



REGULAR PLANNING COMMISSION AGENDA

August 25, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86847221296> or 1-253-215-8782 Webinar ID: 868 4722 1296

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. July 28, 2026, Draft Minutes Regular Planning Commission

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. PAD2026 0002: Property Disposal by City for USS 3853 LT 1 FR

DIRECTOR'S REPORT

The applicant requests a property disposal review for the disposal of approximately 0.44 acres of City & Borough of Juneau-owned land. The fraction of the lot being proposed for disposal is currently undeveloped and is served by City sewer and water. The proposed disposal is in conformity with applicable, adopted plans, and has a motion of support from the Assembly's LHED Committee.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve PAD2026 0002.

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

1. Additional Materials

S. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Erik Pedersen, Chair

July 28, 2026

A. LAND ACKNOWLEDGEMENT – Read by Mr. Gamez

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

Erik Pedersen, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 6 p.m.

Commissioners present: Commissioners present in Chambers –Erik Pedersen, Chair; Lacey Derr, Vice Chair; Larry Gamez; Carlee Simon; Keith Koruna; Karinne Wiebold

Commissioners present via video conferencing – Jessalynn Rintala, Vice Clerk

Commissioners absent: Mandy Cole, Clerk

Staff present: Scott Ciambor, CDD Director; Minta Montalbo Senior Planner; Kathryn Oberlyn, Planner I; Jackson Sims, Planner I; Nicolette Chappell, CDD Administrative Coordinator; Nicole Lynch, Attorney III

Assembly members: Paul Kelly

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. June 9, 2026 Draft Minutes, Regular Planning Commission
2. June 23, 2026 Draft Minutes, Regular Planning Commission

MOTION: *by Ms. Derr to approve the June 9, 2026 and June 23, 2026 Planning Commission Regular Meeting minutes. The motion passed.*

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

1. **USE2026 0006:** An amendment to a Conditional Use Permit's (USE2006-00042) ongoing conditions for the Channel-facing side of the building to allow a façade-mounted art installation in a Waterfront Commercial (WC) zone.

Applicant: Tracy's King Crab Shack

Location: 108 Peoples Wharf

Director's Report

The applicant requests an amendment to Conditional Use Permit USE2006 00042 to allow a façade-mounted art installation on the Channel-facing side of the building. The proposal includes sculptural elements extending from the second-story windows and aligns with the vision of CBJ-adopted waterfront plans.

Staff Recommendation

Staff recommend the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit amendment. This would allow an amendment to Ongoing Condition 14 of USE2006 00042, allowing changes to the Channel-facing side of the building beyond the originally approved plans.

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve USE2026 0006.*

The motion passed.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

- 2. SMP2026 0001:** Applicant requests a preliminary plat review for Phase IV, Chilkat Vistas Subdivision, proposing the subdivision of Tract A1 to create seven (7) single-family residential lots and extend Robbie Road.

Applicant: Chilkat Vistas LLC

Location: No existing address

Director's Report

Following the prior Phase I, Phase II, and Phase III subdivision approvals, Phase IV proposes single-family residential lots. Three lots may have accessory apartments. Prior settlement and sketch plat materials identify Robbie Road as terminating after the seven single-family lots and not serving as a public through street. Phase IV meets all development criteria set forth in the Richland Manor Settlement Agreement.

Staff Recommendation

Staff recommend the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS.**

The approval is subject to the following conditions:

1. A drainage plan submitted and approved by General Engineering.
2. A full set of construction plans submitted and approved by General Engineering.
3. All improvements completed or bonded prior to signature of the plat.
4. Property taxes are to be paid prior to the signature of the plat.

The applicant was not present.

Ms. Derr commented that a hillside stabilization evaluation was talked about in the packet. She asked if that was still part of Condition 1 and what hillside stabilization meant.

Mr. Ciambor responded the drainage plan was submitted and approved by General Engineering, and as full construction plans are submitted, a lot of times a hillside endorsement permit is also included in the overall review.

Chair Pedersen asked for public comment.

Kris Curtis, Mountainside Estates resident, expressed she did not oppose development, but opposed irresponsible development with deadly consequences. She talked about the growing risk changing weather patterns have caused and some of the tragedies that have occurred by weather. She voiced they have the opportunity to protect current and future homeowners from those things by denying this request. She asked the Commission to consider the public testimony, recognize risks and damage already happening to homeowners, enforce standard city ordinances with no waivers or special exemptions, and hold the developer to the settlement agreement and

terminating Robbie road indefinitely. She also asked if hillside stabilization has been looked at and if they have the results of that review.

