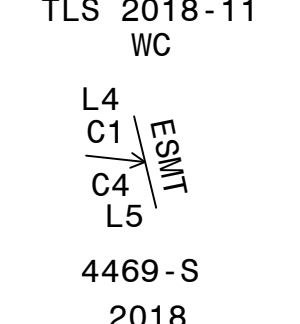
Cor. #	Corner Marking	Description	Accessories
3-28		Found 3 1/4" brass cap, on 2 1/2" iron post, 10" above the ground.	Original bearing trees searched for, not found. Set: 23" Spruce, N58°E, 26.50' mkd. X BT 40" Spruce, N8-1/2°W, 12.02' mkd. X BT
13	BUREAU OF LAND MANAGEMENT		
3-30		Found 3 1/4" brass cap, on 2 1/2" iron post, 0.2' above the ground.	Original bearing trees searched for, not found.
15	BUREAU OF LAND MANAGEMENT		
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'
16	BUREAU OF LAND MANAGEMENT		*RM's inadvertently mkd C17, should read C16*
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
17	BUREAU OF LAND MANAGEMENT		
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
18	BUREAU OF LAND MANAGEMENT		*Bearing Trees inadvertently scribed C20, should read C18*
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
19	BUREAU OF LAND MANAGEMENT		*Bearing Trees inadvertently scribed C21, should read C19*
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
20	BUREAU OF LAND MANAGEMENT		
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
21	BUREAU OF LAND MANAGEMENT		
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		

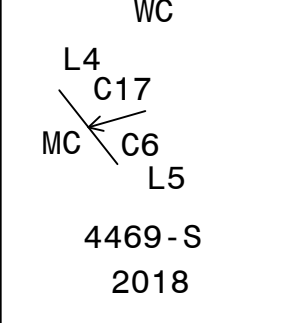
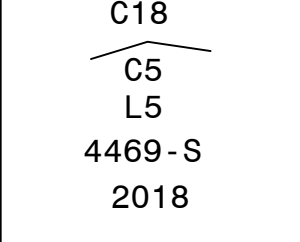
Cor. #	Corner Marking	Description	Accessories
2-50		Found 2 1/2" brass cap, on 1" iron post, firmly set, 1.2' above the ground, in good condition.	Found: 18" Spruce, S67°E, 12.83' with healed blazes Set: 15" Spruce, N38°E, 30.45' mkd. X BT
23	1955		
2-40		Found 1 1/2" alum. cap, on 5/8" rebar, in bedrock, 0.7' above the ground.	Set: 12" Hemlock, N5°E, 24.18' mkd. X BT 9" Spruce, N69°W, 16.79' mkd. X BT
24	LS 6700		
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	LS 6700		

TLS 2018-11, LOT 3: CORNER DESCRIPTIONS

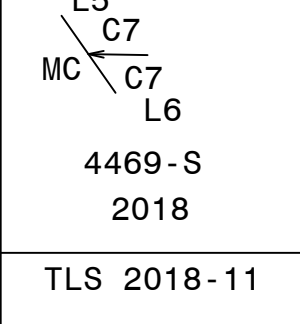
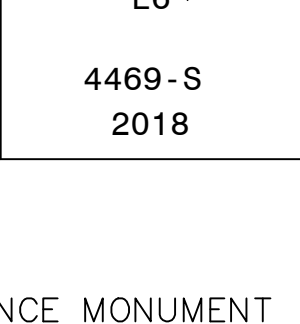
Cor. #	Corner Marking	Description	Accessories
5-36		Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.4' above the ground. Magnet at base	Set: 10" Hemlock, S59°W, 11.80' mkd. X BT 14" Hemlock, N53°W, 11.50' mkd. X BT FS post/sign, 1.0', W'ly
1			
1A	SEE DOT CL MONUMENT - 812, SHEET 6		
2-4	AT THE TRUE PC'S AND PT'S, NOT MONUMENTED		
4-145	5	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	LS 6700		
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		

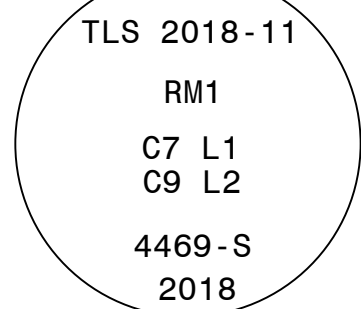
Cor. #	Corner Marking	Description	Accessories
7	SEE DOT CL MONUMENT - 819, SHEET 6		
8-14	AT THE TRUE PC'S AND PT'S, NOT MONUMENTED		
14A	SEE DOT CL MONUMENT - 812, SHEET 6		
15	SEE LOT 3, CORNER 1		
16	SEE LOT 3, CORNER 8		
5-40		Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.4' above the ground. Magnet 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

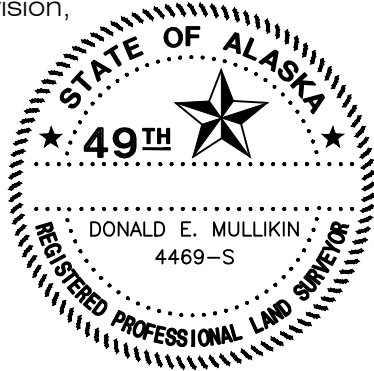


CAP MARKINGS

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, including Lot 13, U.S. Survey No. 2968, 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 837.32 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: 3/26/2020	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><div>C1 L6</div><div>ESMT</div></div>	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.4' above the ground. Magnet at base	Set: 12" Hemlock, S79°W, 48.03' mkd. X BT 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 <div><div>MC</div><div>NFB</div></div> 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
8			
4-46	U.S. CADASTRAL SURVEY S3709 C8 L5 <div><div>NFB</div></div> 1960 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, 0.2' above the ground. Found FS post/sign, 1.0', E'ly.	Found: 24" Hemlock, N30°E, 47.52' 10" Hemlock, S30°E, 26.4'
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	

TYPICAL DOT CENTERLINE MONUMENT

FOUND 2 1/2" BRASS CAP
IN A MONUMENT CASE



CAP MARKINGS

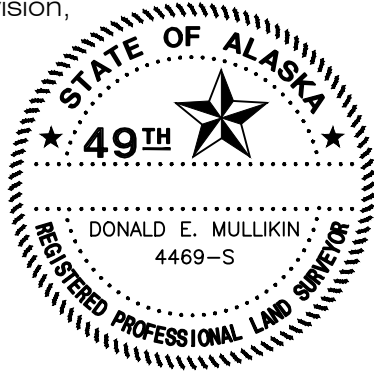
TLS 2018-11, LOT 7: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
4-44	U.S. CADASTRAL SURVEY WC S3709 L5 <div><div>NFB</div></div> 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 FS post/sign, 1.0', E'ly	Found: Pine, S70°W, 17.82' Cedar, N42°W, 22.44'
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><div>L7 C14</div><div>ESMT</div></div> 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 10" Spruce, N34°E, 13.12' mkd. X BT 12" Spruce, S84°E, 94.14' mkd. X BT FS post/sign, 0.4', NW'ly
14			
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 FS post/sign, 1.0', E'ly	Found: Cedar, N10°E, 9.57' Cedar, S75°E, 19.8'
15			

