

ADL 234627

EXHIBIT A

LEGAL DESCRIPTION AND PARCEL PLAT FOR

PARCEL E2A

ALASKA PROJECT 0837(004)/NFHWY00129
WHITSHED ROAD AND PEDESTRIAN
IMPROVEMENTS-CORDOVA



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E2A

An easement on a parcel of land required for highway right of way as described in Instrument #2008-000321-0 and is located in Section 28 Township 15 South, Range 3 West, Copper River Meridian, and said parcel is located in the Cordova Recording District, Third Judicial District, State of Alaska, and is more particularly described as follows:

*Commencing at a found BLM rebar and cap located at the witness corner to Meander Corner #1 of USS 251, said being the **Point of Beginning**. Thence S 00°12'26" E and proceeding 136.95 feet to a point located at the intersection of the right of way of the Whitshed Road and the western boundary of USS 251 and is the **True Point of Beginning**;*

Thence proceeding N 00°12'26" E and on a distance of 23.24 feet along the western boundary of USS 251 to a point;

Thence proceeding S 59°44'47" W and on a distance of 44.64 feet to a point;

Thence proceeding N 80°10'13" W and on a distance of 56.76 feet to a point;

Thence proceeding N 32°23'13" W and on a distance of 46.57 feet to a point;

Thence proceeding on a non-tangent curve to left, said curve having a radius of 1330.00 feet and an arc length of 173.78 feet to a point, said point being located on a chord bearing of S 57°34'22" W from the start of said curve;

Thence proceeding S 53°49'47" W and on a distance of 151.86 feet to a point;

Thence proceeding on a curve to right, said curve having a radius of 1200.00 feet and an arc length of 340.92 feet to a point, said point being located on a chord bearing of S 61°58'07" W from the start of said curve;

Thence proceeding S 70°06'27" W and on a distance of 393.13 feet to a point;

Thence proceeding N 19°53'33" W and on a distance of 31.00 feet to a point;

Thence proceeding S 70°06'27" W and on a distance of 41.02 feet to a point;

Thence proceeding on a curve to right, said curve having a radius of 1454.00 feet and an arc length of 191.60 feet to a point located on the eastern boundary of Tract A, ATS 175, said point being located on a chord bearing of S 73°52'57" W from the start of said curve;

Thence proceeding S 08°03'01" E and on a distance of 110.57 feet along the eastern boundary of Tract A, ATS 175 to a point located at the southeast corner of Tract A, ATS 175;

EXHIBIT A

Thence proceeding S 79°26'59"W and on a distance of 100.10 feet along the southern boundary of Tract A, ATS 175 to a point located at the corner of Tract A & B, ATS 175;

Thence proceeding S 84°26'59"W and on a distance of 100.09 feet along the southern boundary of Tract B, ATS 175 to a point located at the southwest corner of Tract B, ATS 175;

Thence proceeding S 01°56'10"E and on a distance of 23.30 feet to a point located on the right of way of Whitshed Road;

Thence proceeding N 86°32'50"E and on a distance of 182.90 feet along the right of way of Whitshed Road to a point;

Thence proceeding N 70°13'00"E and on a distance of 262.15 feet along the right of way of Whitshed Road to a point;

Thence proceeding on a curve to right, said curve having a radius of 3147.50 feet and an arc length of 365.45 feet along the right of way of Whitshed Road to a point, said point being located on a chord bearing of N 68°18'16" E from the start of said curve;

Thence proceeding N 70°43'52"E and on a distance of 50.95 feet along the right of way of Whitshed Road to a point;

Thence proceeding on a curve to left, said curve having a radius of 2710.00 feet and an arc length of 183.19 feet along the right of way of Whitshed Road to a point, said point being located on a chord bearing of N 68°47'40" E from the start of said curve;

Thence proceeding on a compound curve to left, said curve having a radius of 896.00 feet and an arc length of 66.63 feet along the right of way of Whitshed Road to a point, said point being located on a chord bearing of N 64°43'40" E from the start of said curve;

Thence proceeding N 64°43'40"E and on a distance of 39.73 feet along the right of way of Whitshed Road to a point;

Thence proceeding N 54°09'16"E and on a distance of 301.80 feet along the right of way of Whitshed Road to a point;

*Thence N 59°30'16" E and on a distance of 167.86 feet along the right of way of Whitshed Road to a point, said point being the **True Point of Beginning**.*

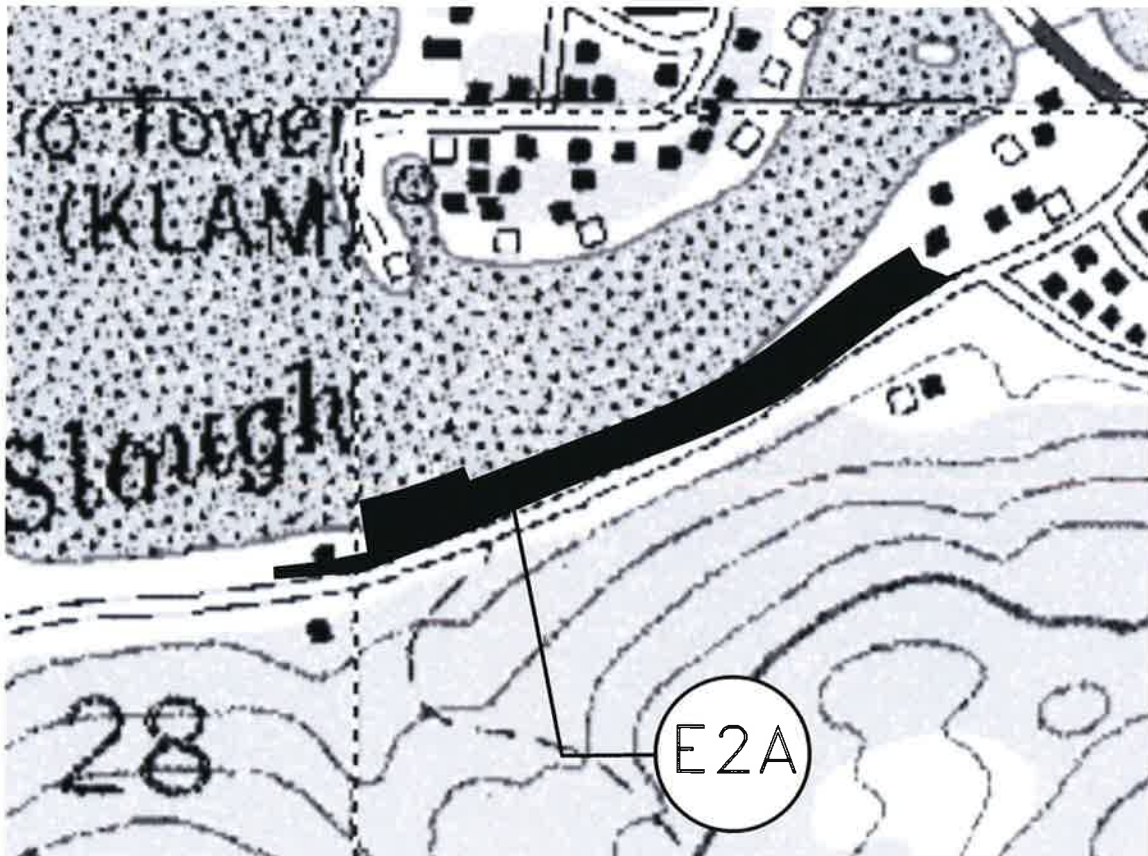
Said described parcel contains 3.291 acres, more or less.