Calista Cameron, Laurie Ln resident, was concerned with the proposed development surrounding putting her family's home at risk because of negligence of the pursuit of development. She said they experienced a landslide about two years ago that damaged their home, and the hillside has become increasingly disturbed and exposed since the Phase IV logging occurred. She was also concerned how the loss of vegetation and disturbed soil will affect the stability of the hillside around their home with the wet season approaching. She was not opposed to development, but believed that should never come at the expense of safety of the families already living there. She asked the Commission to explain approving additional development where their home has already experienced a landslide, ongoing hillside instability, and structural cracking and who will accept responsibility if another landslide occurs and someone loses part of their home or is injured due to preventable hillside failure. She explained she is not asking them to stop progress, but to ensure the development is done safely, responsibly, and in accordance with the city's ordinances. She brought photographs of her property.

Mary Hakala, Laurie Ln resident, commented her concerns were around drainage, slope stability, wetlands protections, and the permanent termination of Robbie Rd. She explained there is a small stream alongside their lot and on the border of Phase IV with wetlands vegetation, and she requested there be an assessment of wetlands and what the protections they are. She added there is a lot of drainage off the hillside and it did not make sense to have just a few culverts, so the drainage needs to be realistic and follow the natural contours of the land as much as possible. She also asked the Commission to look at the landslide risk.

Tom Rutecki (ph), Mountainside resident, requested making sure Robbie Rd just accesses the seven lots, is a dead-end, and does not have a throughway into the high density housing proposed up there, as they had an agreement with the developer on that. He asked that the developer uphold the first condition of drainage they have to do, as drainage and slope stability go hand in hand. He shared they had a landslide in the neighborhood December 1, 2020, so rigorous slope stability should be undertaken before the developer is allowed to build up there.

Alec Venechuk (ph), Fritz Cove Rd resident, gave public comment on behalf of his mother-in-law, Mary Fiorella, resident of Robbie Rd. He shared that he worked for the CBJ as the chief engineer of the General Engineering Department, and reviewed Chilkat Vistas Phases I and II construction plans, which were constructed by a local, reputable contractor, but he has now heard a rumor that Chilkat Vistas is doing their own construction, and the question of workmanship and quality is worth noting. He mentioned there have been some potential SWPPP violations recently and Phase III is cleared, grubbed, and exposed right now, and he did not know if it was wise for the contractor to open up another phase. He said the first three Chilkat Vistas plats shared the same note that Robbie Rd shall terminate and not be a point of access at Chilkat Vistas unless required and gated for emergency service access only. He added another issue is Robbie Rd having to go through a vegetative buffer along the southern end of proposed Phase IV, which needs to be

addressed. He noted right now there are 97 homes in and around Phase IV with one access point, which needs to be addressed before more homes and properties are added.

Julie Staley, Mountainside Dr resident, expressed there have been three landslides since she has lived in on Mountainside Drive, so they need to protect the properties as much as they can and make sure the drainage is well addressed. She wanted to make sure that the homeowners can protect themselves with the right kind of insurance coverage, which they would like to be taken into consideration. She noted there was a property owner at the neighborhood meeting recently who said they counted 11 trees adjacent to their property in this path that have already fallen on their own since the ground developed below, so they need to be very careful.

MOTION: *by Ms. Simon for the Commission to view the photographs brought by a resident that was mentioned in the public testimony.*

Ms. Rintala was okay not being able to view the photos, as she attended the meeting virtually.

The motion passed.

Ms. Cameron showed the pictures of her family's property to the Commission.

Ben Curtis, Laurie Ln resident, commented he was in land development from 1984 to 1999 and voiced his concerns that this project creates an immediate danger, as the cleared slope now stands bare and exposed, which is especially concerning as they head into late fall, when Juneau faces heavy rains and atmospheric river events. He added the preliminary and other partially-developed plats include zero retention or detention ponds across any of the proposed lots, which will cause the rain to shed directly into the neighboring homes and violates CBJ 49.70.254. He noted that summer logging has already pushed direct and uncontrolled runoff onto adjacent properties and sediment can be seen accumulating in the wetlands across from Hooter Lane. He added Phase 3 sat bare all winter with no grass planted. He encouraged the Commission to drive up there and see the junction connecting Ling Ct, Laurie Ln, and Robbie Rd, as there is a severe vertical blind spot, which forces vehicles to halt on a non-compliant icy slope.