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

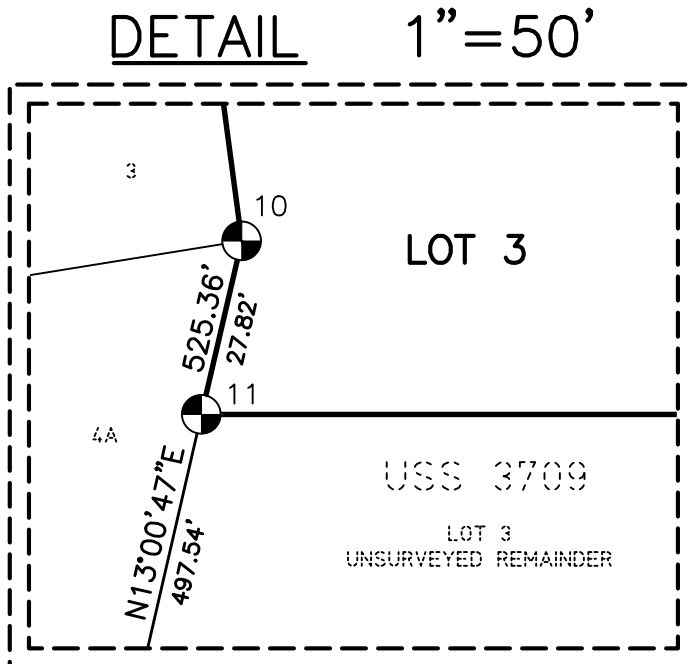


MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

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.

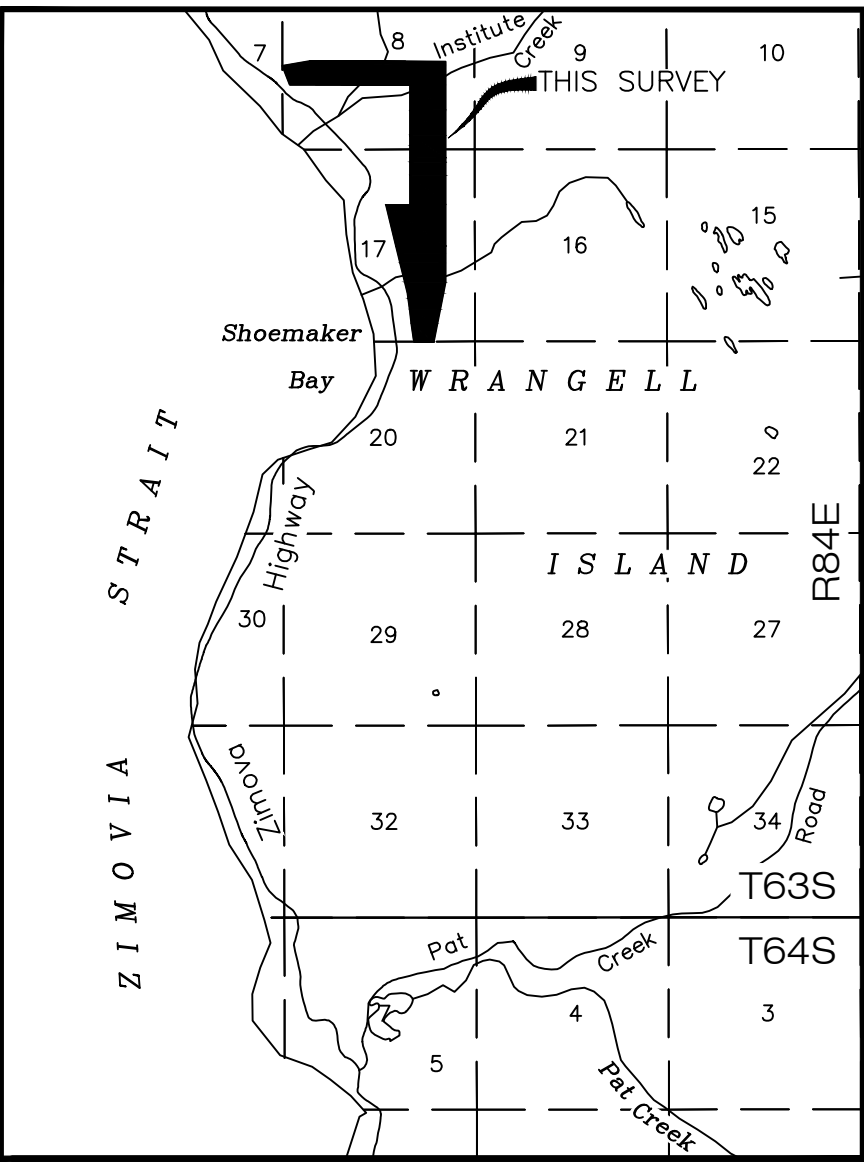
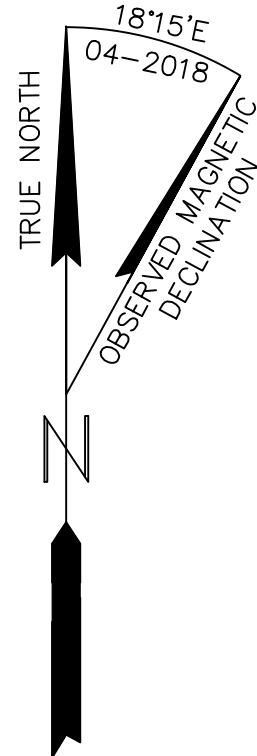
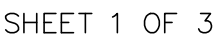
TRUST LAND SURVEY
No. 2018-11

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, including Lot 13, U.S. Survey No. 2968, 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 837.32 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: 3/26/2020	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



City Clerk

Date _____



(IN FEET)
1 inch = 400 ft.

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 64 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: 3/26/2020	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 └ C1 └ C21 └ 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 └ L3 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*

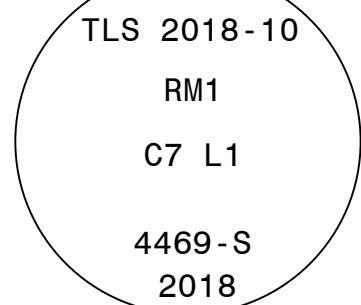
TLS 2018-10, LOT 2: CORNER DESCRIPTIONS

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
3-22 5	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
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
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
	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

TYPICAL REFERENCE MONUMENT

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

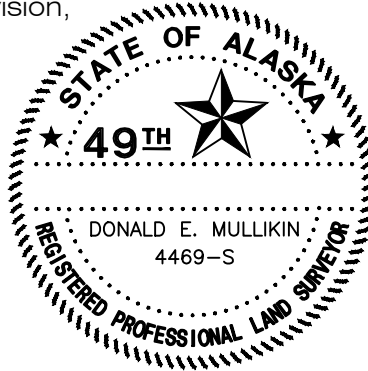


CAP MARKINGS

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. 2018-10

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

MULLIKIN SURVEYS
381 BONANZA AVE.
P.O. BOX 790
HOMER, AK 99603
907-235-8975

CLIENT

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: 3/26/2020

FLD. BK. Nos. 356 - 1, 2, 3, & 4

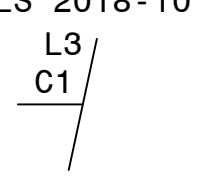

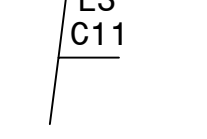
CHECKED BY: DEM/JVM

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  4469-S 2018	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
1-53 3-126 1A	TLS 2018-10 C1A L3  4469-S 2018	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
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  4469-S 2018	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