EXHIBIT A

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES



RIGHT OF WAY EASEMENT REQUIRED
0837(004)NFHWY00129
WHITSHED ROAD AND
PEDESTRIAN IMPROVEMENTS



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
WHITSHED ROAD AND
PEDESTRIAN IMPROVEMENTS

EXHIBIT A

DRAWING

PROJECT NO. 0837(004)/NFHWY000129

AREA 3.291 AC PARCEL NO. E2A

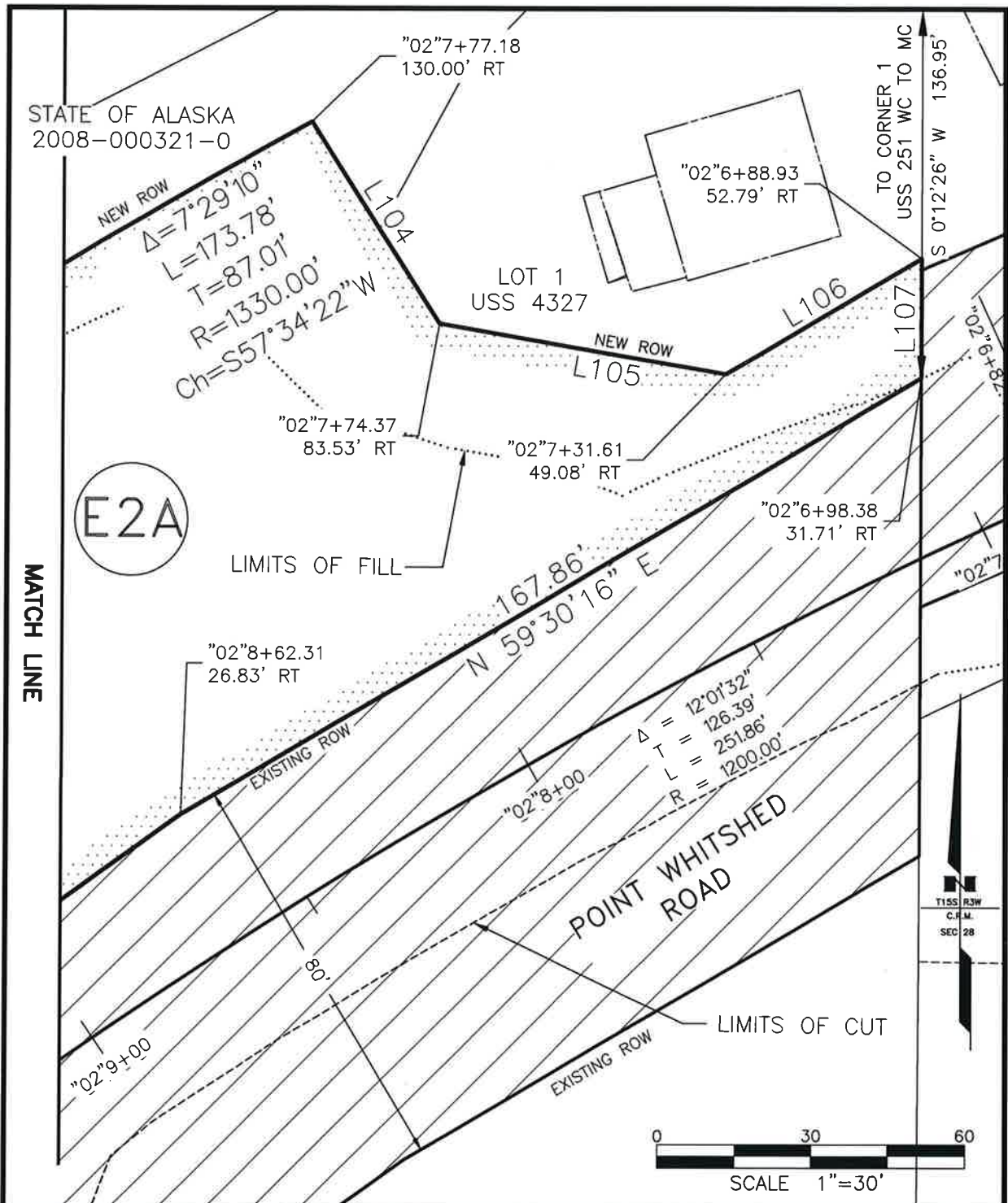
INITIAL DATE

1 OF 11

SCALE 1" = 400' DATE 03/23/2022

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STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
WHITSHED ROAD AND
PEDESTRIAN IMPROVEMENTS