Dawn Wolfe, Mountainside Dr resident, talked about the termination of the emergency access on Robbie Rd, as she was one of the signers of the settlement agreement, where they agreed there would be no more than seven homes, that Robbie Rd would terminate, and if necessary, it would be a fire emergency access only. She noted that in 2019, the fire marshal testified he felt there was no way they could make it to the upper part of Mountainside in the wintertime. She was fine with emergency access only, if truly necessary, and that they have assurance that is permanent and can never change. She added there are some homes on Laurie Ln starting to see instability in their property, and there needed to be some mitigation on the stabilization of that.

Chair Pedersen asked for Commission questions for staff.

Ms. Derr asked staff to speak to what a hillside endorsement permit means and entails.

Mr. Ciambor pointed the Commission to the pre-application conference report that was provided to the applicant for this phase of the development, as all that was required for the public hearing tonight was an application form, draft plat, fee, and public notice. He stated after they get through the preliminary plat process, full construction plans are due, where a lot of the questions asked tonight will likely become available, along with surveying and monumentation. It will then come back to the Commission for a final plat approval, where they can make sure the applicant addresses all the concerns and conditions in the staff report and anything new they would like to add to it. He noted hillside endorsement tends to come once the final plat is approved and going into the construction phase, and slopes of 18 degrees or more require General Engineering to look at it. He added they are very early in the process so there is a lot more information to come.

Mr. Gamez shared he drove up there today and they were heavy in things like excavation and surveying, and there was open soil that is being washed down. He said they should be taking care of that mountainside at this time, and wanted to know if they were going to be doing that.

Chair Pedersen stated the work they were doing now is on previously approved phases of the subdivision, which is not technically what they are discussing tonight.

Ms. Simon asked if the hillside endorsement would only be on this plat or if they would also look at Phase 1 and II, as there seems to be a lot of impact happening with already approved and finished final projects.

Mr. Ciambor responded when construction and building permits are applied for, it is reviewed to see if it triggers hillside endorsement code, and the engineer will either make recommendations or approve it before signing off on the building permit. He added that Phases I, II, and III have probably already reviewed or scanned whether they need hillside endorsements.

Ms. Simon inquired if there is another way to trigger the evaluation besides having the 18% slope.

Mr. Ciambor was unsure and would have to look up the hillside endorsement code, but they are speaking to Phase IV tonight and the small parcel with the 7 proposed lots. He added they would have to bring information back to them on the current work being done on Phase III, but it is likely already approved and have been given permits since construction is already happening.

Ms. Wiebold asked about the developer's obligation to not negatively impact adjacent properties prior to plat approval.

Mr. Ciambor answered there is a settlement agreement in this case, with a full list of conditions they are obligated to follow, and they are following those conditions as far as they know.

Mr. Gamez stated he could see where they are developing and there are pads for the homes. He asked if rockeries were part of this phase, as they are going to have to do those when climbing to another elevation.

Mr. Ciambor responded they are just simply talking about the preliminary plat for Phase IV tonight, but he was not sure if that was included in Phase III.

Chair Pedersen reiterated this is a preliminary plat, where they are showing the layout of the proposed subdivision and have not submitted any drawings related to how they will construct the street or provide utilities, as that is a separate review process through General Engineering. He noted the final plat will come back to the Commission, along with any conditions or the Commission may add to the preliminary subdivision.

Mr. Ciambor commented after reading the terms in the settlement agreement, the details of what was agreed to between the parties are laid out for consideration, which will be a part of any final plat consideration before approval and be back in front of the Commission again.

Ms. Simon asked for an explanation on the covenants mentioned in testimony.

Chair Pedersen noted the two things at play are the settlement agreement and the previous plat notes that attached restriction to the property.

Ms. Derr stated the plat note on ending Robbie Rd is referenced many times in the materials but not actually stated in the plat notes. She wanted to know if that termination of Robbie Rd was still carried through this project or if they need to add it to the material.

Chair Pedersen voiced they cannot erase a plat note from a previous phase, but that plat note should probably be included on this particular plat just for clarity. Mr. Ciambor agreed.

Ms. Derr inquired if they could add a condition for an updated mass land movement report similar to what DOT has done or if that would be considered overreaching the bounds of the body.

Mr. Ciambor said the Planning Commission has the opportunity to add conditions or modify the recommended conditions in the report, and their feedback, comments, and testimony will be delivered to the applicant and considered in the final plat process.

Ms. Simon was uncomfortable that it felt like the phases were being stacked. She asked if they could see how Phase IV intermingles with the previous phases and the surrounding environment.