MISCELLANEOUS CORNER RECOVERY DESCRIPTIONS

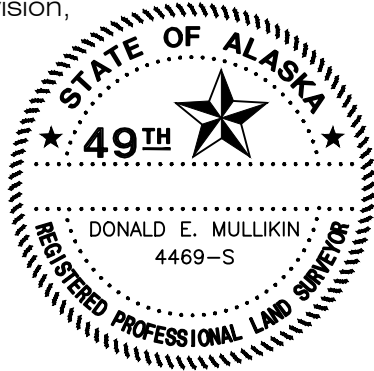
Cor. #	Corner Marking	Description	Accessories
1-18 801	USDI BLM SURVEY 3709 WP No 9 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 12" above the ground. Found FS post/sign, alongside	Found: Dead bearing tree, S29°E, 10.09' Set: 22" Hemlock, N77°E, 48.61' mkd. X BT 12" Hemlock, S40°E, 11.64' 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: 3/26/2020	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



2600 Cordova Street, Suite 201

Anchorage, AK 99503

Tel 907.269.8658

alaskamentalhealthtrust.org/trust-land-office/

April 2, 2020

City and Borough of Wrangell

PO Box 531

Wrangell, Alaska 99929

Via e-mail ecodev@wrangell.com

RE: AMHTA Lands Retained - Pat's Landing Area

To Whom It May Concern:

This letter is to confirm that the Alaska Mental Health Trust Authority (AMHTA) will retain Lots 2, 3, & 5 of TLS 2018-11, which is a subdivision plat (the Plat) being presented to the City and Borough of Wrangell Planning and Zoning Commission in April of 2020.

Currently, the AMHTA owns all lands subject to the Plat. Pursuant to the Alaska Mental Health Trust Land Exchange Act of 2017 (the Act), the AMHTA anticipates conveyance of lots 1, 4, 6, & 7 to the U.S. Forest Service (USFS) in the winter of 2020-2021. A map of the Wrangell-area lands slated to be exchanged under the Act is attached. The retention of lots 3 & 5 by the AMHTA is a departure from the legislative map but was agreed to under the attached letter of agreement. Lot 2 of the plat was not slated for exchange under the Act and will remain the property of AMHTA for the foreseeable future.

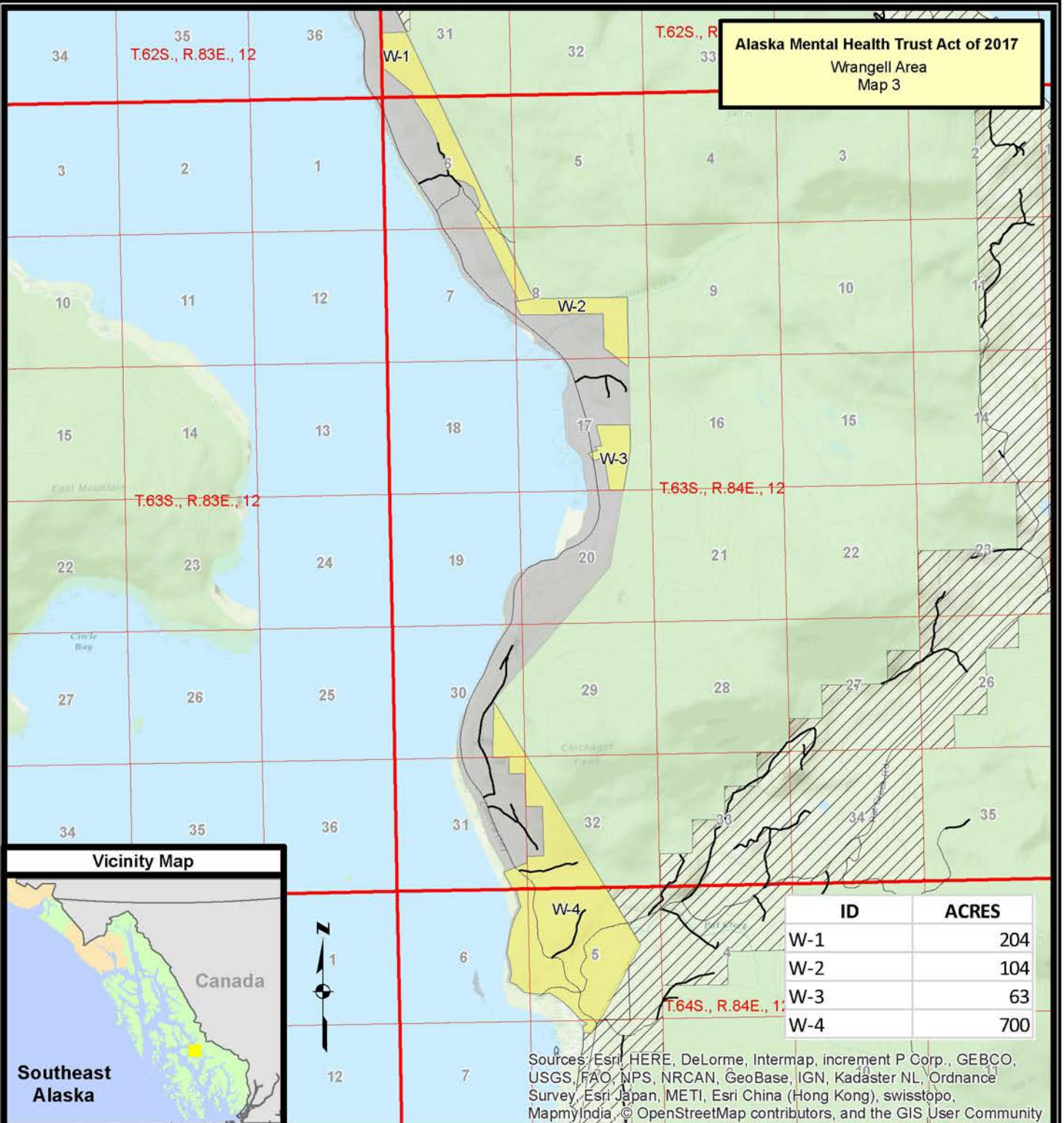
Sincerely,

Aaron O'Quinn

Trust Resource Manager

Attachments

Alaska Mental Health Trust Act of 2017 Wrangell Area Map 3



ID	ACRES
W-1	204
W-2	104
W-3	63
W-4	700

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

References

Data acquired from a variety of sources of differing accuracy, precision and reliability. Features represented by the data may not represent accurate geographic locations.

Disclaimer

The USDA Forest Service makes no warranty, expressed or implied regarding the data displayed on this map, and reserves the right to correct, update, modify, or replace this information without notification.