EXHIBIT A

DRAWING

PROJECT NO. 087(004)/NFWY000129

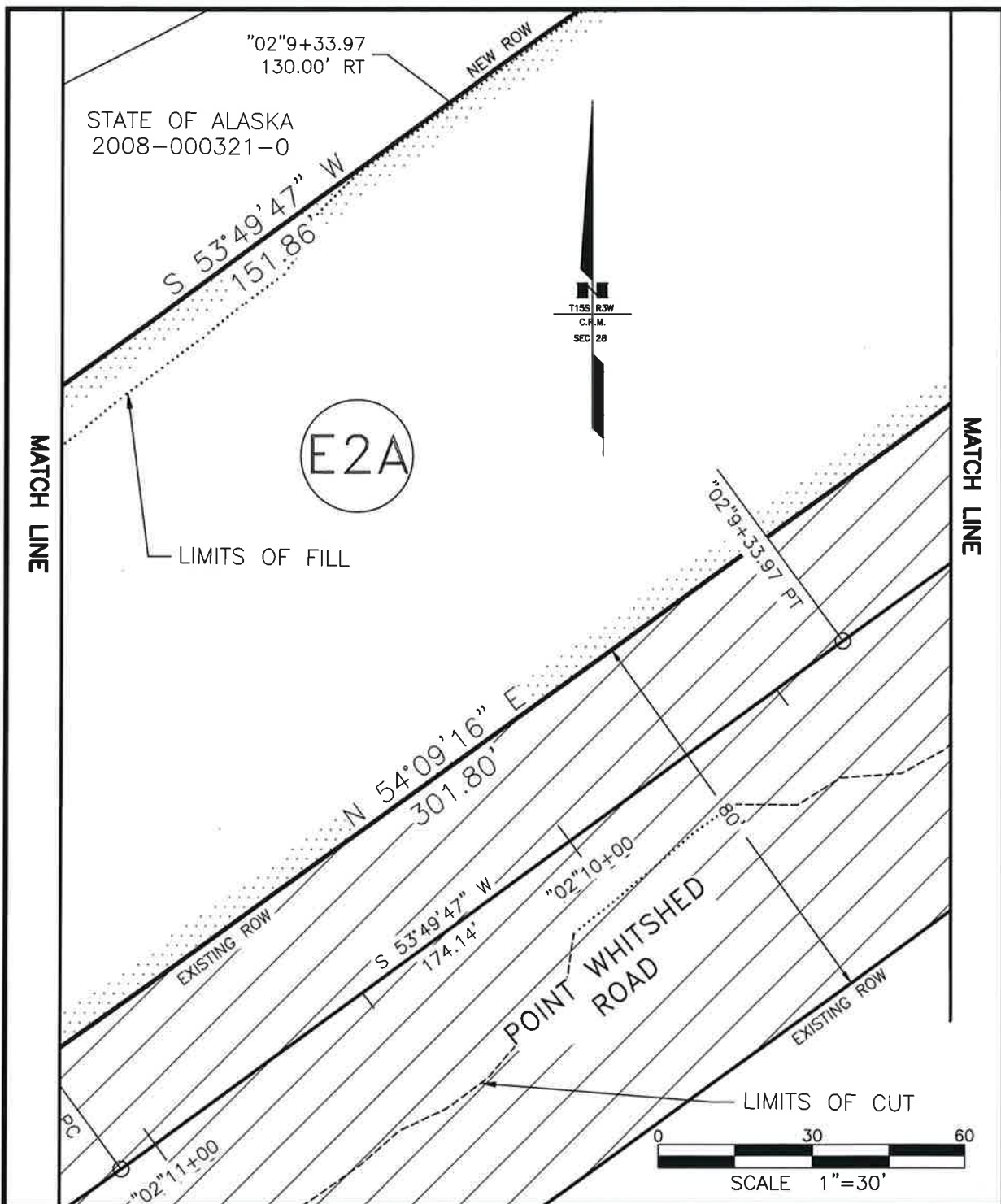
AREA 3.291 AC PARCEL NO. E2A

INITIAL DATE

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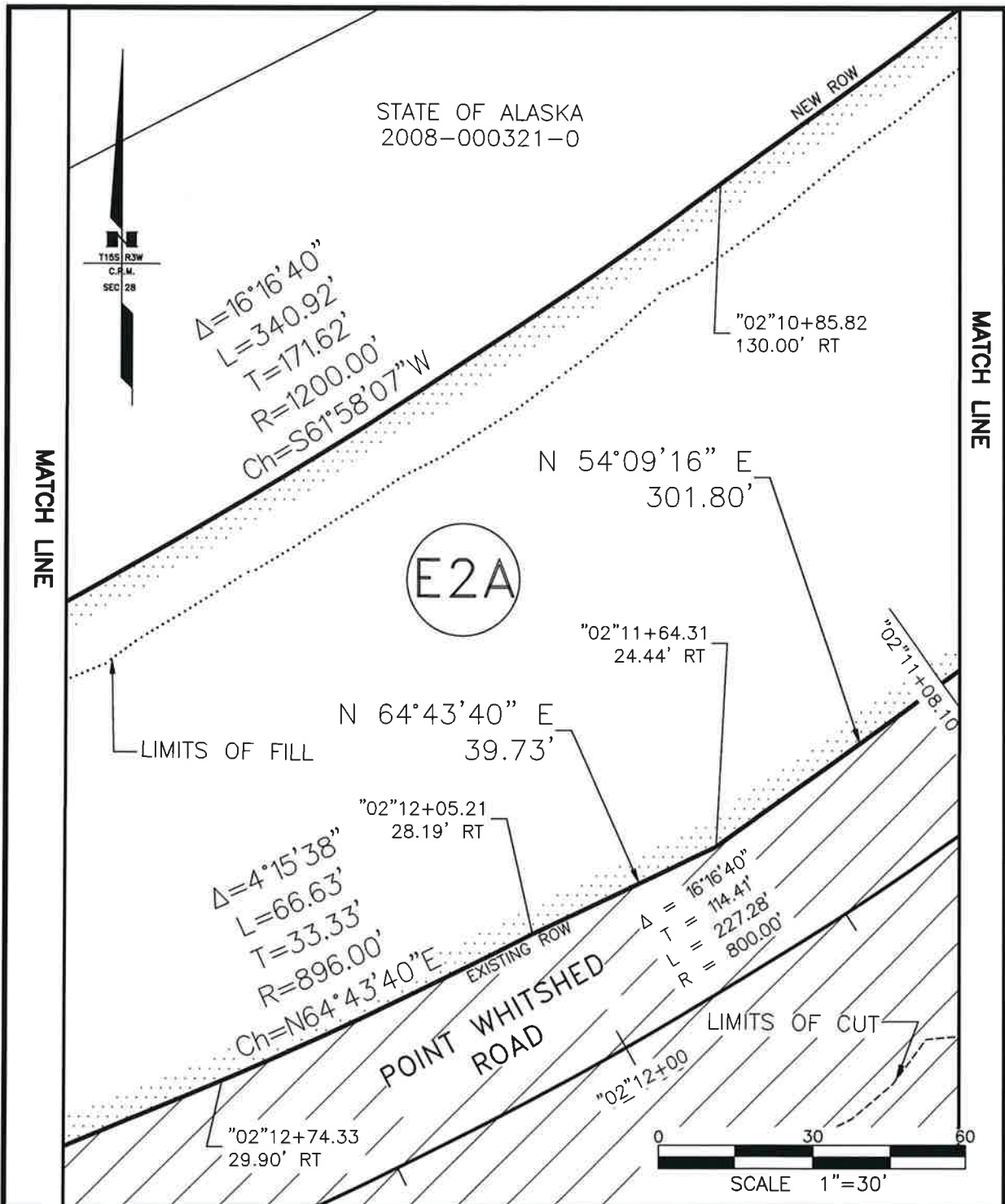
SCALE 1" = 30' DATE 03/23/2022

