

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water

APPLICATION FOR EASEMENT
AS 38.05.850

ADL# _____
(to be filled in by State)

Applications that are submitted with unfilled sections or inadequate explanation and/or without application fees, a location figure and/or a completed Division of Mining, Land and Water (DMLW) Environmental Risk Questionnaire will be deemed incomplete. Incomplete applications will be returned without review. See DMLW's current fee regulations (11 AAC 05) and associated Director's Fee Order for applicable non-refundable fee amounts. The filing of an application does not guarantee processing or approval of the requested authorization.

Applicant: Roger Schnabel Doing Business As: Highland's Estates, Inc.

Agent: (if applicable; attach record of authorization to represent) _____

Mailing Address: PO Box 1129 Email: roger@hainesdev.com

City/State/Zip: Haines, AK 99827

Primary Phone: 907-766-2821 Alternate Phone: _____

General Location: 4.9 Mile Haines Hwy Municipality: Haines Borough

Section(s): _____ Township: _____ Range: _____ Meridian: _____

Section(s): _____ Township: _____ Range: _____ Meridian: _____

Attach a location figure, plan drawing or survey that shows the detailed location of the requested easement in relation to adjoining property boundaries and reference points. All features must be labeled.

Dimensions requested (Complete line 1 for a lineal easement or line 2 for an easement with an irregular shape):

1. Length: (feet) 414.49 Width: (feet) 100.14

2. Area: 27,900 Are units in ☒ square feet or ☐ acres? (check one)

Term requested and rationale: Perpetual

Are you applying for a ☐ public or a ☒ private easement? (check one) Rationale:

Purchased land thinking the parcels were contiguous, but a dividing property requires a right-of-way easement for access

Development plan summary/specific purpose of easement: (e.g., electric utility, fiber-optic cable, road, bridge, airstrip/airport, driveway, trail, drainage). This information will be used to determine the scope of use of the easement.

Land was purchased several years ago that linked my property, I am attempting to access, with an established State of Alaska Maintained Road (Mosquito Lake Road), according to the Haines Borough Parcel Viewer. After purchase, we surveyed the parcel only to determine that the State of Alaska had a small section that divided the parcels. To access our original parcel, we now need to obtain permission from the State of Alaska to build the driveway/road onto the intended parcel. Our plan is to begin from the parcel purchased, cross the State owned land onto our larger parcel and continue on with a road. Several trees will be cut, a culvert will be placed and the road will be established, using existing materials from the cut bank for the embankment (fill). We do not intend to import or export any materials.

ADL # _____

Page 1 of 2

Is this an existing use? ☐ Yes ☐ No. If yes, explain extent and duration of use to date:

Describe plans for initial construction. Be detailed. Include a list of authorizations for portions of the project that are proposed for construction on adjoining lands, other permitting, and/or third-party non-objections: (Use extra sheets as needed)

Skookum Holdings is the owner of the recently purchased parcel (0.59 acres) and Highlands Estates is the registered owner (~135 acres) of the adjoining land we are interested in accessing. Both entities are owned by Roger and Nancy Schnabel. Once permission to access State of Alaska land is granted, we will develop an Erosion and Pollution Control Plan (less than 1-acre of disturbance) and begin construction, consisting of a 323 Caterpillar Excavator, a D6T Dozer, and Caterpillar 980H Loader if necessary. The organic material will be placed at the toe of the fill and all burnable material encountered (non-merchantable-slash, and woody debris) will be burnt on-site, at the appropriate time, approved by the local Permitting Office. – Surfacing will include natural material encountered, with imported crushed surfacing base course placed during the same period of time that the other roads will receive the aggregate.

The Road developed will begin from an existing public road owned and maintained by the State of Alaska. We are not aware of any other permitting or third-party non-objection requirements.

Anticipated construction timeframe: 1 month after approval - if during construction season

If this authorization is granted, I agree to construct and maintain the authorized improvements in an acceptable manner, and to keep the area in a neat and sanitary condition; to comply with all the laws, rules, and regulations pertaining thereto; and provided further that upon termination of the easement for which application is being made, I agree to remove or relocate the improvements and restore the area without cost to the State and to the satisfaction of DMLW.

