

DEVELOPMENT PLAN FOR ACCESS AND UTILITY EASEMENT

APPLICANT: Raven and Cannon Island Home Owner's Association, Inc.

I. GENERAL DESCRIPTION:

This application is a request to transfer Right-of-Way Permit ADL No. 26505 including Amendment #1, recorded at the Sitka District, Book 138, Page 244, from the permittee Walter A Dangel to the Raven and Cannon Island HOA, Inc., an association of property owners. We are requesting transfer of the existing roadway and utilities right-of-way that was permitted in 1965 to the current land owners served by this right-of-way.

Legal Description:

The Right-of-Way is located within Section 6, Township 56 South, Range 64 East, CRM on tidelands within Jamestown Bay as shown on ATS 445 attached hereto. The right-of-way consists of Tract A and Tract B as described below.

Tract A: Public Right-of-Way

The following described Tract located below the line of mean high tide is designated a Public Right-of-Way and more properly described as follows:

Beginning at the north corner of U.S. Survey 2187, Tract "C", Raven Island, thence south 52°39' west a distance of 24.30' to corner no. 1, the true point of beginning; thence south 52°39' west a distance of 40.14' to corner no. 2; thence north 32°35'58" west a distance of 49.34' to corner no. 3; thence north 8°54'13" west a distance of 113.93' to corner no. 4; thence north 9°50' east a distance of 133.58' to corner no. 5; thence north 12°32' west a distance of 114.42' to corner no. 6; thence north 21°52' west a distance of 318.54' to corner no. 7; thence north 17°34' east a distance of 171.16' to corner no. 8; thence south 83°25'35" east a distance of 4.95' to corner no. 9; thence south 59°45'20" east a distance of 36.26' to corner no. 10; thence south 17°34' west a distance of 150.72' to corner no. 11; thence south 21°52' east a distance of 307.47' to corner no. 12; thence south 12°32' east a distance of 125.58' to corner no. 13; thence south 9°50' west a distance of 134.28' to corner no. 14; thence south 8°54'13" east a distance of 98.61' to corner no. 15; thence south 32°35'58" east a distance of 37.62' to corner no. 1, the true point of beginning, containing 35,039 square feet.

Tract B: Private Right-of-Way

The following described Tract located below the line of mean high tide is designated a Private Right-of-Way and more properly described as follows:

Beginning at the north corner of U.S. Survey 2187 Tract "B", Cannon Island, thence south 40°15' west a distance of 105.82' to corner no. 1, the true point of beginning; thence south 40°15' west a distance of 40.11' to corner no. 2; thence north 53°53'50" west a distance of 139.30' to corner no. 3; thence north 39°30' east a distance of 40.07' to corner no. 4; thence south 53°53'50" east a distance of 139.82' to corner no. 1, the true point of beginning, containing 5,582 square feet.

II. PROPOSED USE

The easement provides vehicular and pedestrian access for owners and guests from the Sitka road system to the residential properties on Raven and Cannon Islands.

The easement also provides access for buried and above-ground water and electrical utilities from the public utility system to each of the residential properties.

