

THE BASIS OF BEARING FOR THIS SURVEY, BEING TRUE NORTH, WAS DETERMINED BY A GASS SURVEY USING SPECTRA PRECISION BROOKS 30 RECEIVERS CONSTRAINED BY INDEPENDENT NGS OPUS SOLUTIONS ON 4/13/2018

FOUND 1" DIAMETER METAL POST.
WITH A 2 1/2" DIAMETER BRASS CAP.
ON THE PLAT OF THE WILLIAM LATTIN JR. PASE
PROPERTY BY MILFORD M. PASE
SURVEYOR DATED 3-4-57. A COPY OF
WHICH IS ON FILE WITH THE KETCHIKAN
GATEWAY BOROUGH PLANNING DEPT.
HELD MONUMENT LOCATION FOR
LEAST SQUARES ADJUSTMENT
OF RECORD MEANOR LINE 1885 1928
AND A PORTION OF 1885 1942

RECOVERED 5/8" DIAMETER REBAR WITH A 2" DIAMETER
R.H. ENGINEERING CAP, MARKED L5 T20 M90, NO REFERENCE

----- AT5 372 ADL 22280 BOUNDARY LINE
SURVEY TE ESTABLISHED BY THIS SURVEY
----- TF ----- TOP OF FILLED TIDELANDS
----- MHH ----- MEAN HIGH WATER LINE THIS SURVEY,
OVER THE ARTIFICIALLY CHANGED SHORELINE
----- OHH ----- ADJUSTED RECORD MEAN HIGH WATER LINE
MEANDERLINE OF US5 1923, 1927, 1934
(RECORD DATA) = RECORD DATA OR CALCULATED RECORD

R1 = US6 #23
R2 = SUBDIVISION OF LOT 2, TRACT B, US6 #23, PLAT 40-23
R3 = RECONVIVISION OF US6 #23, PLAT 74-13
R4 = PLAT OF WILLIAM LATTIN JR. PROPERTY, US6 #172
R5 = A75 306, VOL. 1 PLATS, PACKET III
R6 = A75 312, VOL. 22260
R7 = A75 #17, VOL. 1 PLATS, PACKET 47
R8 = A75 78, VOL. 1 PLATS, PACKET 59

REFUGE COVE
STATE OF ALASKA TIDELANDS

ELLIS ISLAND
USS 1959

USS 1923
TRACT A
PLAT 74-13

LOCATION OF
USS IN 28 MC IC
MONUMENT NOT FOUND
ESTABLISHED HEREON
BY LEAST SQUARES
ADJUSTMENT

USS 1923
TRACT A
PLAT 74-13

USS 1993

REFUGE COVE

AMC MOMENT
FOUND 3 1/2" DIAMETER BRASS CAP
IN A MASS OF CONCRETE IN A
BEDROCK CRACKS FOR US 36-40

WM. NIELSON LAND SURVEYOR 9685
PO BOX 9359 KETCHIKAN, AK. 99901
(907) 821-8205

Exhibit 1
Page 1 of 5

DATE PREPARED: OCT.22, 2018	APPLICANTS NAME: LAURA HENTHORNE C/O AIR MARINE HARBOR
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STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER

IDEAL LEASE DIAGRAM

SCALE 1" = 60'	COMMERCIAL HARBOR
SHEET 1 OF 5	KETCHIKAN, AK

ADL 22260 MODIFICATION
TRACT "A"
LEGAL DESCRIPTION

BEGINNING AT CORNER 1 OF TRACT "A" ALSO BEING CORNER 4 OF ATS 76, VOLUME 1 OF PLATS, PACKET 33, KETCHIKAN RECORDING DISTRICT FROM WHICH BEARS THE AUXILIARY MEANDER CORNER MONUMENT FOR LOT 5, USS 3646, BEING A 3 1/2" DIAMETER BLM BRASS CAP MARKED PER USS 3646, S20°21'10"N 850.64'.

THENCE, S04°15'00"E 50.83' TO CORNER 2 OF TRACT "A". THENCE, S52°44'00"E 40.54' TO CORNER 3 OF TRACT "A". THENCE, N84°53'00"E 150.88' TO THE SOUTH LINE OF ATS 76, VOLUME 1 OF PLATS, PACKET 33 IN THE KECHIKAN RECORDING DISTRICT BEING CORNER 4 OF TRACT "A" THENCE, ALONG SAID SOUTH LINE S66°31'00"W 130.31' TO THE POINT OF BEGINNING.