Applicant's Signature  Date: 1/15/2024

This form must be filled out completely and submitted with the applicable fees. Failure to do so will result in a delay in processing. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

For Department Use Only
Application received date stamp

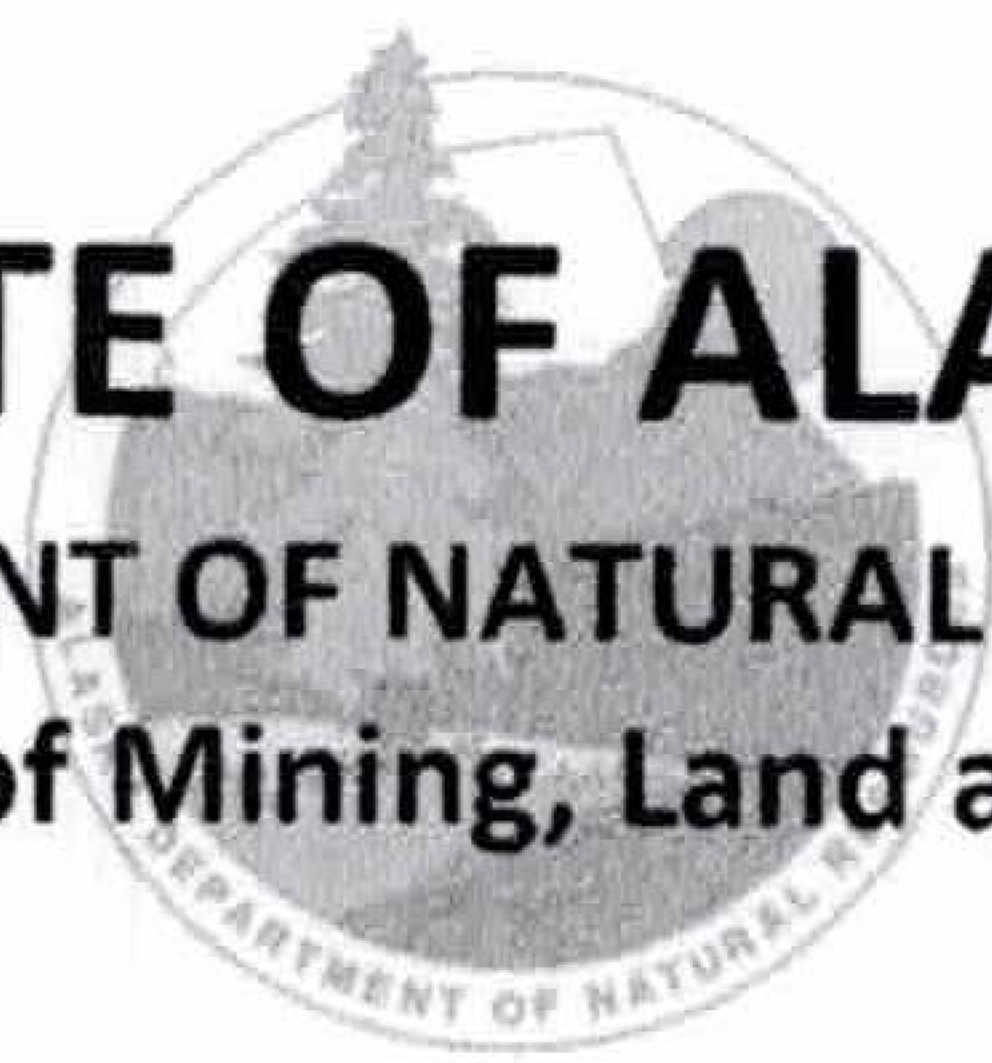
Receipt Types:

- ☐ 13A Pipeline Easement
☐ 13 Other Easement

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

Division of Mining, Land and Water



Land Conveyance Section 550 W. 7 th Ave, Suite 640 Anchorage, AK 99501-3576 (907) 269-8594 dnr.noncompland@alaska.gov	Northern Region 3700 Airport Way Fairbanks, AK 99709-4699 (907) 451-2740 nro.lands@alaska.gov	Southcentral Region 550 W. 7 th Ave, Suite 900C Anchorage, AK 99501-3577 (907) 269-8503 dnr.scro@alaska.gov	Southeast Region P. O. Box 111020 Juneau, AK 99811-1020 (907) 465-3400 sero@alaska.gov
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Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

The purpose of this questionnaire is to help clarify the types of activities you propose to undertake. The questions are meant to help identify the level of environmental risk that may be associated with the proposed activity. The Division of Mining, Land and Water's evaluation of environmental risk for the proposed activity does not imply that the parcel or the proposed activity is an environmental risk from the presence or use of hazardous substances.