Mr. Ciambor responded they could keep that on their radar and ask those questions. He hoped the applicant will be there to take questions for the final plat, as a lot of the questions being asked should be answered by the applicant, who would have more concrete details about the intentions, plans, and specificity of what they want to accomplish.

Ms. Simon shared this is first hearing since she has been on the Commission where the applicant was not present, which causes limitations and staff having to answer to things they do not know.

Chair Pedersen asked if they could condition in the preliminary plat that the hillside endorsement be provided prior to street construction.

Mr. Ciambor answered they can add a condition and request to see that information prior to the final plat approval if they are uncomfortable with the status of the slopes on Phase IV.

Chair Pedersen asked if hillside endorsements were handled as a non-commission procedure.

Mr. Ciambor answered yes, as it is received by CDD and Engineering with the building permit.

Chair Pedersen asked for Commission discussion.

Ms. Wiebold shared concerns about unstable slopes with winter coming and that it sounds like some harm has already been done and will not be addressed until something is inevitably built.

Chair Pedersen reiterated the only thing they can review at this meeting is Phase 4.

Ms. Simon suggested addressing anything they find in the hillside endorsement evaluation or anything that needs to be mitigated prior to road development.

Chair Pedersen felt the road construction may be creating the unstable slopes, and if they get too far into the road already being constructed and there are major issues with it, they will be less inclined to approve the final plat, which would be a bad situation.

Ms. Rintala understood more information will be available to them at the final plat review, but she was hesitant not to flag some of the concerns now since they are at an early stage and have the opportunity to. She also considered having conditions around hillside stability and drainage.

Ms. Derr thanked everyone for coming and providing their public testimony, but felt it was unfortunate the applicant was not there to answer their many questions. She was uncomfortable waiting for a final plat to come back to them and approving anything with all the questions she still has. She was inclined to add several additional conditions, including hillside endorsements prior to a road being constructed, requiring hillside endorsements before construction, and an updated landslide report. She noted landslides are occurring at an increased rate and she did not want to be part of a body that approves a subdivision that ends a life.

Ms. Simon asked if they had to vote on this today.

Ms. Lynch answered they can continue it to a future meeting if they need additional information.

Chair Pedersen stated if they want to continue it, they need to discuss the different items they want additional materials on.

[5 minute at ease]

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve SMP2026 0001, with the addition of Condition 5.*

Condition 5: Prior to road construction, a hillside endorsement permit must be issued, which evaluates the impacts of prior Phases 1 through 3.

Ms. Simon asked if they wanted to discuss additional conditions, as it felt they were alluding to more conditions prior to the break, or if they want to delay this vote and ask the city to add additional conditional points based on the previous discussion.

Chair Pedersen felt they should see if the motion would pass first.

Ms. Simon was not in support of the current motion.

Ms. Derr expressed that after further conversation, conditioning for an additional DNR report could have adverse consequences on the homeowners, so she was not comfortable with that.

Ms. Wiebold was in support of the hillside evaluation addition, and requested the applicant be there for testimony in the future to answer questions.

Chair Pedersen was not overly concerned with adding a condition to make a plat note that the Robbie Rd not be a through street, as he felt that was something they could easily handle on flat plat approval.

Ms. Simon inquired if they want to have discussion about any mitigation or addressing anything discovered in the hillside endorsement process. She asked if that was just an evaluation.

Chair Pedersen answered that process goes through General Engineering and the Commission does not have a lot of say as to how that is conducted or what recommendations come out of it.

The motion failed 4-3.

(5 votes were required to pass)

- 3. SGE2026 0002:** The applicant, CBJ Lands and Resources Division and the Engineering and Public Works Department, requests a Conditional Use Permit renewal for sand and gravel extraction at CBJ's Stabler Point Quarry in Auke Bay. The development was initially permitted in 1996, began operations in 2001, and has been modified through subsequent Planning Commission approvals authorizing amendments and expansions, including a 10-year permit renewal and expansion in 2016
- Applicant:** CBJ Lands and Resources Division and the Engineering and Public Works Department
- Location:** Stabler Point Quarry in Auke Bay

Director's Report

The 2026 renewal request includes an expansion of rock quarry operations, extension of the operational life to the year 2036, additional operating hours (one hour earlier and later), an increase of maximum blast size to 40,000 cubic yards (CY), including testing, and authorization that the Community Development Department (CDD) Director may grant temporary extension

of operational hours and days during declared emergencies. Temporary extensions have been granted four times under the current permit.

Staff Recommendation

Staff recommend the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit SGE2026 0002 with the requested modifications.