Alaska Mental Health Trust Authority To Be Exchanged

Surface Ownership

- State of Alaska
- National Forest System Lands
- Non - National Forest System Lands

0 0.475 0.95 1.9 Miles

Map Creation Date - 09-19-2016
Map Revision Date - 03-03-2017

Sheet 3 of 10

Alaska Mental Health Trust Act of 2017

Legislative Map Bill Numbers: S131 & HR513

Wrangell Area
1071 Approximate Acres



U.S. Forest Service - Alaska Region
Tongass National Forest
Alaska At-Large U.S. Congressional District



Copies of this map are available for public inspection in the Office of the Regional Forester, R10, J

- Page 38 -

United States Forest Service
James King, R10 Director, Recreation, Lands, and Minerals
PO Box 21628
Juneau, AK 99802-1628
jamesgking@fs.fed.us

VIA Email



2600 Cordova Street, Suite 100
Anchorage, AK 99503
Tel 907.269.8658
www.trustlandoffice.com

October 31, 2018

Re: Boundary Adjustment – Wrangell, Parcel W-4

Dear James:

This letter is the TLO's formal request to perform minor boundary adjustments necessary to deliver "title acceptable to the Secretary" in conformance with the Alaska Mental Health Trust Land Exchange Act of 2017.

Attached to this letter (Exhibit "A" and Exhibit "B") are maps depicting two areas within Exchange Parcel W-4: Area A and Area B.

Area A was inspected by both TLO and USFS representatives in the summer of 2018. That inspection revealed significant accumulations of debris, trash, and other items including discarding building materials (windows), logging equipment (motors and cabling), and other similar items. The TLO believes that it can satisfy the concerns raised by the USFS' environmental site assessments by eliminating the area shaded in yellow and provide a reasonable buffer to account for undiscovered items.

Area B was similarly inspected by USFS and TLO personnel in the summer of 2018 and again in October of 2018. These inspections revealed a former material borrow site with myriad buried and visible debris (with a Phase 2 assessment recommended), additional litter and other items along the entirety of the road leading from the Zimovia Highway to the USFS' log transfer facility. The TLO has proposed to retain the material borrow site, and a reasonable buffer of approximately 100' south of the centerline and 200' north of the centerline of the Pat's Landing Road. An additional area is also proposed to be retained just to the South of the log transfer facility in order to encompass a ramp to the tidelands, which was also found to be encumbered with various logging debris.

As there are two proposed boundary adjustments by this letter, the TLO is including two separate signature lines for each proposed boundary adjustment. The TLO believes these adjustments are consistent with Section 7(b)(1) of the Alaska Mental Health Trust Land Exchange Act of 2017 and are necessary for the TLO to deliver "title acceptable to the Secretary."

We thank you for your assistance in this matter.

Sincerely,
Wyn Menefee, Executive Director

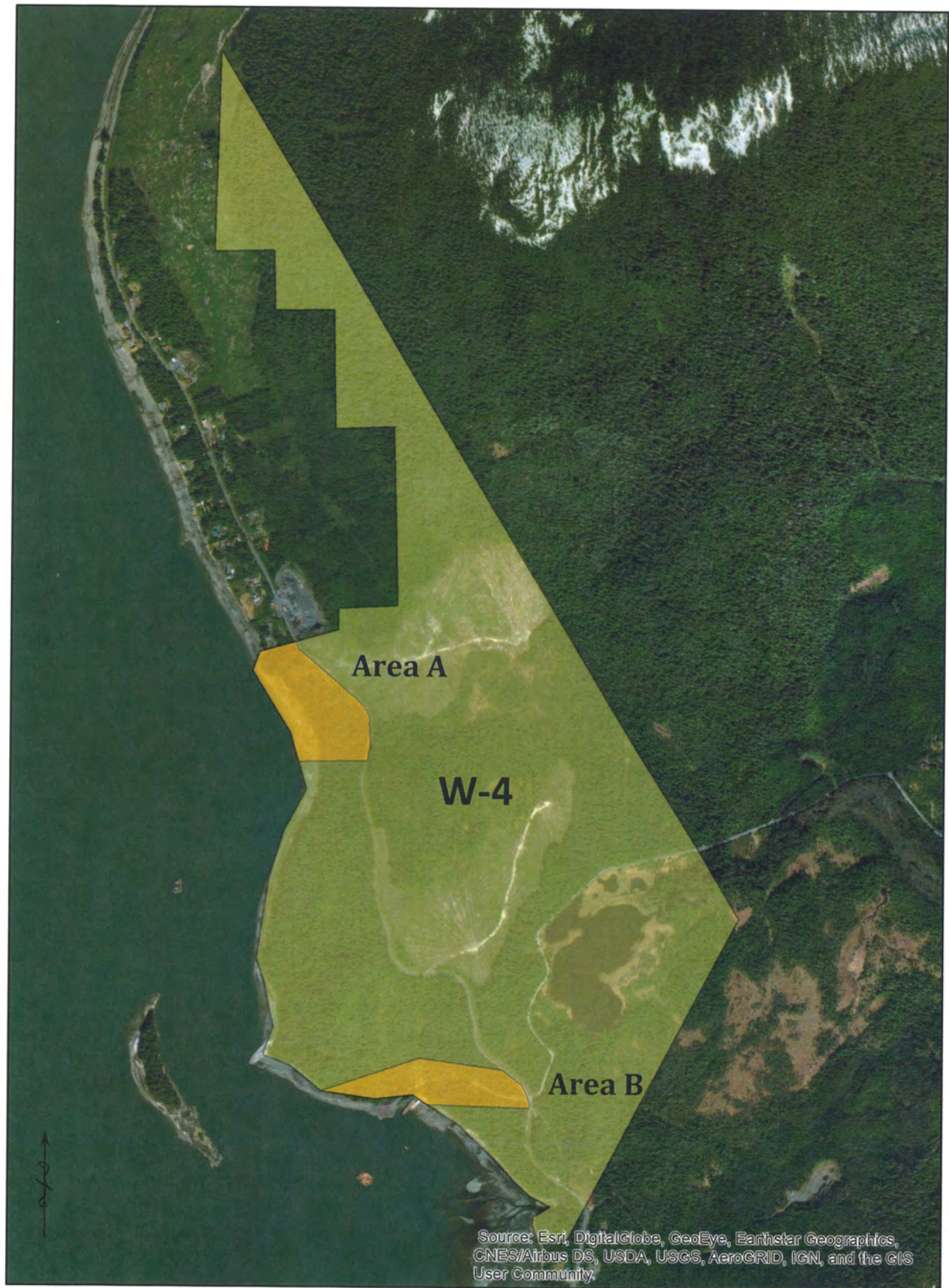
(Signature Page Immediately Follows)

The parties, the USFS and the TLO, by mutual agreement hereby accept the proposed boundary adjustments proposed by this letter in Area A.