Through this analysis, you may become aware of environmental risks that you did not know about. If so, you may want to consult with an environmental engineer or an attorney.

Roger Schnabel Applicant's Name PO Box 1129 Address [REDACTED] Message Phone 907-766-2821 roger@hainesdev.com 	Highland's Estates Inc. Doing Business As Haines AK 99827 City State Zip Roger Schnabel Contact Person
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Describe the proposed activity:

Skookum Holdings is the owner of the recently purchased parcel (0.59 acres) and Highlands Estates is the registered owner (~135 acres) of the adjoining land we are interested in accessing. Both entities are owned by Roger and Nancy Schnabel. Once permission to access State of Alaska land is granted, we will develop an Erosion and Pollution Control Plan (less than 1-acre of disturbance) and begin construction, consisting of a 323 Caterpillar Excavator, a D6T Doser, and Caterpillar 980H Loader if necessary. The organic material will be placed at the toe of the fill and all burnable material encountered (non-merchantable-slash, and woody debris) will be burnt on-site, at the appropriate time, approved by the local Permitting Office. – Surfacing will include natural In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons? ☐ Yes ☒ No. If yes, please list the substances and the associated quantities. Use a separate sheet of paper, if necessary.

a. Where will the tank be located?
N/A

b. What will be stored in the tank?
N/A

c. What will be the tank's size in gallons? N/A

d. What will the tank be used for? (Commercial or residential purposes?)
N/A

e. Will the tank be tested for leaks? N/A

f. Will the tank be equipped with leak detection devices? ☐ Yes ☐ No. If yes, describe:

N/A

Do you know or have any reason to suspect that the site may have been previously contaminated? ☐ Yes ☐ No.
If yes, please explain:

N/A

I certify that due diligence has been exercised and proper inquiries made in completing this questionnaire, and that the foregoing is true and correct to the best of my knowledge.

Applicant Signature:  Date: 1/15/2024

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120, unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or qualifies for confidentiality AS 43.05.230, AS 45.48, or other state or federal laws. Public information is open to inspection by you or any member of the public. A person who is the subject of the personal information may challenge its accuracy or completeness under AS 40.25.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the Department may retain this record as an electronic record and destroy the original.

Site Development Diagram

VICINITY MAP

See Attached

Date Prepared: <i>1/15/2025</i>	Applicant's Name: <i>Ryker</i>
Alaska Department of Natural Resources Division of Mining, Land & Water Land Use Permit	
Site Development Diagram	
Sec(s) _____	T _____ R _____ M _____
Sheet _____ of _____	File # _____

KETSALL RD
U.S. Survey 3719
LOT 1

Highland's Estates INC
Roger Schnabel

Skookum Holdings LLC
Roger Schnabel

S90°00'00"W
283.89 ft
N69°22'30"W
414.49 ft

N69°22'30"W
143.49 ft
S17°35'00"W
100.14 ft

PROPOSED
RIGHT-OF-WAY EASEMENT
27,900 SF 0.64 Acres

U.S. Survey 3431

MOSQUITO LAKE RD

50' 50'
BLM
RIGHT-OF-WAY
EASEMENT
(PLAT 2008-18)