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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR WHITSHED ROAD AND PEDESTRIAN IMPROVEMENTS	
EXHIBIT A		DRAWING	PROJECT NO. 0837(004)/NFWY000129
			AREA 3.291 AC PARCEL NO. E2A
INITIAL	DATE	3 OF 11	SCALE 1" = 30' DATE 03/23/2022

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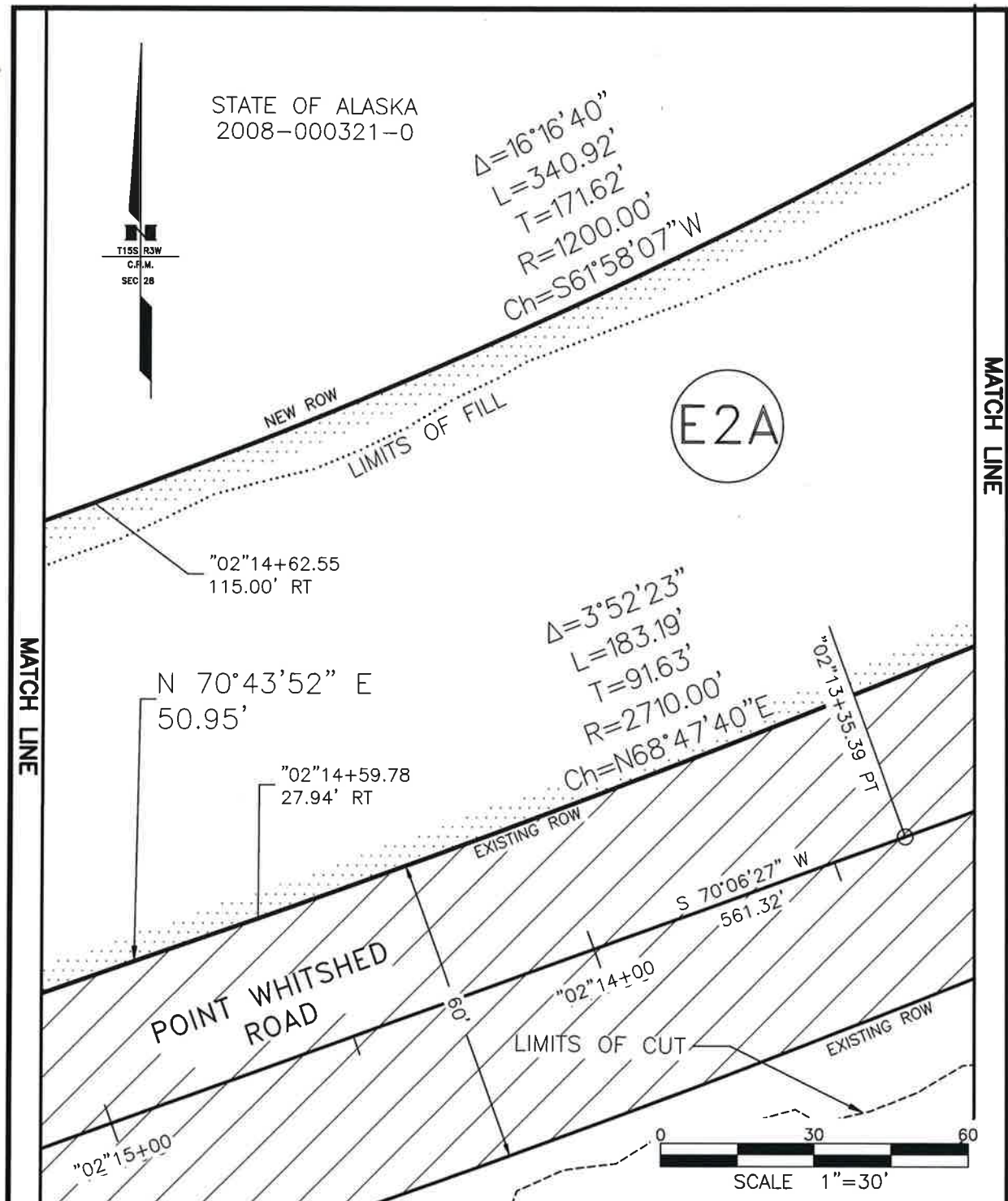
AREA 3.291 AC PARCEL NO. E2A