CONTAINING 6539 SQUARE FEET, MORE OR LESS

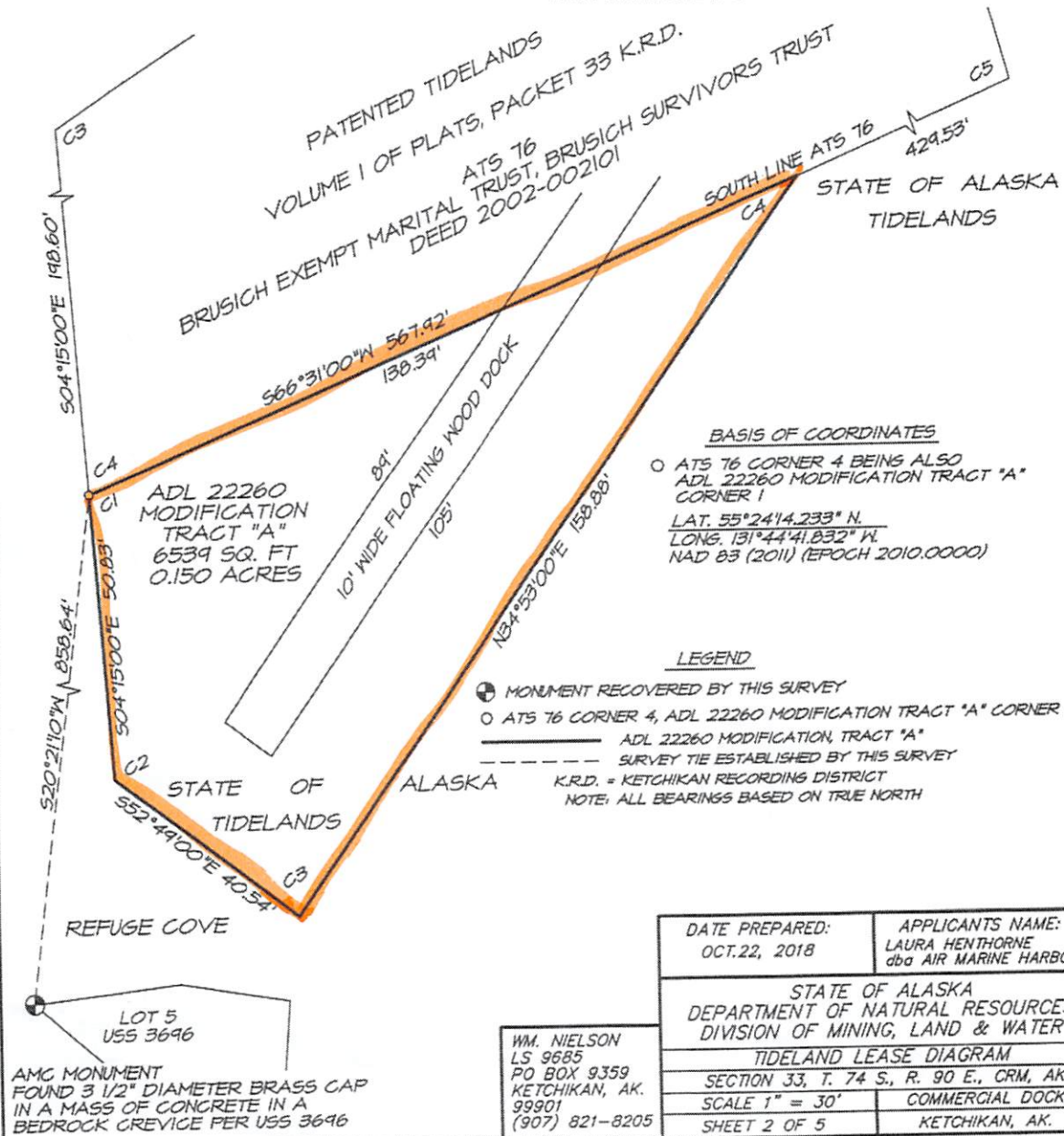
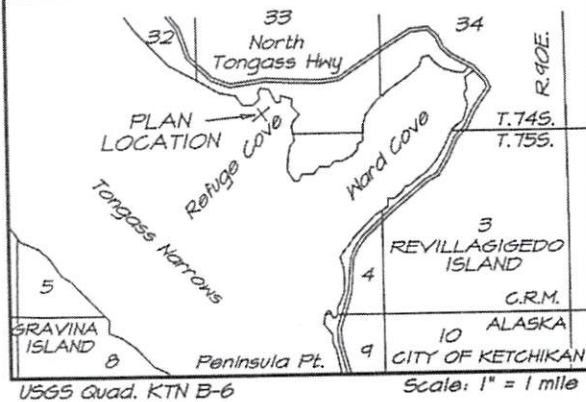