20

19

21

22

23

100 ft

U.S. Survey 3719
LOT 1
135.78 Acres
Parcel ID: 3-MQL-01-3719

HIGHLAND'S ESTATES INC
ROGER SCHNABEL

Mosquito Lake

KENNEL RD

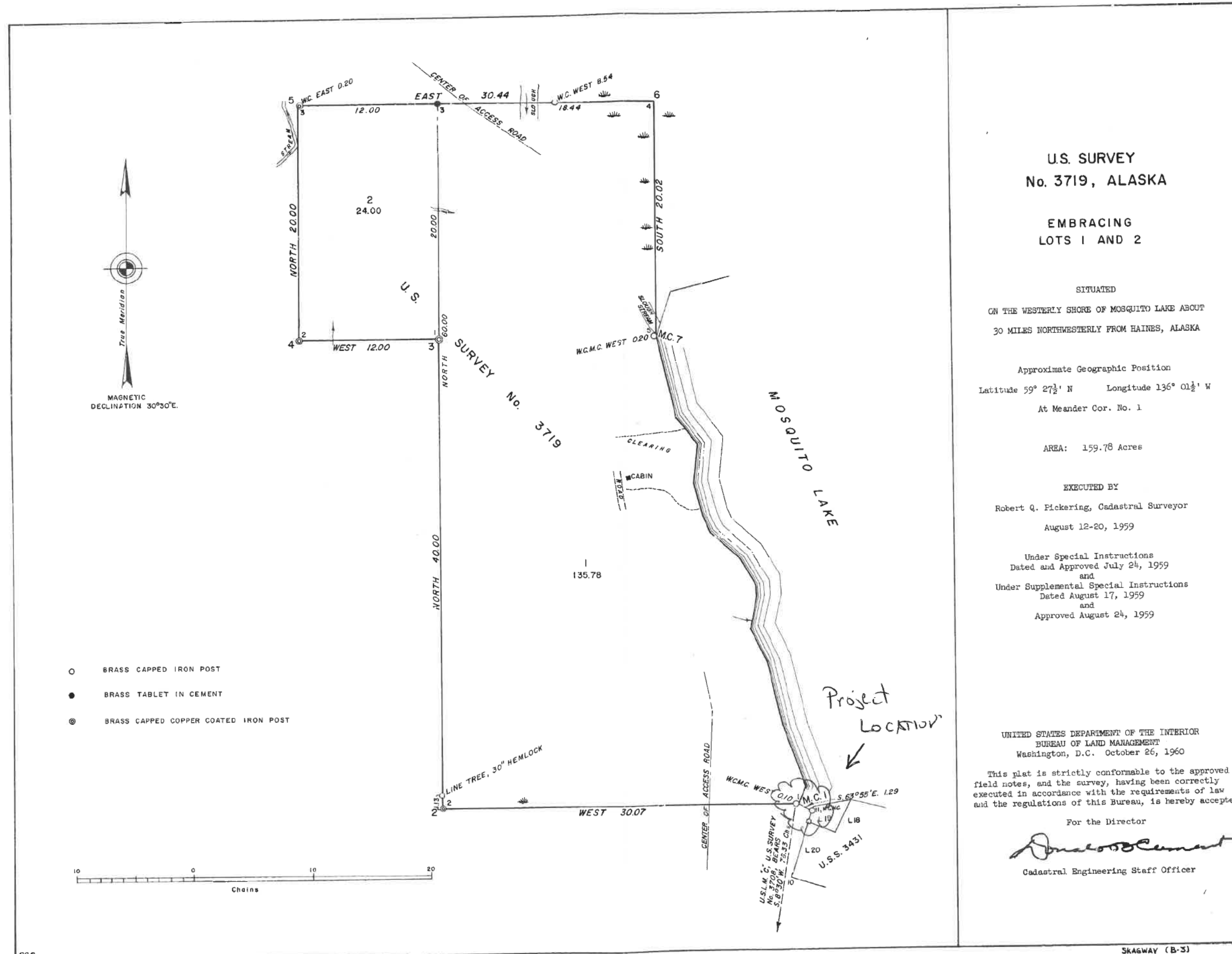
PROPOSED
RIGHT-OF-WAY EASEMENT
27,900 SF 0.64 Acres