	
Wyn Menefee	James King
Executive Director, Trust Land Office	R10 Director, Recreation, Lands, and Minerals
	U.S. Forest Service
11/1/18	11/20/18
Date	Date

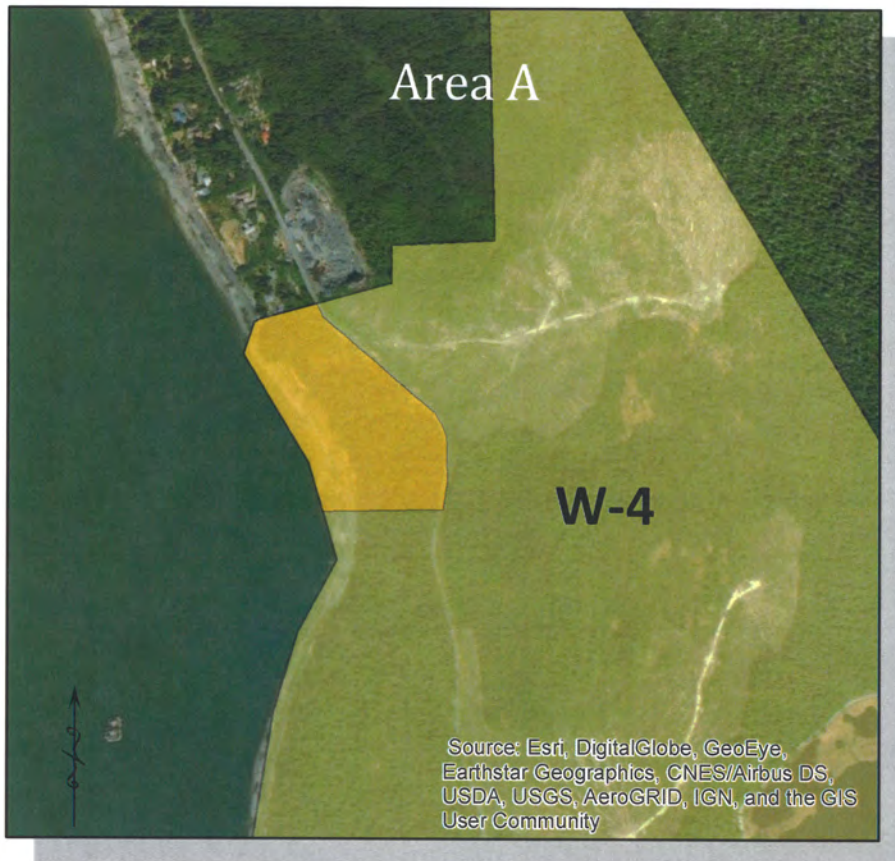
The parties, the USFS and the TLO, by mutual agreement hereby accept the proposed boundary adjustments proposed by this letter in Area B.

	
Wyn Menefee	James King
Executive Director, Trust Land Office	R10 Director, Recreation, Lands, and Minerals
	U.S. Forest Service
11/1/18	11/20/18
Date	Date



Overview of Proposed TLO Retained Lands W-4

 Proposed TLO Retained Lands  W-4 Boundary








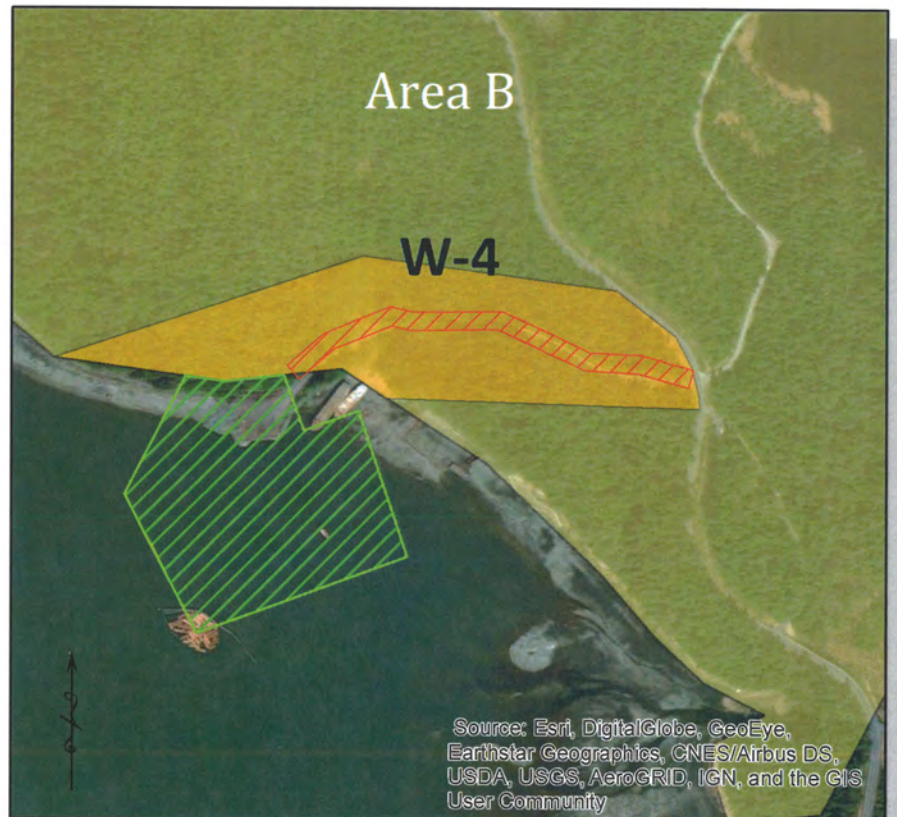
Approximate Acres

Area A: 24 ac

Area B: 17.5 ac

Detail of Proposed
TLO Retained
Lands W-4

-  Proposed TLO Retained Lands
-  W-4 Boundary
-  Existing USFS
-  Public Access Easement
66' Wide
-  Existing USFS LTF Easement



City and Borough of Wrangell, Alaska

Date: May 14, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review 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.

The motion made by the Planning and Zoning Commission:

Move to approve the above described preliminary plats, subject to:

1. Provide 4 - 60 foot wide floating easements or ROW's through four of the "ROW" lots along Zimovia Highway in order to guarantee access to Lot 2 (remaining with AMHT) (on plat 2018-9). (ROW 1 from the North; ROW 3; ROW 4- Rock Hard access; ROW 5 on South)
2. Show the designated 1961 easement through Lot 2 on the plat and reference the document.
3. Provide 60 foot wide floating easements or ROW's through Lot 3 (AMHT) South Wrangell Alaska Subdivision to Lot 2 (AMHT) in 2018-10.
4. Provide 60 foot wide floating easements or ROW's through Lot 13 (AMHT) USS 2698 to Lot 2 (AMHT) in 2018-11.
5. Eliminate property lines between Lots 23 and 14 and Lot 3 to provide road frontage access for the Lot 3 of plat 2018-10 (USFS).
6. Recommend to Assembly to create a (floating) easement/row through the Institute to enable AMHT to create an easement through Lot 2 (AMHT) to USFS lands beyond and to Lot 1 (AMHT) because Rainbow Falls Trail is considered inadequate access 2018 - 10.
7. Modify the survey boundary around Rock Hard quarry to ensure no trespassing onto proposed USFS lands
8. Notify Congressional delegation, MHT officials, and USFS officials regarding the critical importance to maintain the ROW logging road at Phillips Street, ROW/easements to Pats Landing Road, Pats Road, and needed easement access road to NEPA approved Mill Basin Road through MHT lands being traded to USFS in 2018-10 and 2018-11.

City and Borough of Wrangell

Item H1

Date: April 6, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Proposed Zone Change Discussion for the Wrangell Institute property

Our start to get back on this discussion has been delayed due to travel conflicts between staff and Commissioners and then most recently due to the Covid-19 issues as my time has been focused so much on those issues. Attached is the most recent draft zoning that was drafted by the Commission. Also attached are two variations to a Planned Unit Development that have been discussed. They are similar, but with differences. I have working on some modification and scenarios that we can walk through at the meeting to see how the use would be applied to the zoning codes.

The Residential – Commercial Mixed-Use Development District would be the underlying zone for the entire parcel. The PUD is an overlay that can be applied to the property. For example, the Institute Master Plan would be the PUD that would apply to the parcel, identifying where commercial, residential activities could occur initially.