INITIAL DATE

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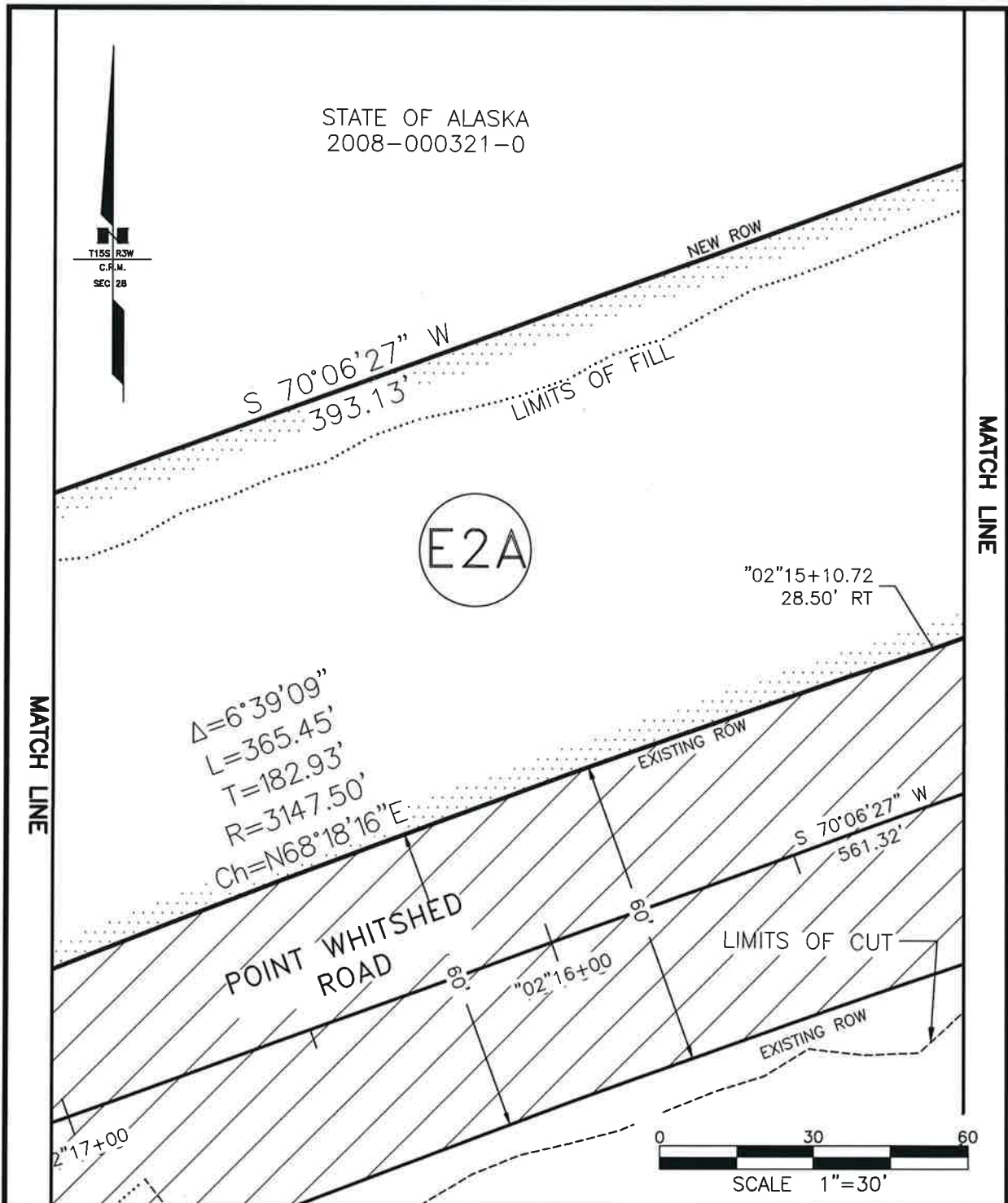
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		AREA 3.291 AC	PARCEL NO. E2A
INITIAL	DATE	SCALE 1" = 30'	DATE 03/22/2022
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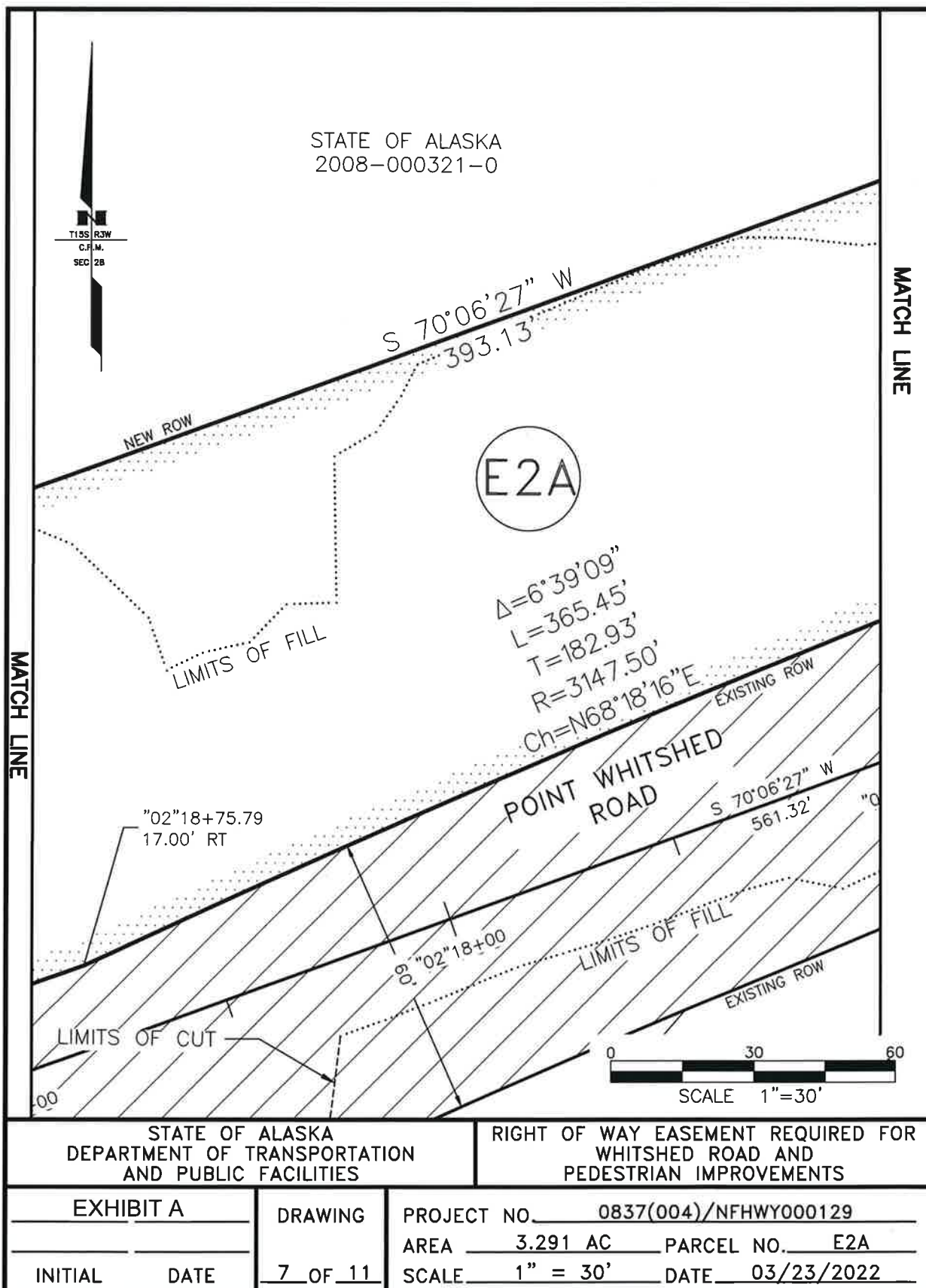
AREA 3.291 AC PARCEL NO. E2A