Dan Bleidorn, CBJ Lands and Resources Manager, made a correction that they are requesting an expansion of operating hours of half an hour earlier instead of one hour later. He did not have anything else to add to what was already provided, but was happy to answer questions.

Chair Pedersen asked for questions for the applicant.

Ms. Derr asked if there was a request for Saturday hours.

Mr. Bleidorn answered they discussed that option internally at one point, but it did not end up being part of their request.

Ms. Wiebold asked for confirmation there is no change to the blasting hours.

Mr. Bleidorn confirmed that is correct.

Mr. Koruna asked if there would be trucks on the road earlier in the morning.

Carleton Shorey, CBJ Material Source Manager and Project Manager, answered yes.

Ms. Derr asked if they see an issue with adding Saturday hours.

Mr. Bleidorn responded there are potential issues, given the amount of traffic on off-business day hours, as well wanting to make sure they had full coverage to be able to respond quickly to any incidents that happen.

Chair Pedersen asked for public comment.

James Sidney, sole operator at Stabler Point Quarry, shared he put in an application for Saturday hours. He noted all the other quarries in town operate 7 days a week. He said they used to have Saturday hours, but it was dropped in 2011 and never readdressed except for in emergencies, which they have only done four times in the last 10 years. He said the local contractors wanted a Saturday operation as well. He added one of the problems they are having is being compressed down to a 40-hour a week when they are not a 40-hour community.

Ms. Derr asked for confirmation that if there were Saturday hours allowed, operations would not allow any sort of blasting activity, including drilling.

Mr. Sidney answered yes, they would not do any blasting, drilling, or crushing on Saturdays.

Chair Pedersen invited the applicant back up to add anything additional information.

Mr. Shorey expressed Saturday operations could be a big benefit for their city projects, as most of their contractors work a 6-day work week and they have a limited construction season. He understood Saturday operations in the past were allowed on a case by case basis.

Chair Pedersen asked for Commission questions.

Chair Pedersen inquired if they would support adding Saturday hours from 8 a.m. to 5 p.m. in the conditional use permit and if CBJ had an arrangement to allow CBJ to stop Saturday operations at their discretion.

Mr. Bleidorn supported Saturday hours being part of the permit, with the understanding that the city sets the hours and operations of the facility and that the City Manager could determine if they should only allow Saturday operations on a case by case basis.

Chair Pedersen proposed adding the Saturday hours into the Conditional Use Permit, which has to go through Planning Commission, and then be up to CBJ and the operator of the quarry to flush out the additional details of working on Saturday.

Mr. Bleidorn agreed that was very reasonable.

Chair Pedersen asked for Commission questions for staff. There were none.

Chair Pedersen asked for Commission discussion.

Chair Pedersen clarified they are asking to extend the current 8 a.m. to 5 p.m. hours, Monday through Friday, to 7:30 a.m. to 5:30 p.m. He noted those hours are the most prone traffic.

Ms. Simon felt the 30 minutes prior to and after made the most sense, as there is clearly a concern with not having enough time to do the work, and she also supported the Saturday aspect, but it needed to be clear that it does not include the demolition part.

Mr. Gamez also supported working on Saturday. However, he wondered if they were still going to be driving those trucks at dark at those hours when they go into fall and winter.

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve SGE2026 0002, with the amendment of Condition 1, to add Saturday hours from 8 a.m. to 5 p.m., excluding state holidays, that Saturday operations to not allow any blasting activity, drilling, or crushing, and with the understanding that CBJ Management has overall oversight and will work with the operator to flush out Saturday operations.*

The motion passed.

K. OTHER BUSINESS

L. STAFF REPORTS

Mr. Ciambor announced they hired a Planner I and Planner II, one starting on August 10th, and the other starting in September. He stated the IT Department noticed the scams that hit applicants asking for additional funds was a nationwide scandal and the FBI is looking into that, but they are still spreading awareness and asking applicants to be careful with fake invoices coming to them. He added the Juneau Affordable Housing Fund Round Six press release will go out next week, which includes \$10 million funding for affordable and workforce housing projects.

M. COMMITTEE REPORTS

Chair Pedersen shared the Title 49 Rewrite Committee has not met since the last report.

Ms. Wiebold reported she enjoyed the tour of the flume in the Gold Creek Power Plant that she went on with the Sustainability Commission, and she thanked AEL&P for letting them to do that and have several engineering at their disposal. She learned about the improvements in Salmon Creek, where they replaced the tubing carrying the water and increased the efficiency of that energy outlet by 10%, and they are only using about half of what is proposed for Dorothy Lake, so there is a big expansion possibility when needed.