Chapter 20.42

RCMU District - Residential Commercial Mixed Use District

Sections:

- 20.42.010 Intent.
- 20.42.020 Permitted principal uses and structures.
- 20.42.030 Permitted accessory uses and structures.
- 20.42.040 Conditional uses.
- 20.42.050 Prohibited uses and structures.
- 20.42.060 Minimum lot requirements.
- 20.42.070 Minimum setback requirements.
- 20.42.080 Maximum lot coverage by all buildings and structures.
- 20.42.090 Maximum height of buildings and structures.
- 20.42.100 Required off-street parking and loading.
- 20.42.110 Signs.

20.24.010 Intent.

The Residential Commercial Mixed Use district is intended to include lands for urban development which are provided with a full range of public services, including sewers, water, electricity and street drains, or are intended to be provided with such services in the future. The district is primarily for residential development but intended to encourage the development of small and compact areas for convenience business establishments which serve the daily needs of adjacent residential neighborhoods or compatible community residential and educational facilities.

20.24.020 Permitted principal uses and structures.

In the RCMU zone, the following uses and structures are permitted outright, based on an approved Planned Unit Development plan:

- A. Single-family dwellings
- B. Duplexes
- C. Multi-family residential with no more than X units per acre (or as CU permit required)
- D. Assisted Living Facility
- E. Educational and training facility
- F. Owner or manager's apartment, provided they are located above a commercially allowed enterprise;

Chapter 20.24 RCMU RESIDENTIAL COMMERCIAL
MIXED USE DISTRICT

- G. Barbershops and beauty shops;
- H. Drugstores;
- I. Eating and drinking establishments;
- J. Grocery and convenient stores;
- K. Group care facilities (define - Adult daycare
- L. Child care centers (licensed)
- M. Laundromat;
- N. Retail stores.
- O. Home occupations

20.24.030 Permitted accessory uses and structures.

In an RCMU zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section 20.24.020, are permitted:

- A. Accessory buildings in conjunction with a permitted or conditional use such as a private garage, workshop or greenhouse;
- B. Automobile parking in conjunction with the permitted or conditional uses;
- C. Private storage in yards of not more than a total of two of the following: a truck up to one ton, a boat, a recreational vehicle, or a trailer (excluding mobile homes); maintained in a safe and orderly manner and separated by at least ten feet from any property lines;

20.24.040 Conditional uses.

In an RC zone, subject to the conditional use provisions of this title, the following uses or structures may be permitted:

- A. In home child care services -
- B. Church services;
- C. Churches and synagogues along with customary accessory uses, including parsonages, day nurseries and meeting rooms;
- D. Condominiums, townhouses, cluster housing and planned unit developments;
- E. Municipal uses such as fire stations, sewer lift stations or water wells;
- F. Vacation Rentals (discuss BnB vs Airbnb)

20.24.050 Prohibited uses and structures.

- A. In an RCMU zone, any use or structure not of a character indicated under permitted principal uses and structures or permitted as a conditional use is prohibited.
- B. Any personal or commercial use which causes or may reasonably be expected to cause excessive noise per WMC 9.08.085.
- C. Co-generation facilities.
- D. Auto and boat repair services

THESE TYPES OF STANDARDS WOULD NEED TO BE REVIEWED and ADDRESSED IN THE STANDARDS SECTION

20.24.060 Minimum lot requirements.

- A. Lot width: one hundred feet.
- B. Lot Area. The minimum lot area is eleven thousand square feet and the area per dwelling unit shall be as follows:

Minimum Lot Area	Number of Units
11,000 square feet	One to four units
Plus 1,500 square feet for each dwelling unit in excess of four	

(Ord. 03-15 § 9 (part): prior code § 30-19(f))

20.24.070 Minimum setback requirements.

- A. Front yard: twenty feet.
- B. Side yard abutting another lot: ten feet.
- C. Rear yard: fifteen feet.
- D. Side yard where it abuts a residential zoning district: same as that required for the residential district.
- E. Exceptions. Accessory structures, such as a workshop or storage shed, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the back twenty-five percent of the parcel and is a minimum of five feet from both the rear and side lot lines.
 - 1. If the setback is a dedicated utility easement the owner will be responsible for the relocation of the structure during utility maintenance, replacement or repairs. (Ord. 04-11 § 7: Ord. 03-15 § 9 (part): prior code § 30-19(g))

20.24.080 Maximum lot coverage by all buildings and structures.

- A. Fifty percent.
- B. Commercial floor space is limited to two thousand square feet in the N-C zone. (Ord. 03-15 § 9 (part): prior code § 30-19(h))

20.24.090 Maximum height of buildings and structures.

Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided in this title. (Ord. 03-15 § 9 (part): prior code § 30-19(i))

20.24.100 Required off-street parking and loading.

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections 17.48.100 and 17.48.110. (Ord. 03-15 § 9 (part): prior code § 30-19(j))

20.24.110 Signs.

Signs may be allowed in conjunction with any permitted use subject to the provisions of Section 17.48.090. (Ord. 03-15 § 9 (part): prior code § 30-19(k))

Chapter 21.28

PLANNED UNIT DEVELOPMENT AND CLUSTER SUBDIVISIONS

Sections:

- 21.28.010 General provisions.
- 21.28.015 Applicability
- 21.28.020 Cluster development projects.
- 21.28.030 Ownership.
- 21.28.040 Procedure.
- 21.28.050 Concept plan.
- 21.28.060 Permitted construction.
- 21.28.070 Changes in concept plan.
- 21.28.080 Staged development.
- 21.28.090 Condominium developments.

21.28.010 General provisions.

It is the intent of the city and borough to encourage imaginative and innovative design in the application of subdivision and improvement standards for subdivision developments proposed as planned unit cluster development projects, commercial centers, industrial parks, and shopping centers. Planned unit development proposals shall be subject to requirements of all existing city and borough ordinances, except as modified by this chapter to create development qualities different from those that result from conventional design. Projects developed under the provisions of this chapter should:

- A. Encourage the enhancement and conservation of lands which have scenic, environmental, cultural, and historical significance;
- B. Enable the development of property other than by the strict application of subdivision standards in order to allow for mixed uses and mixed densities, and provide a greater level of design features and site amenities;
- C. Provide for more efficient use of land, resulting in better coordinated networks of utilities and safer networks of streets, promoting greater opportunities for public and private recreational open space, and resulting in lower construction and maintenance costs to the general public;
- D. Encourage harmonious and coordinated development of the site, considering the natural features, community facilities, pedestrian and vehicular circulation in conformance with overall transportation plans, and the land use relationship with surrounding properties and the general community.
- E. Encourage innovative planning that results in projects that benefit the community, for example, through greater efficiency in land use, improved protection of open spaces, transportation efficiency, and housing choices;
- F. Encourage housing options for a range of household sizes, incomes, and lifestyles;
- G. Encourage mixed-use development and diversified employment opportunities;

- H. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;

Departure from the subdivision regulations and standards requires demonstration that adequate provisions will be made for sufficient light and air, that the density of development is compatible with surrounding land uses, that pedestrian and vehicular traffic circulation systems are safe and efficient, that the development will progress in orderly phases, and that the public health, safety, and general welfare will be protected.