III. PLANNED DEVELOPMENT

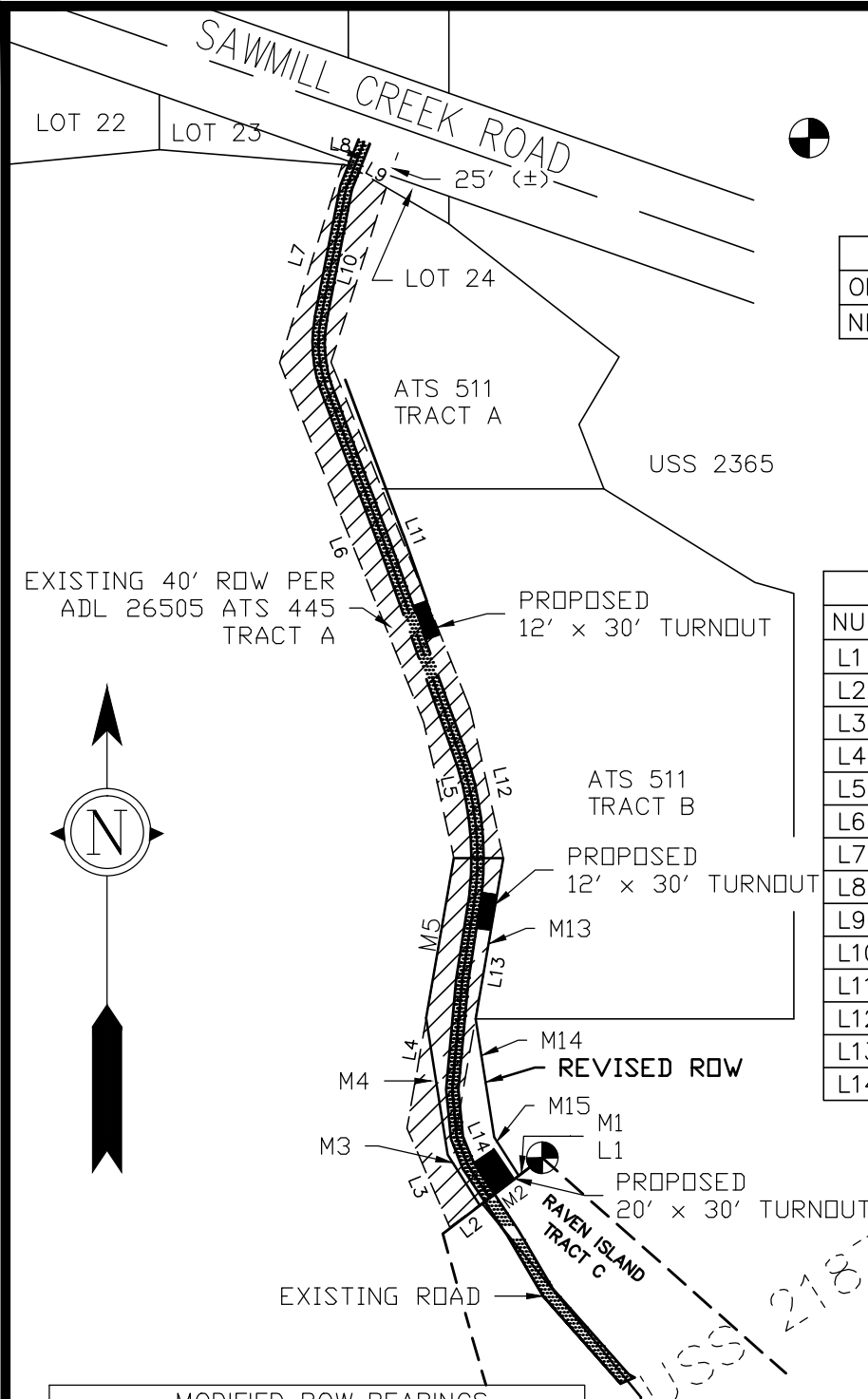
Previous development was location, construction, operation and maintenance of a single lane, gravel road with turnouts. A buried water line was placed in the roadway and overhead/buried electrical and communication utilities were located within the easement.

Planned development is routine maintenance and repair of the roadway, consisting of: importing and placing riprap slope protection; importing and placing clean, granular fill; and shaping of the road bed by mechanical means such as dump truck, excavator, road grader and vibratory roller.

Periodic maintenance and repair of the water and electrical utilities may be required.

Replacement of the roadway and utilities will be required in the event of a natural catastrophe that destroys vehicular access or disrupts utility services.

Maintaining or repairing the roadway and utilities will be performed by licensed earthwork or excavation contractors.



LEGEND



PRIMARY CONTROL MONUMENT (RECOVERED)

AREA	
OLD RIGHT OF WAY	35,731 SF
NEW RIGHT OF WAY	35,039 SF

EXISTING ROW BEARINGS		
NUMBER	DIRECTION	DISTANCE
L1	S 52°59' W	53.91'
L2	S 52°59' W	41.23'
L3	N 23°20' W	88.86'
L4	N 09°50' E	225.65'
L5	N 12°32' W	114.42'
L6	N 21°52' W	318.54'
L7	N 17°34' E	171.16'
L8	S 83°25'35" E	4.95'
L9	S 59°45'20" E	36.26'
L10	S 17°34' W	150.72'
L11	S 21°52' E	307.47'
L12	S 12°32' E	125.58'
L13	S 09°50' W	221.64'
L14	S 23°20' E	66.96'

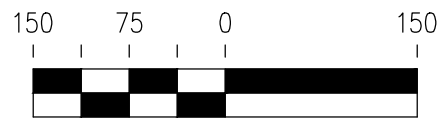
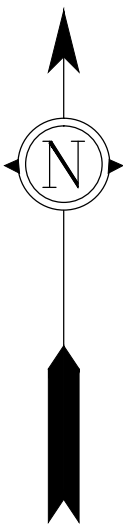
EXISTING 40' ROW PER
ADL 26505 ATS 445
TRACT A