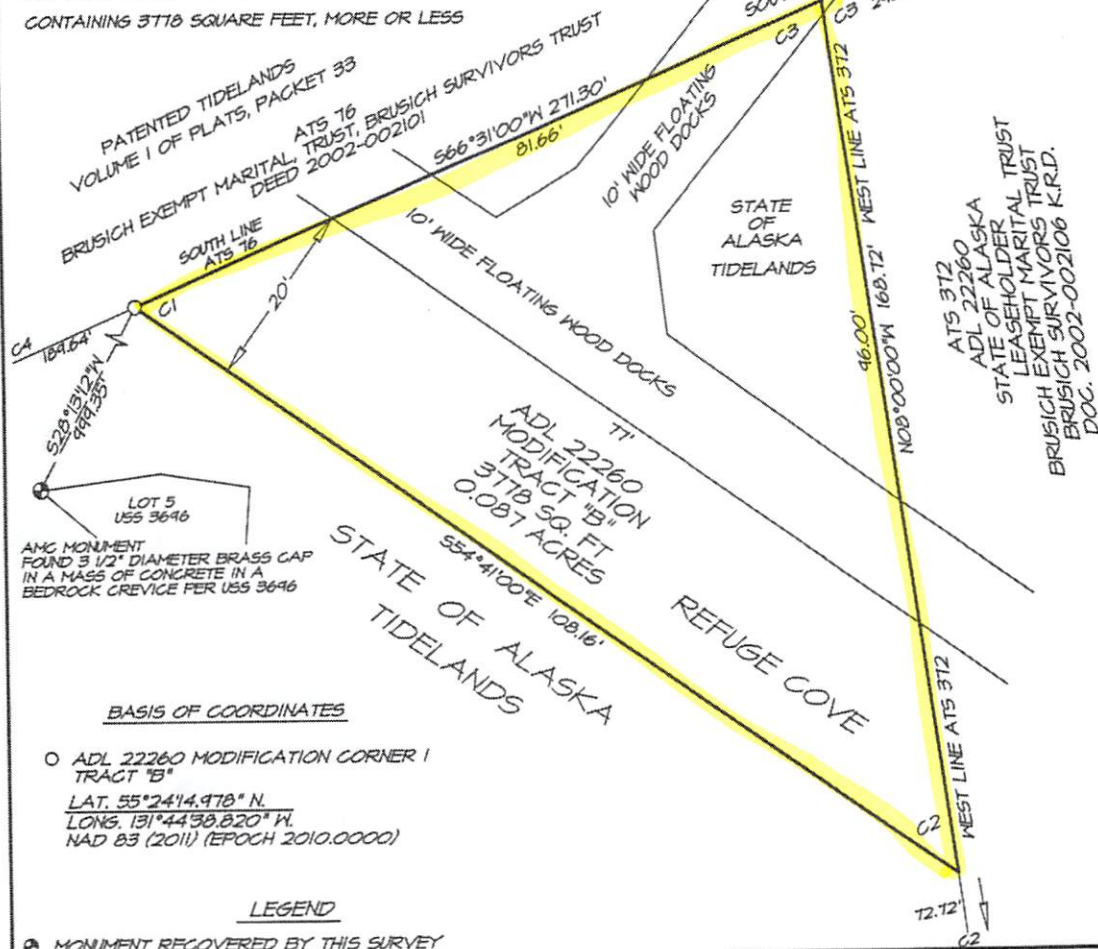
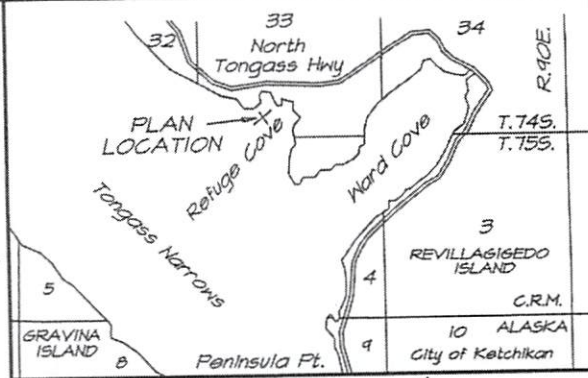
Exhibit 1
Page 2 of 5