28.28.015 Applicability

The Planned Unit Development designation may be applied over any of the borough's zoning districts. It is an option available to developers of land over 2 acres.

21.28.020 Cluster development projects.

Cluster planned unit developments are projects in which the individual lots are substantially smaller than otherwise allowed, provided there is at least as much open space within the total development as would exist if all lots were of standard size. The net density of units as a whole shall be the same as allowed under regular zoning unless otherwise approved by the planning commission.

At least seventy percent of the open space shall be dedicated to scenic or recreational purposes to be enjoyed in common by all residents, employees, and/or customers living, working or shopping in the development, their guests and, where applicable, by the general public.

Cluster developments shall include:

- A. A binding contract commitment to maintain the common areas and provide for its administration and specification of uses. This commitment shall include provisions for the transfer of ownership shares in common areas when individual residential, office, or other uses are sold.

21.28.030 Ownership.

All land proposed for a planned unit development shall be owned or be under the control of the applicant, whether that applicant is an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of control and shall:

- A. Provide agreements, contracts, and proposed deed restrictions acceptable to the municipality for the completion of the undertaking in accordance with the adopted concept plan as well as for the continuing operation and maintenance of such areas, functions and facilities not intended to be provided, operated, or maintained at general public expense;
- B. Bind any developer successors in title to any commitments made under subsection (A) of this section.

21.28.040 Procedure.

Planned unit developments and cluster subdivisions shall follow the major subdivision review and approval process in Chapter 21.32. These procedures include review and approval of the final plat by both the planning commission and the assembly.

A. Concept Review. After initial consultation with the city pursuant to Section 21.32.030, a review of the preliminary development concept shall be made by the planning commission to any site planning and platting issues and concerns regarding the proposal in order to guide subsequent detailed planning and engineering. Flagging and monumentation shall be installed consistent with the requirements in the major subdivision review process.

B. Preliminary Plat Submission. The preliminary plat submittal shall contain essentially the same information required in the regular major subdivision platting procedure under Section 21.32.040 and shall also contain a written description of proposed departures from design and improvement standards. Draft covenants and restrictions shall be submitted with the preliminary plat.

C. Final Plat Submission. The final plats shall contain the same information and detail as required for final major subdivision plats elsewhere in this title. Final covenants and restrictions shall accompany the final plat that is submitted for planning commission review.

21.28.050 Concept plan.

This plan shall indicate:

A. Pedestrian and vehicular circulation, showing right-of-way widths as well as access points to the major thoroughfare systems. The applicant may submit one or more alternate proposals for a nonmotorized circulation system within the planned unit development.

B. The use of all lands showing the general location, function and extent of the components or units of the plan including proposed uses, densities, or intensities of use; open space, such as parks, outdoor recreation, or scenic areas; and community-serving recreational, and education, or leisure facilities.

C. The provision of utilities to and within the planned unit development, including municipal sewer and water supply; sanitary sewer; electrical power; telecommunications; emergency services; and fire protection.

D. Provisions, if required by the assembly, for financial responsibility to ensure:

1. The completion of each stage of the project; and to indemnify the project for a period of one year after completion of construction as to any costs the project may incur by reason of deficiency of design or construction.

21.28.060 Permitted construction.

Upon approval of the concept plan, submission and approval by the municipal engineering, department of prepared construction documents, construction may proceed for public and/or

approved private roads, utility installation, community-serving open space, and recreational facilities. No lots or rights shall be sold until plat recording.

21.28.070 Changes in concept plan.

It is not intended that the planned unit development concept plan so approved shall be inflexibly applied, but rather the planned unit development should be in conformance with the concept plan, subject to modification upon approval of the planning commission due to changed economic, social or demographic conditions. (Ord. 03-1729 § 4 (part), 2003.)

21.28.080 Staged development.

A planned unit development subdivision proposed for completion in stages shall be designed and constructed so that each stage will be self-supporting should future proposed stages not occur. The concept plan is to include details as to each development stage and the expected timing of each stage. (Ord. 03-1729 § 4 (part), 2003.)

21.28.090 Condominium developments.

Condominium developments shall follow the same procedures as cluster developments and shall include specific provisions concerning the division of ownership of the individual dwelling units, as well as provisions for maintenance, utility costs, ownership of common areas, appearance and cleanliness, violations of agreement provisions, along with such other provisions as may be required by the planning commission consistent with the provisions of this chapter. (Ord. 03-1729 § 4 (part), 2003.)

PLANNED UNIT DEVELOPMENT AND CLUSTER SUBDIVISIONS

Sections:

- xx.xx General provisions.
- xx.xx Cluster development projects.
- xx.xx Condominium developments.
- xx.xx Ownership.
- xx.xx Procedure.
- xx.xx Concept plan.
- xx.xx Permitted construction.
- xx.xx Changes in concept plan.
- xx.xx Staged development.

Sections: XX.XX - General provisions.

In addition to standard subdivision layouts, it is the intent of the city to permit a reasonable degree of latitude in subdivision and improvement standards to encourage imaginative and innovative design. This is allowable for subdivision developments proposed as planned unit cluster development projects, redevelopment of large land areas, commercial centers, and industrial parks. Any such plans submitted shall include design and construction elements, common use facilities, open space, private housing and land management maintenance, etc., subject to requirements of all existing city ordinances, except as may be modified by this chapter, in order to arrive at alternative urban and rural land development quality, different from conventional design.

The general purposes of the planned unit development are as follows:

- A. Create an alternative method for property development where the strict application of subdivision standards does not address the process of combined residential and commercial development and alternative land development techniques;
- B. Provide for more efficient use of land, resulting in smaller networks of utilities, safer networks of streets, lower construction and maintenance costs to the general public, creates greater opportunities for public and private recreation and provide open space;
- C. Encourage harmonious and coordinated development of the site. Primary considerations should be the relationship of natural features, community facilities and pedestrian and vehicular circulation to overall transportation plans and the land use relationship with surrounding properties and the general community;
- D. Encourage the enhancement and conservation of lands which have scenic, environmental, cultural, or historic significance.

Section: XX.XX Cluster development projects.

- A. Planned unit developments may include cluster development projects in which the individual lots are substantially smaller than otherwise allowed, provided there is at least as much open space as specified under Title 20 of this code (maximum lot coverage and density), within the total development as would exist if all lots were of standard size.
 - 1. The density and maximum lot coverage for the project area as a whole shall be the same as allowed under Title 20 of this code, unless a variance is approved by the commission.
 - 2. All of such open space shall be dedicated to scenic or recreational purposes and to be enjoyed in common by all residents of the development, their guests and where applicable, by the general public.
- B. The purpose of such a cluster development is to allow residences in a portion or portions of the development site to be built at greater density than allowed in Title 20 of this code, but with substantially larger total open space to provide better use of land contours and to utilize what otherwise might be

waste land as common areas to be enjoyed by all. All such cluster developments shall include provisions as follows:

1. Appropriate provisions for continued use and maintenance of open areas. These provisions shall include a contract commitment between owners to maintain common areas, a provision for its administration and specification of uses. Equivalent provisions for the above may be accepted by the platting board.
2. The common areas shall be utilized in a feasible manner beneficial to the residents primarily, but consideration shall be given to the public's use.
3. If there are to be individual owners of the cluster development units, then appropriate and adequate provisions must be made concerning the future sale of such units to provide for the maintenance and upkeep of the open space as stated in subsection 1 of this section above as well as the free alienation of said units.