INITIAL DATE

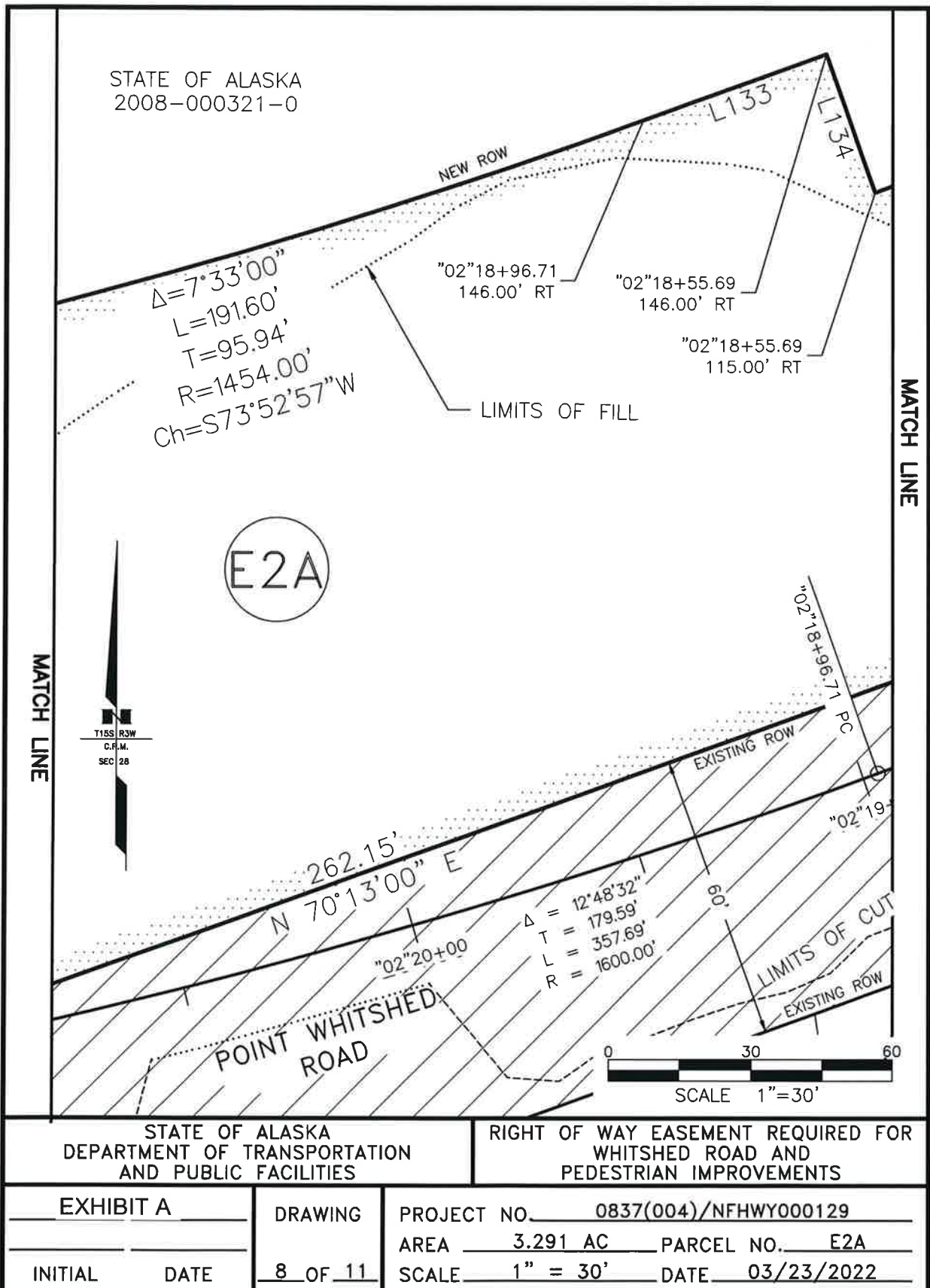
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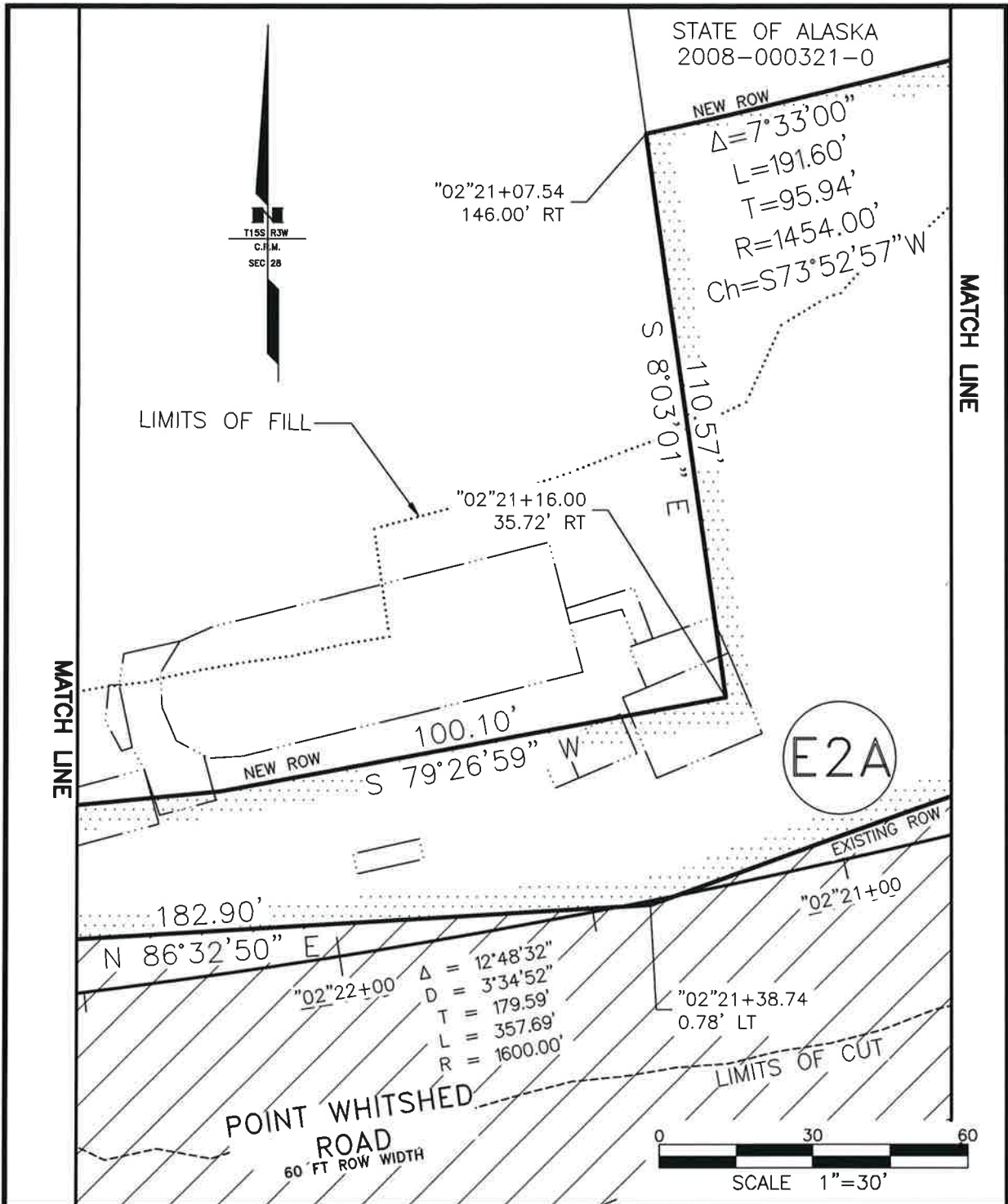
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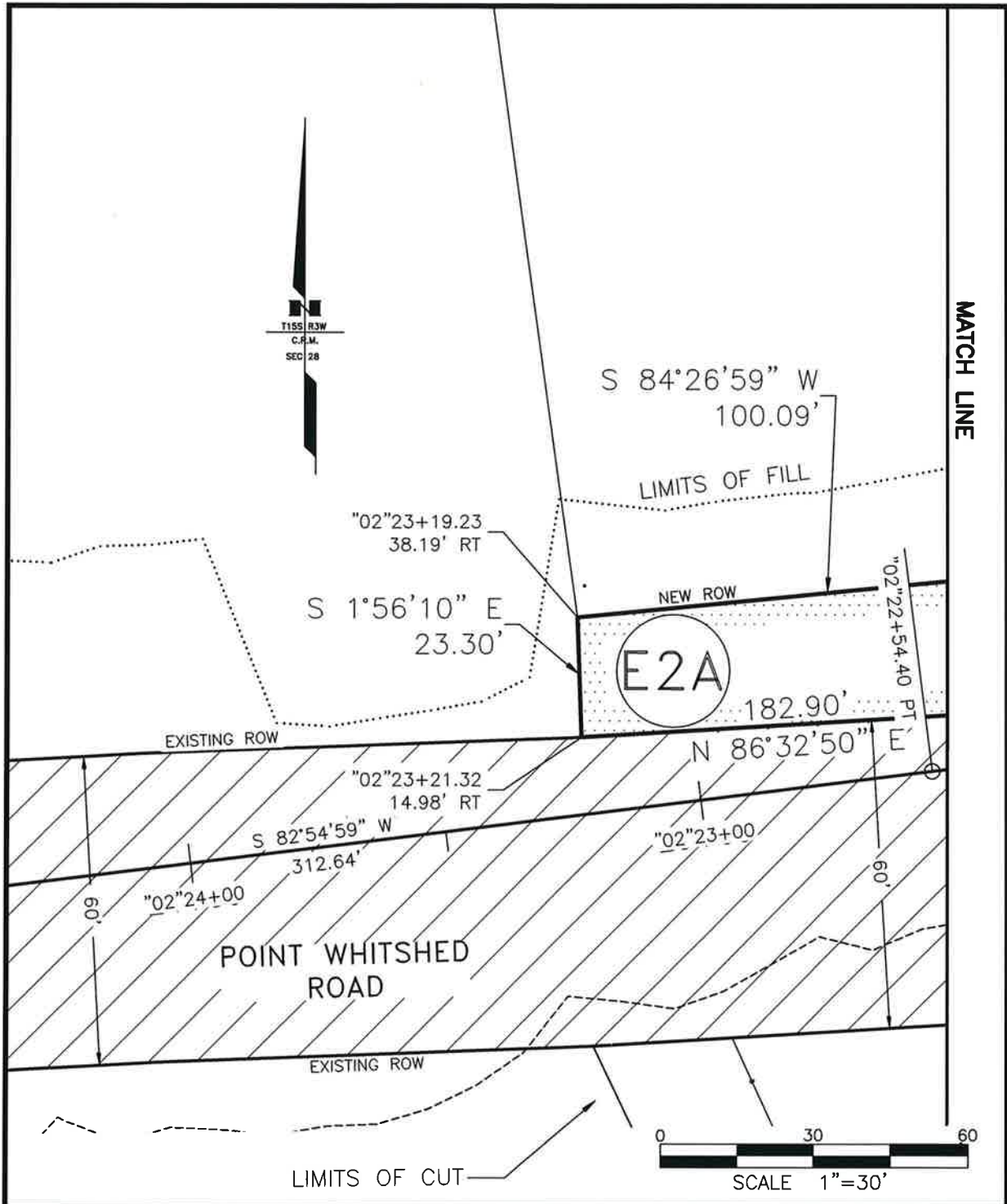