N. LIAISON REPORTS

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Chair Pedersen asked what alternatives were available for the developer regarding USE2026 0006 since it did not pass.

Mr. Ciambor answered the applicant can reapply and hopefully take into consideration the commentary provided so they can be ready the next time around.

Q. EXECUTIVE SESSION

R. ADJOURNMENT

The July 28, 2026 Planning Commission Meeting was adjourned at 7:59 p.m.



PLANNING COMMISSION STAFF REPORT
PROPERTY DISPOSAL PAD2026 0002
HEARING DATE: AUGUST 25, 2026

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: August 17, 2026

TO: Erik Pedersen, Chair, Planning Commission

BY: Brandon Robinson, Planner II

THROUGH: Scott Ciambor, Director

PROPOSAL: Applicant Requests a Property Disposal Review for the Disposal of Approximately 0.44 Acres of City & Borough of Juneau-Owned Land.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- The proposed land disposal is in general conformity with the 2013 Comprehensive Plan, 2015 Economic Development Plan, 2016 Land Management Plan, and the 2026 Downtown Douglas / West Juneau Area Plan.
- The 2016 Land Management Plan marks this property as Retain/Dispose, common for large land holdings.
- The land requested for disposal is undeveloped.
- The proposed land disposal has a motion of support from the Assembly Lands Housing & Economic Development Committee to go to the Assembly for review.
- This case is a property-disposal review. Future development will require appropriate permit applications, reviews, and approvals.

ALTERNATIVE ACTIONS:

1. **Amend:** amend the recommendation to include conditions and recommend approval to the Assembly.
2. **Deny:** recommend denial of the proposed project. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

A Notice of Recommendation will be forwarded to the Assembly for further action.

STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.05.100
 - CBJ 49.10.170(c)
 - CBJ 49.80
 - CBJ 53.09.200(b)
 - CBJ 53.09.260

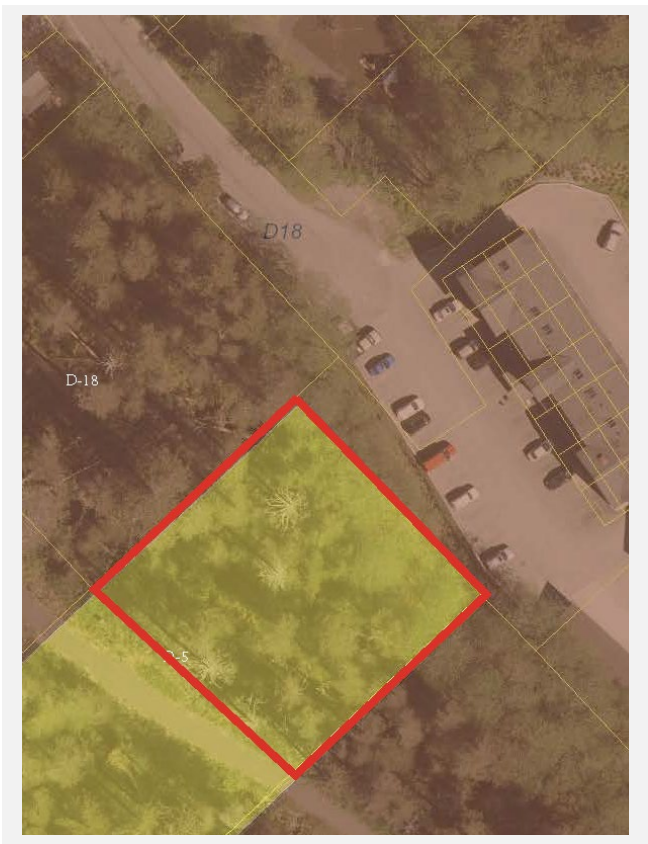
GENERAL INFORMATION	
Property Owner	CBJ
Applicants	CBJ; Douglas Island Development LLC
Property Address	No Existing Address
Legal Description	USS 3853 LT 1 FR
Parcel Number	1D0511000010
Zoning	D-5
Land Use Designation	Medium Density Residential (MDR)
Lot Size	121,880,880 Square Feet (Sq. Ft.)
Water/Sewer	Water and Sewer is City-Provided
Access	Platted Access: John Street
Existing Land Use	Vacant
Associated Applications	None

The Commission shall hear and decide the case per CBJ 53.09.260 - Negotiated sales, leases, and exchanges:

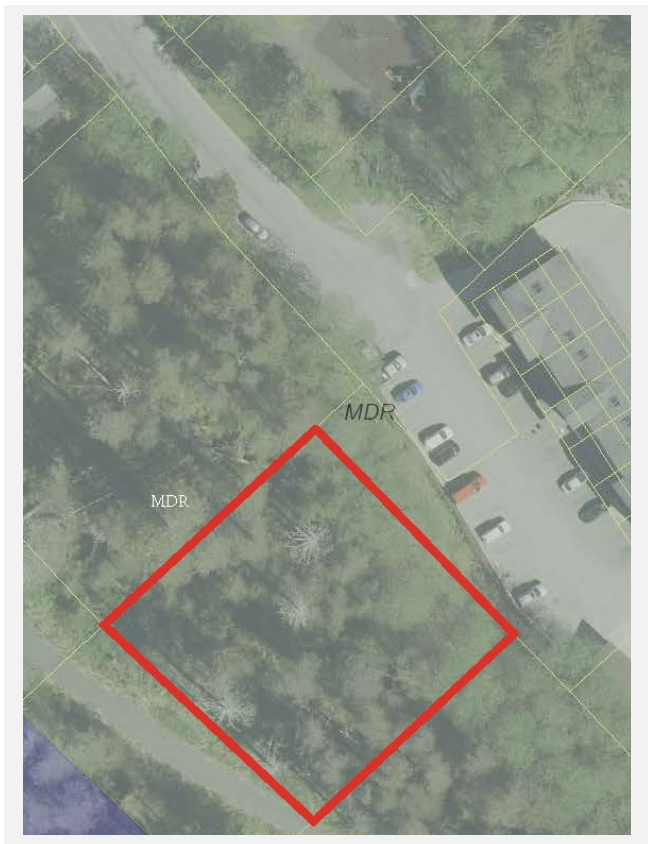
- (a) Application, initial review, assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.*
- (b) Review and approval process. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.*

BJ 49.10.170(c) Planning Commission Duties: *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

CURRENT ZONING MAP



LAND USE DESIGNATION MAP



SURROUNDING LAND USES AND ZONING

Direction	Zoning District	Land Use
North	D-18	Residential
South	D-18	Vacant
East	D-18	Residential
West	D-18	Vacant

BACKGROUND INFORMATION

Project Description – The applicant, Lands Manager Dan Bleidorn, submitted an application (**Attachment A**) requesting to dispose of approximately 0.44 Acres of CBJ-owned land adjacent to their applicant’s property (Desert Diamond Family Trust / 1D050L120012). The CBJ-owned lot is currently managed by the CBJ Lands and Resources Division, and the end-applicant would use the acquired property to construct a multifamily development (**Attachment A**). If the disposal is ultimately approved by the CBJ Assembly, the applicant (CBJ Lands) would be required to submit a Minor Subdivision application.

Background – The parcel was originally surveyed in 1963 as U.S.S. No. 3853 Lot 1 (**Attachment B**). The lot’s current configuration was updated in 2005 via PLAT 2005-47 (**Attachment C**). The table below summarizes relevant history for the subject parcel and proposed development. The lot is currently undeveloped.

Year	Item	Summary
1963	U.S. Survey	Lot 1 (subject lot) surveyed as part of U.S.S. No. 3853. (Attachment B)
2004	SUB2004-00033	Subdivision in conjunction with SUB2005-00026 related to David St. ROW. (Attachment D)
2005	SUB2005-00026	Subdivision in conjunction with SUB2004-00033 related to David St. ROW. (Attachment D)
2005	PLAT 2005-47	Final plat showing reconfigured properties related to rights-of-way and cul-de-sacs. (Attachment C)
2006	CSP2006-00004	City-State Project review of West Juneau water improvements. (Attachment E)
2006	VAR2006-00026	Installation of water main within 330' of an eagle nest on CBJ property. (Attachment F)

Previous Discussions and Meetings – In December 2025, Douglas Island Development LLC submitted an application to purchase approximately .44 acres of CBJ-owned land adjacent to their property in West Juneau, Douglas Island **(Attachment A)**. On January 21, 2026, Mr. Dan Bleidorn, Lands Manager, drafted a Memorandum to the Assembly Lands, Housing & Economic Development Committee (LHED) for review **(Attachment A)**. On January 26, 2026, the Assembly LHED Committee reviewed the proposed land disposal and made a motion to send the application to the full Assembly for review **(Attachment G)**. On February 23, 2026, Mr. Bleidorn submitted an application for a Property Disposal case to the Community Development Department **(Attachment A)**.

CBJ 53.09.200(b) - Purpose and intent. The purpose and intent of Title 53.09.200(b) is:

Inclusion in Land Management Plan. Except for property acquired by tax foreclosure or Reconveyance agreement, real property should not be conveyed prior to inclusion in a land management plan.