PROPOSED
12' x 30' TURNOUT

PROPOSED
12' x 30' TURNOUT

REVISED ROW

PROPOSED
20' x 30' TURNOUT

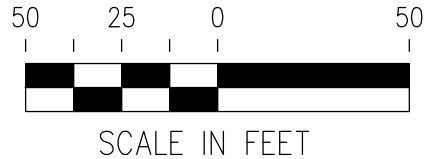
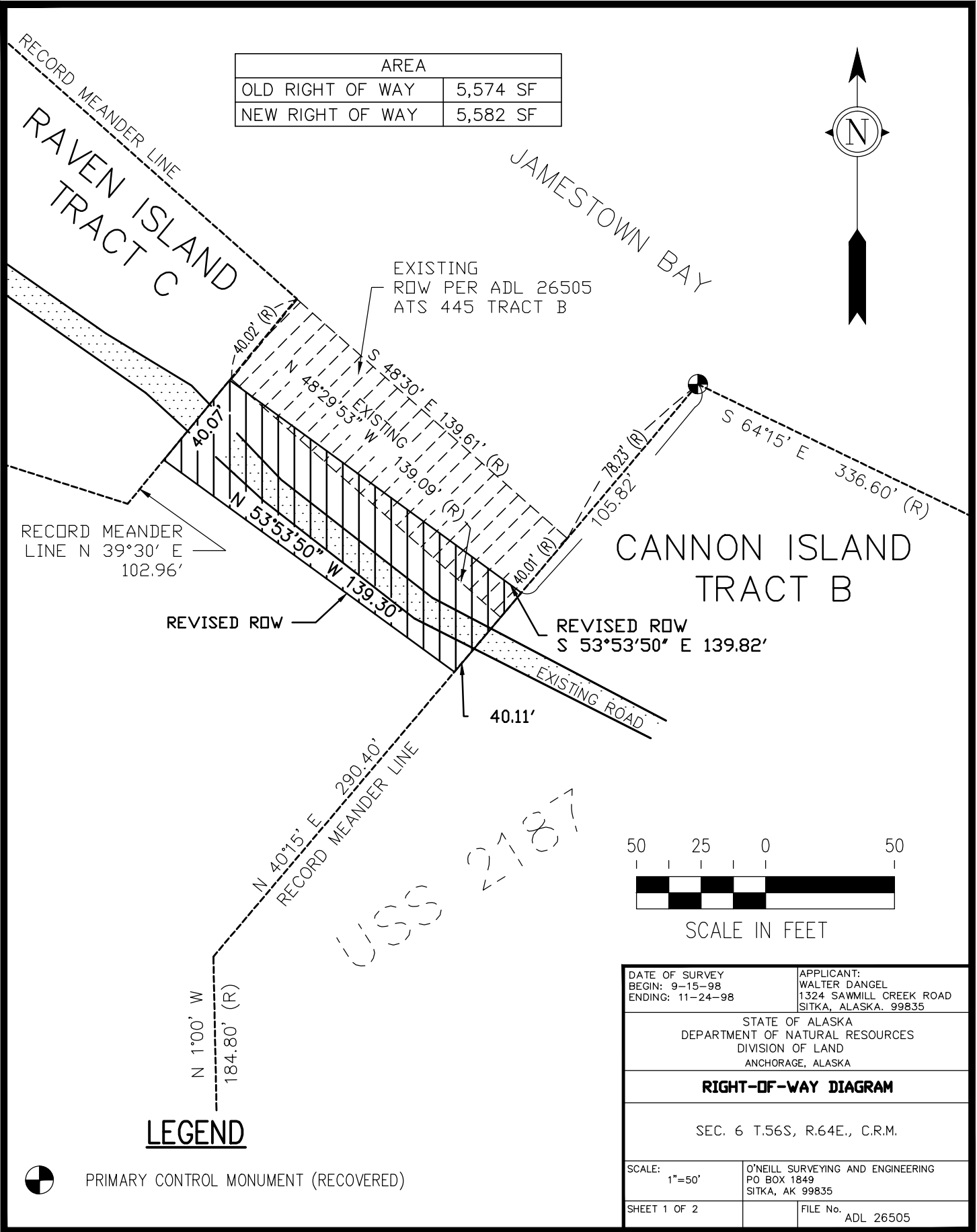
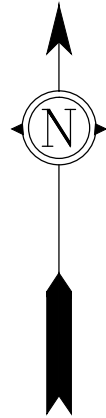


SCALE IN FEET

MODIFIED ROW BEARINGS		
NUMBER	DIRECTION	DISTANCE
M1	S 52°39'00" W	24.30'
M2	S 52°39'00" W	40.14'
M3	N 32°35'58" W	49.34'
M4	N 08°54'13" W	113.93'
M5	N 09°50'00" E	133.58'
M13	S 09°50'00" W	134.28'
M14	S 08°54'13" E	98.61'
M15	S 32°35'58" E	37.62'

DATE OF SURVEY BEGIN: 9-15-98 ENDING: 11-24-98	APPLICANT: WALTER DANCEL 1324 SAWMILL CREEK ROAD SITKA, ALASKA. 99835
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
RIGHT-OF-WAY DIAGRAM	
SEC. 6, T.56S., R.64E., C.R.M.	
SCALE: 1"=150'	O'NEILL SURVEYING AND ENGINEERING PO BOX 1849 SITKA, AK 99835
SHEET 2 OF 2	FILE No. ADL 26505

AREA	
OLD RIGHT OF WAY	5,574 SF
NEW RIGHT OF WAY	5,582 SF



DATE OF SURVEY BEGIN: 9-15-98 ENDING: 11-24-98	APPLICANT: WALTER DANGEL 1324 SAWMILL CREEK ROAD SITKA, ALASKA. 99835
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
RIGHT-OF-WAY DIAGRAM	
SEC. 6 T.56S, R.64E., C.R.M.	
SCALE: 1"=50'	O'NEILL SURVEYING AND ENGINEERING PO BOX 1849 SITKA, AK 99835
SHEET 1 OF 2	FILE No. ADL 26505