ADL 22260 DEVELOPMENT PLAN

ADL 22260 MODIFICATION
TRACT "B"
LEGAL DESCRIPTION

COMMENCING AT CORNER C3 OF ATS 372 AS DESCRIBED IN DEED DOCUMENT 2002-002106 KETCHIKAN RECORDING DISTRICT, BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF ATS 76, VOLUME 1 OF PLATS, PACKET 33, KETCHIKAN RECORDING DISTRICT. THENCE S66°31'00"W 81.66' ALONG THE SOUTH BOUNDARY OF ATS 76 TO CORNER 1 OF TRACT "B" BEING THE TRUE POINT OF BEGINNING, FROM WHICH BEARS THE AUXILIARY MEANDER CORNER, LOT 5, USS 3646, A 3 1/2" DIAMETER BRASS CAP IN A MASS OF CONCRETE SET IN BEDROCK MARKED PER USS 3646, S28°13'12"W 999.35'.

THENCE, S54°41'00"E 108.16' TO THE WEST LINE OF ATS 372, BEING CORNER 2 OF TRACT "B". THENCE, N08°00'00"W 96.00' ALONG SAID WEST LINE TO THE SOUTH BOUNDARY LINE OF ATS 76, BEING CORNER 3 OF TRACT "B". THENCE, ALONG THE SOUTH BOUNDARY LINE OF ATS 76, S66°31'00"W 81.66' TO THE POINT OF BEGINNING CONTAINING 3718 SQUARE FEET, MORE OR LESS



BASIS OF COORDINATES

○ ADL 22260 MODIFICATION CORNER 1
TRACT "B"
LAT. 55°24'14.978" N.
LONG. 131°44'38.820" W.
NAD 83 (2011) (EPOCH 2010.0000)

LEGEND

- MONUMENT RECOVERED BY THIS SURVEY
 - ADL 22260 MODIFICATION TRACT "B" CORNER 1
 - ADL 22260 MODIFICATION, TRACT "B"
 - - - - - SURVEY TIE ESTABLISHED BY THIS SURVEY
- NOTE: ALL BEARINGS BASED ON TRUE NORTH

WM. NIELSON LAND SURVEYOR 9685
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(907) 821-8205

DATE PREPARED: OCT. 22, 2018	APPLICANTS NAME: LAURA HENTHORNE dba AIR MARINE HARBOR
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER	
TIDELAND LEASE DIAGRAM	
SECTION 33, T. 74 S., R. 90 E., CRM, AK.	
SCALE 1" = 20'	COMMERCIAL DOCKS
SHEET	

ADL 22260 DEVELOPMENT PLAN

ADL 22260 MODIFICATION
TRACT "C"
LEGAL DESCRIPTION

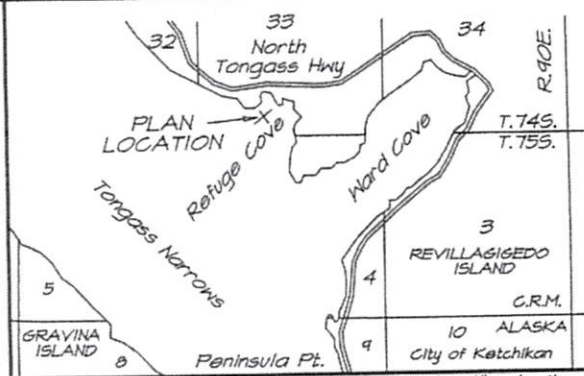
COMMENCING AT CORNER 1 OF TRACT A, ATS 306, VOLUME 1 OF PLATS, PACKET III, KETCHIKAN RECORDING DISTRICT, MARKED BY A 5/8" DIAMETER REBAR WITH A 2" DIAMETER ALUMINUM R&M ENGINEERING CAP STAMPED LS 1213 1946. THENCE, ALONG THE EAST BOUNDARY LINE OF TRACT A, ATS 306, BEING THE COMMON BOUNDARY LINE WITH TRACT B, ATS 306, N08°00'00"W 158.00' TO CORNER 4, TRACT A, ATS 306 ALSO BEING CORNER 1 OF ADL 22260 MODIFICATION TRACT "C"; THE TRUE POINT OF BEGINNING CROSSING OVER CORNER 2 OF ATS 117, VOLUME 1 OF PLATS, PACKET 47, KETCHIKAN RECORDING DISTRICT AT A DISTANCE OF 83.73'.