Approximate Geographic Description
59.45981 -136.02616

500 ft

MOSQUITO LAKE RD

U.S. Survey 3431



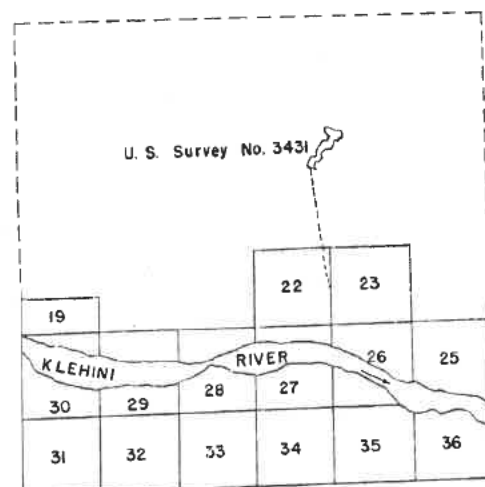
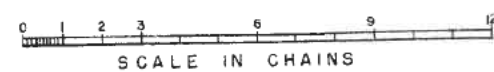
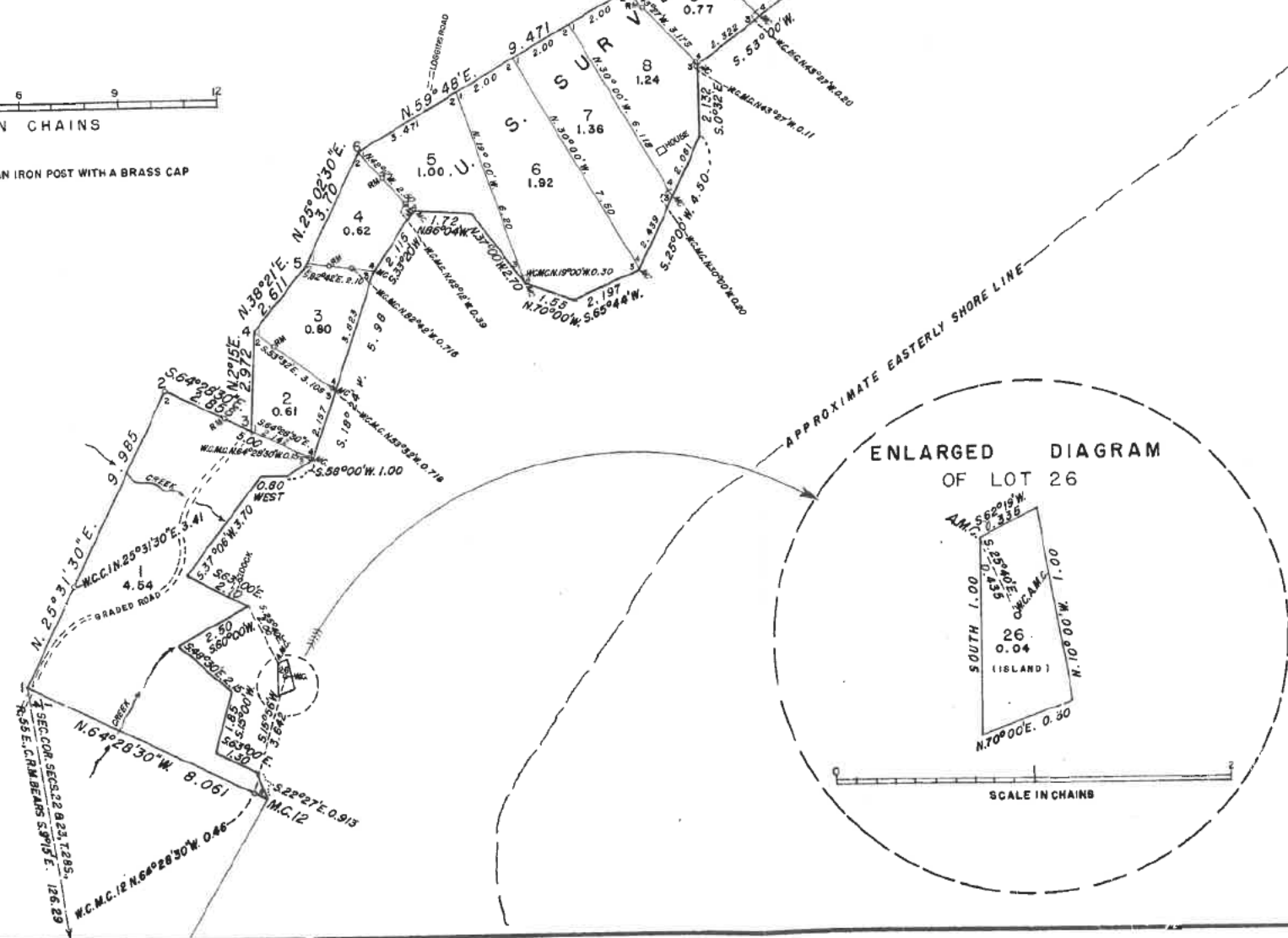
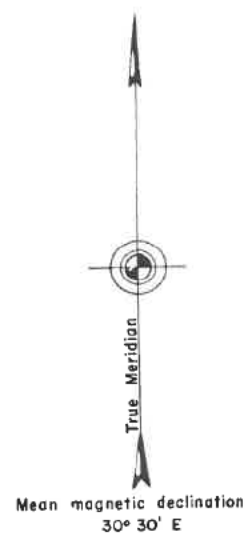