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EXHIBIT	DRAWING	PROJECT NO.	0837(004)/NFHWY000129
		AREA	3.291 AC
		PARCEL NO.	E2A
INITIAL	DATE	SCALE	1" = 30'
		DATE	03/23/2022
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PROJECT NO. 0837(004)/NFWHY000129

AREA 3.291 AC PARCEL NO. E2A

INITIAL DATE

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SCALE 1" = 30' DATE 03/13/2022

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Parcel Line Table		
Line #	Direction	Length
L104	N32° 23' 13"W	46.57
L105	N80° 10' 13"W	56.76
L106	S59° 44' 47"W	44.64
L107	N0° 12' 26"E	23.24
L133	S70° 06' 27"W	41.02
L134	N19° 53' 33"W	31.00

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		AREA 3.291 AC	PARCEL NO. E2A
INITIAL	DATE	SCALE N/A	DATE 03/23/2022
	11 OF 11		

ADL 234627

EXHIBIT A

LEGAL DESCRIPTION AND PARCEL PLAT FOR

PARCEL E2B

ALASKA PROJECT 0837(004)/NFHWY00129
WHITSHED ROAD AND PEDESTRIAN
IMPROVEMENTS-CORDOVA



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E2B

An easement on a parcel of land required for highway right of as described in Instrument #2008-000321-0 and is located in Section 28 Township 15 South, Range 3 West, Copper River Meridian, and said parcel is located in the Cordova Recording District, Third Judicial District, State of Alaska, and is more particularly described as follows:

*Commencing at a found BLM rebar and cap located at the witness corner to Meander Corner #1 of USS 251, said being the **Point of Beginning**. Thence S 69°29'02" W and proceeding 1,658.84 feet to a point located on the right of way of the Whitshed Road and is the **True Point of Beginning**;*

Thence proceeding N 01°56'10"W and on a distance of 23.30 feet to a point located at the southwest corner of Tract B, ATS 175 to a point;

Thence proceeding N 08°03'01"W and on a distance of 37.67 feet along the western boundary of Tract B, ATS 175 to a point;

Thence proceeding S 82°54'59"W and on a distance of 247.16 feet to a point;

Thence proceeding on a curve to left, said curve having a radius of 1675.86 feet and an arc length of 95.77 feet to a point, said point being located on a chord bearing of S 81°16'46" W from the start of said curve;

Thence proceeding S 00°11'36"W and on a distance of 42.24 feet to a point located on the right of way of Whitshed Road;

Thence proceeding on a non-tangent curve to right, said curve having a radius of 2470.60 feet and an arc length of 211.02 feet along the right of way of Whitshed Road to a point, said point being located on a chord bearing of N 84°23'29" E from the start of said curve;

Thence proceeding N 86°50'20"E and on a distance of 50.27 feet along the Whitshed Road to a point;

Thence proceeding N 87°51'05"E and on a distance of 84.46 feet along the right of way of Whitshed Road to a point;

*Thence N 86°32'50" E and on a distance of 1.59 feet along the right of way of Whitshed Road to a point, said point being the **True Point of Beginning**;*

Said described parcel contains 0.391 acres, more or less.

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&
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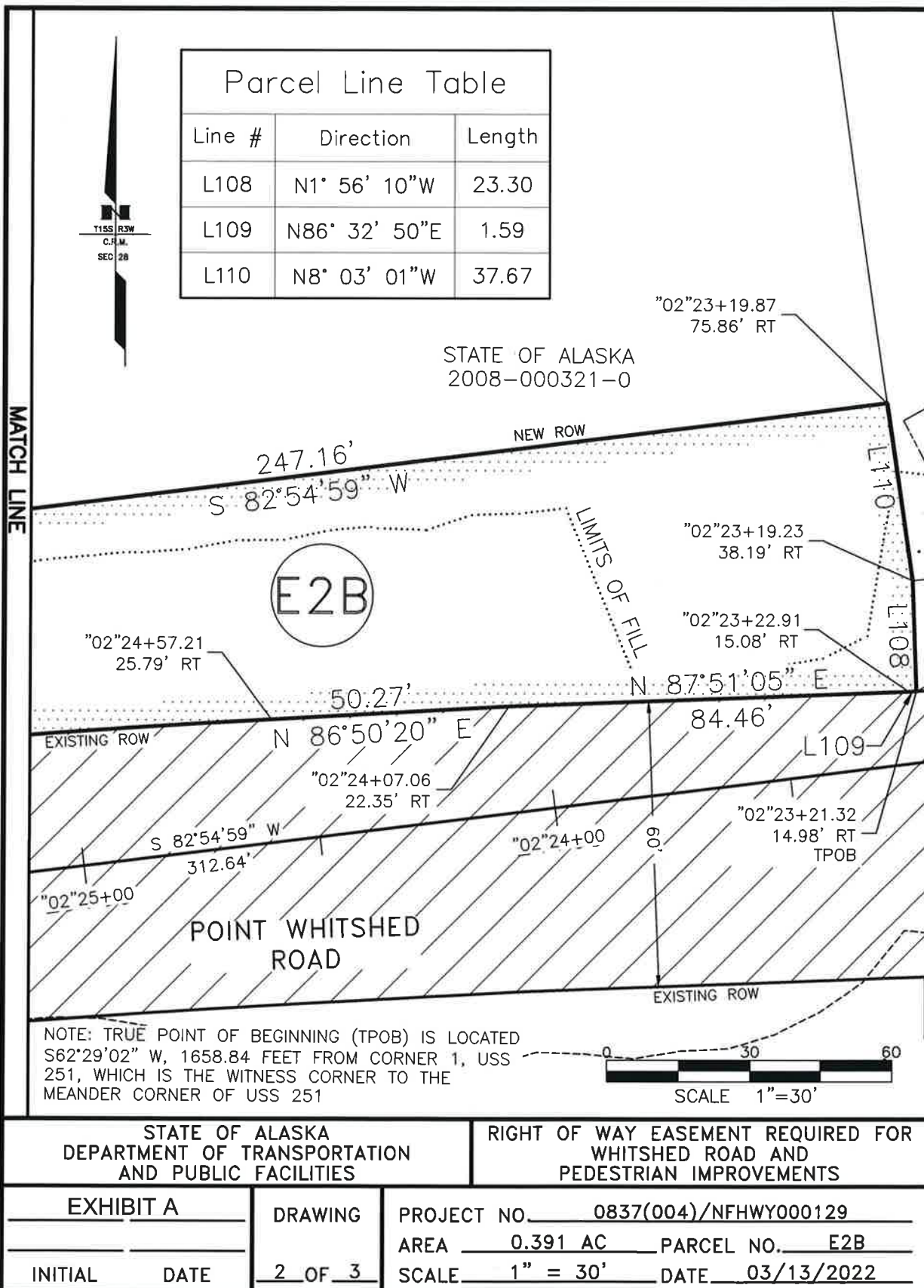
AREA 0.391 AC PARCEL NO. E2B

INITIAL DATE

1 OF 3

SCALE 1" = 400' DATE 03/23/2022

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T15S R3W
C.P.M.
SEC 28

$\Delta = 3^{\circ}16'27''$
 $L = 95.77'$
 $T = 47.90'$
 $R = 1675.86'$
 $Ch = S81^{\circ}16'46''W$

NEW ROW

MATCH LINE

$\Delta = 4^{\circ}53'38''$
 $L = 211.02'$
 $T = 105.57'$
 $R = 2470.60'$
 $Ch = N84^{\circ}23'29''E$

EXISTING ROW

"02"25+67.03 PC

"02"26+66.03
34.35' RT

S 82°54'59" W

312.64

POINT WHITSHED
ROAD

EXISTING ROW

- LIMITS OF CUT

0 30 60

SCALE 1"=30'

RIGHT OF WAY EASEMENT REQUIRED FOR
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