THENCE, S72°32'00"W 73.71' ALONG THE NORTH BOUNDARY OF TRACT A, ATS 306 TO CORNER 2 OF TRACT "C". THENCE, N02°55'32"E 75.64' TO CORNER 3 OF TRACT "C". THENCE, S87°03'09"E 59.46' TO THE WEST BOUNDARY LINE OF ATS 117, BEING CORNER 4 OF TRACT "C". THENCE, ALONG THE WEST BOUNDARY LINE OF ATS 117, S08°00'00"E 50.85' TO THE POINT OF BEGINNING

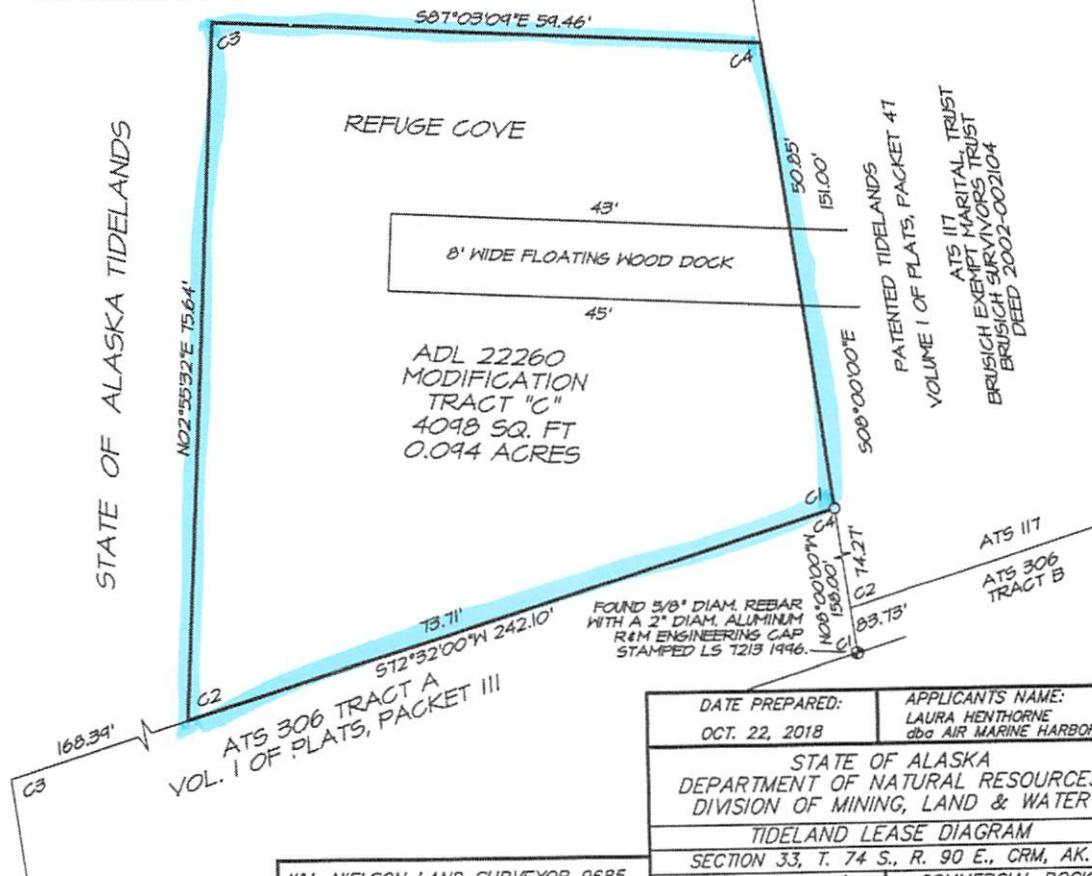
CONTAINING 4098 SQUARE FEET, MORE OR LESS

LEGEND

- ① MONUMENT RECOVERED BY THIS SURVEY
 - CORNER 4, TRACT A, ATS 306, VOL. 1 OF PLATS, PACKET III, K.R.D. ALSO BEING CORNER 1 ADL 22260 MODIFICATION TRACT "C"
 - ADL 22260 MODIFICATION TRACT "C"
 - SURVEY TIE ESTABLISHED BY THIS SURVEY STATE OF ALASKA TIDELANDS
- NOTE: ALL BEARINGS BASED ON TRUE NORTH