Section XX.XX - Condominium developments.

A planned unit development utilizing a condominium development shall follow the same procedures as cluster developments with zero setbacks allowed, provided it is consistent with the concept plan (reference Section xx.xx below). The concept plan shall include specific provisions concerning the division of ownership of the individual dwelling units, as well as provisions for maintenance, utility costs, ownership of common areas, appearance and cleanliness, violations of agreement provisions, along with such other provisions as may be required by the platting board consistent with the provisions of this chapter.

Section XX.XX - Ownership.

All land included for the purpose of development within a planned unit development shall be owned or be under control of the applicant, whether that applicant is an individual, partnership or corporation, or group of individuals, partnerships or corporations. The applicant shall, in conjunction with preliminary approval under subsection B of this section, present proof of the unified control of the entire area within the proposed planned unit development and shall state agreement that, if the applicant proceeds with the proposed development, the applicant will:

- A. Do so in accordance with the concept plan of development officially adopted for the planned unit development, the regulations existing when the planned unit development is passed by the platting board and such other conditions or modifications as may be attached to the land at the time the planned unit development is approved;
- B. Provide contracts, and proposed deed restrictions acceptable to the municipality as to content, for the completion of the undertaking in accordance with the adopted concept plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense;
- C. Bind any developer successors in title to any commitments made under subsections A and B of this section.
- D. All expenses incurred in receiving approval under subsections A, B and C of this section, shall be the developer's responsibility.

Section xx.xx - Procedure.

- A. Concept Review. After initial consultation with the Borough Planning pursuant to Section xx.xx, a review of the preliminary development concept shall be made by the platting board. This will identify many of the planning and platting complications posed by the development and will also afford the applicant with an early indication of the platting board's concerns regarding the proposal before the applicant proceeds with extensive planning and engineering studies necessitated by this approach.
- B. Preliminary Plat Review. The preliminary plat submittal shall contain the same information required in the regular platting procedure under Section xx.xx, shall include the concept plan and site conditions

map and shall also contain a written statement identifying all subdivision ordinance standards which are proposed to be modified.

- C. Final Plat Approval. A final plat must follow the regular platting procedures and final plat standards except as modified by this chapter and may be submitted only after zoning changes, if any, have been completed. The final concept plan shall be submitted with the final plat. After receiving approval from the platting board, all planned unit developments must receive final approval from the city council. The council shall:
1. Approve the plan and methods utilized to carry out the plan concept;
 2. Approve the subdivision plat giving findings of fact and reasons for acceptance. Should the planned unit development be rejected, the council will adopt findings of fact and give reasons for such rejections within thirty days of its action.

Section xx.xx - Site conditions map for planned unit development.

This map or series of maps shall be submitted with the preliminary plat and shall be drawn to a scale of one inch equals two hundred fifty feet and shall indicate the following:

- A. Name of the planned unit development and name and address of the developer and/or agent;
- B. Scale, date, north arrow, and general location map showing the relationship of the site adjacent to such external facilities as highways, residential areas, shopping areas, fire station, school, cultural or recreational complex, and existing public facilities. Notation of this information on a scaled map is acceptable.

Section xx.xx - Concept plan.

- A. This plan shall be submitted with the preliminary plat, shall be prepared to the scale set forth in Section xx.xx, and shall indicate:
1. Pedestrian and vehicular circulation, showing right-of-way widths as well as access points to the major thoroughfares. The applicant may submit alternate proposals for pedestrian systems, bicycle paths, or other alternatives for the movement of persons within the planned unit development other than by automobile;
 2. Use of all lands within the proposed planned unit development. Such plans shall indicate the general location, function and extent of the components or units of the plan including zoning district designation; open space provisions, such as parks, outdoor recreation, or scenic areas; community-serving recreational, educational, and leisure time facilities;
 3. What arrangements are made for the needed utilities to and within the planned unit development; including municipal sewer and water supply, sewage treatment, electrical, communications, ambulance, and fire protection.
 4. Evidence that the conceptual plan and any supporting documents have been submitted to such appropriate agencies or departments of the city and state as may be designated by the city planner. Unless otherwise indicated by the city planner, at least the following municipal departments shall be sent the conceptual plan and supporting documents:
 - a. Municipal power and light department;
 - b. Public works;
 - c. Fire department;
 - d. Building department;
 - e. Planning department.

The departments shall transmit their comments within forty-five days to the city planner. If their comments are not received within that time, it may be assumed that they have no

objection. If required, evidence shall be presented that the conceptual plan and supporting documents have been sent to the appropriate state and federal regulatory agencies. Final approval of the plan shall be contingent upon a ruling of compliance or no objections by the agencies. All comments received by the applicant shall be available ten days prior to the public hearing concerning the concept plan or preliminary plat.

- B. After the hearing on the preliminary plat and concept plan, the platting board will review and give approval as submitted, conditional approval or deny the concept plan application. If given conditional approval, the applicant has thirty days to submit additional data required by the platting board. If requested, an extension may be granted by the platting board. If the platting board elects to deny the concept plan application, it must state the specific reasons for such denial as further provided in Section xx.xx, and state what corrective measures may be taken by the applicant, if any, to correct the stated objections.
- C. If the applicant is denied concept plan approval or is in disagreement with conditional approval, the applicant may, within the next six months and at least twenty days prior to any platting board meeting, resubmit a concept plan and/or preliminary plat which satisfies the conditions and objections of the platting board; or appeal the decision to the Borough Assembly in accordance with Chapter xx.xx.
- D. The concept plan shall contain provisions, if required by the platting board, for financial responsibility to ensure the completion of each stage of the project, and the agreement of the owner/applicant to defend and indemnify the city from any claims, liabilities or expenses the city may incur by reason of deficiency of design or construction by or on behalf of the owner/applicant.

Section xx.xx - Permitted construction.

Construction may proceed for public and/or approved private roads, utility installation, community-serving open space, and recreational facilities, only after approval of the concept plan, preliminary plat and approval by the city engineering department of required construction documents. No lots or rights shall be sold until after plat recording.

Section xx.xx - Changes in concept plan.

It is not intended that the approved planned unit development concept plan shall be inflexibly applied, but rather the planned unit development should be in conformance with the concept plan, subject to modification upon approval of the platting board.

Section xx.xx - Exemptions from subdivision regulations.

Exemption from or modification of the normal requirements of the subdivision regulations may be permitted when the developer demonstrates to the platting board that adequate provisions have been made in the planned unit development so that the density of the development is compatible with surrounding land uses and zoning requirements for the proposed use, that pedestrian and vehicular traffic circulation systems are safe and efficient, that the development will progress in orderly phases, and that the public health, safety and general welfare will be protected. Further such modification shall result in at least equivalent quality of living standards compared to regular developments.

Section xx.xx - Common space.

Clearly identified responsibilities must be established between the public, homeowner's association, and other owners, for the ownership, maintenance, management, and use of all common space.

Section xx.xx - Staged development.

A subdivision proposed for completion in stages shall be designed and constructed so that each stage would be self-supporting should future proposed stages not occur. The concept plan is to include details of each development stage and the expected timing of each stage.

Based on Petersburg's PUD code

SAMPLE