Diagram Showing Position of
U. S. Survey No. 3431 Within T. 28 S. R. 55 E.,
Copper River Meridian, Alaska



• INDICATES AN IRON POST WITH A BRASS CAP



B.O.P. (Beginning of Project)

MOSQUITO LAKE

U. S. SURVEY No. 3431, ALASKA

SITUATED

ON THE SOUTHEASTERLY SHORE OF MOSQUITO LAKE

Approximate Geographic Position of Corner No. 1

Latitude 59° 27' N.

Longitude 136° 08' W.

Area: 33.78 Acres

Surveyed By

Walter N. Cooley, Cartographer (Cadastral)

June 4 to 19, 1955

Under Special Instructions

Dated June 1, 1955

and Approved June 22, 1955

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. March 19, 1958

This plat is strictly conformable to
the approved field notes, and the survey,
having been correctly executed in accordance
with the requirements of law and the
regulations of this Bureau, is hereby
accepted.

For the Director

Earl B. Harrington
Cadastral Engineering Staff Officer

- List
- Layers
- Borough Boundary

...

Klukwan Boundary

...

Townsite Service Area Boundary

...

Contours - contour25ts

...

Future Growth (2025 Comp Plan)

...

Zoning

...

Haines Borough Addresses

...

Accesses

...

Roads

...

Parcels

...

Water Mains

...

Sewer Mains

...

Native communities proposed selections (USFS)

...

Timber Sales

...

Anadromous Waters Catalog 2023

...

U.S. Census Blocks

...

+

▼

TAX ID, ADDRESS or LAST I

Q

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Parcel ID: 3-MQL-01-1900

SKOOKUM HOLDINGS LLC
ROGER SCHNABEL

BOX 1129 HAINES AK 99827

Parcel Information

DESCRIPTION LOT 19, USS
3431
Acres: 0.59
Mill Rate: 6.95

Current Values 2024

Land: \$19,500
Building: \$
Total: \$19,500

[Zoom to](#)

Layer List

Layers

- ☐ Borough Boundary ...
- ☐ Klukwan Boundary ...
- ☐ Townsite Service Area Boundary ...
- ☐ Contours - contour25ts ...
- ☐ Future Growth (2025 Comp Plan) ...
- ☐ Zoning ...
- ☐ Haines Borough Addresses ...
- ☐ Accesses ...
- ☐ Roads ...
- ☒ Parcels ...
- ☐ Water Mains ...
- ☐ Sewer Mains ...
- ☐ Native communities proposed selections (USFS) ...
- ☐ Timber Sales ...
- ☐ Anadromous Waters Catalog 2023 ...
- ☐ U.S. Census Blocks ...

Map navigation controls including zoom in (+), zoom out (-), search (magnifying glass), home (house), and refresh (circular arrow) buttons. A search bar is present with the placeholder text "TAX ID, ADDRESS or LAST 1" and a search icon.

Parcel ID: 3-MQL-01-3719

HIGHLAND'S ESTATES INC
ROGER SCHNABEL

BOX 1129 HAINES AK 99827

Parcel Information
DESCRIPTION USS 3719, LOT
1KELSALL RD
Acres: 135.78
Mill Rate: 6.95

Current Values 2024
Land: \$328,600
Building: \$
Total: \$328,600
[Zoom to](#)