ATS 312 ADL 22260
LEASEHOLDER
BRUSH EXEMPT MARITAL TRUST
BRUSH SURVIVORS TRUST
ATS 117
BASIS OF COORDINATES
○ CORNER 4, TRACT A, ATS 306, VOL. 1 OF PLATS, PACKET III, K.R.D. ALSO BEING CORNER 1 ADL 22260 MODIFICATION TRACT "C"
LAT. 55°24'12.903" N
LONG. 131°44'36.930" W
NAD 83 (2011) (EPOCH 2010.0000)

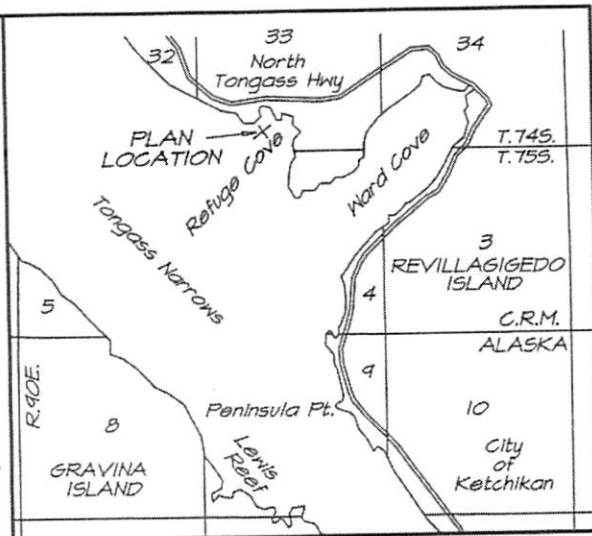


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STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER	
TIDELAND LEASE DIAGRAM	
SECTION 33, T. 74 S., R. 90 E., CRM, AK.	
SCALE 1" = 20'	COMMERCIAL DOCKS
SHEI	

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ADL 22260 MODIFICATION
TRACT "D"
LEGAL DESCRIPTION

THENCE, ALONG THE SOUTHERLY BOUNDARY OF
ATS 117, S52°30'00"W 125.00' TO CORNER 2 OF
TRACT "D", THENCE, S54°22'41"E 75.00' TO THE
LINE OF MEAN HIGH WATER AS DETERMINED BY
USS 1923, BEING CORNER 3 OF TRACT "D".
THENCE, ALONG THE LINE OF MEAN HIGH WATER
PER USS 1923, OVER THE ARTIFICIALLY CHANGED
SHORE TO THE POINT OF BEGINNING.



USGS Quad. KTN B-6

PIER

PIER

RAMP

REFUGE COVE

STATE OF ALASKA
TIDELANDS

○ AT5 117 CORNER 1 BEING ALSO
ADL 22260 MODIFICATION CORNER 1
TRACT "D"
LAT. 55°24'33.326" N.
LONG. 131°44'30.355" W
NAD 83 (2011) (EPOCH 2010.0000)

☒ MONUMENT RECOVERED BY THIS SURVEY
☐ AT 5117 CI MONUMENT NOT FOUND OR SET

ADL 22260 MODIFICATION, TRACT "D"
SURVEY LINE ESTABLISHED BY THIS SURVEY
TOP F
TOP OF FILLED TIDELANDS
MEAN
MEAN HIGH WATER LINE THIS SURVEY,
OVER THE ARTIFICIALLY CHANGED SHORELINE
MEAN
ADJUSTED RECORD MEAN HIGH WATER LINE,
MEANERLINE OF USS 1923

NOTE: ALL BEARINGS BASED ON TRUE NORTH

LINE OF
MEAN HIGH WATER
PER USS 1923 OVER
THE ARTIFICIALLY
CHANGED SHORELINE

FILLED TIDELANDS

125.00'

ASPHALT
PAD

ADL 22260 MODIFICATION
TRACT "D"
3749 SQ. FT
0.086 ACRES

FILLED 100.00
7/19/15

USS 1923
TRACT A
PLAT 74-13

BRUSICH
EXEMPT MARITAL TRUST
BRUSICH
SURVIVORS TRUST

—WATER TANK

USS 1923

FOUND 1" DIAM.
IRON POST
WITH A 3" DIAM.
BRASS CAP
MARKED PER
USS 1923

APPLICANTS NAME:
LAURA HENTHORNE
dba AIR MARINE HARBOR

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER

TIDELAND LEASE DIAGRAM

SECTION 33, T. 74 S., R. 90 E., CRM, AK.

SCALE 1" = 20'

FILLED TIDELANDS

SCALE 1" = 20'
SHEET 5 OF 5

KETCHIKAN, AK.