The Land Management Plan designates this city property for disposal as retain/dispose.

Existing Conditions – The site is currently undeveloped.

ZONING ANALYSIS

CBJ 49.05.100 - Purpose and intent. The purpose and Intent of Title 49 Land Use Code is:

) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;

(2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;

(3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;

(4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;

(5) To provide adequate open space for light and air; and

(6) To recognize the economic value of land and encourage its proper and beneficial use.

Comprehensive Plan Land Use Classification – MDR: Medium-Density Residential. These lands are characterized by urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre.

Table of Permissible Uses – The proposed purpose of this disposal is to provide additional land for residential development by a private developer. The City will also be pursuing a rezone to upzone the property from D-5 to D-18, which would be an expansion of the adjacent parcel's zoning. Residential development is permissible in both D-5 and D-18, with D-18 being suited for higher-density development.

Table of Dimensional Standards – The proposed area for disposal encompasses approximately 0.44 acres of land in the D-5 zoning district. The land would likely be consolidated to allow for access to the lot through a driveway constructed through the adjacent lot just to the northwest (1D050L120012). Consolidation would require a rezoning. The adjacent lot that the subject lot would be consolidated with is a conforming lot and would not be made nonconforming by adding additional acreage.

Other Permits Required – The likely path for this disposal's development would be a rezoning from D-5 to D-18, and then a lot consolidation. Building permits would be required for the multifamily structures.

Roadway Classification Maps – Both David and John Streets are managed by CBJ. If a driveway is proposed through the property after a lot consolidation, the access will be through David Street. If the lot is not consolidated, the John St. ROW could be extended to provide the minimum amount of frontage for access to the newly subdivided lot.

Hazard Areas – No mapped hazards exist within the subject area or nearby. The proposed disposal is not in a floodplain (Panel 02110C1566E).

COMMUNITY SERVICES

Service	Summary
Urban Service Boundary	Within.
Water/Sewer	City Water and Sewer Provided.
Fire Service Area	Within.
Schools	No CBJ School is directly impacted by this project. There may be effects from an increase in students to nearby schools depending on subsequent development.
Recreation	No CBJ Parks & Recreation managed land is directly impacted by this project.

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the disposal.

Resource	Summary
Wetlands	Not in area of disposal.
Anadromous	None.
Impaired Waterbodies	No.
Historic	Not in historic district, otherwise unknown.
Archeological	Unknown.
Comprehensive Plan Viewsheds	None.

CONFORMITY WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 Comprehensive Plan - The proposed land disposal is in general conformity with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
4	37	Policy 4.2	<i>To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.</i> The request for this disposal is to increase the amount of private land in the area easily available for housing development.
10	129	Policy 10.1	<i>To facilitate availability of sufficient land with adequate public facilities and services for a range of housing types and densities to enable the public and private sectors to provide affordable housing opportunities for all Juneau residents.</i>

2013 Comprehensive Plan - The proposed land disposal is in general conformity with the 2013 Comprehensive Plan.			
			The disposal would provide more land to the private sector for a planned housing development.
10	131	Policy 10.3	<i>To facilitate residential developments of various types and densities that are appropriately located in relation to site conditions, surrounding land uses, and capacity of public facilities and transportation systems.</i> The disposal is being considered to facilitate residential development that is appropriately located.
11	194	Subarea 9 Guideline: 7	<i>There are several parcels of private land that could be further developed into multifamily structures as well as some CBJ-owned parcels above Crow Hill that should be developed into medium-to-high density, low- to moderate- income affordable housing when sewer and roadway capacities can adequately (LOS D or better) serve the new development.</i> The proposed disposal falls into the category of CBJ-owned land that should be developed at medium-to-high density housing.

2015 Economic Development Plan - The proposed land disposal is in general conformity with the Economic Development Plan.			
Chapter	Page No.	Item	Summary
3	39	Challenge	Both the high cost of living and an affordable housing shortage were cited in this section of the Economic Development Plan. The land disposal is being proposed to facilitate housing development.
5	94	Initiative: Promote Housing Affordability and Availability	<i>"Juneau's housing supply does not meet demand in terms of housing type, size, price, or location..."</i> The area of the disposal is proposed to be the site of a multifamily development and will increase the local housing supply.
5	100	Lands and Materials Item	<i>Limited developable land base, high cost of land.</i> The disposal would move underutilized land into the private sector where it is more readily developable.
5	101	Lands and Materials Item	<i>Sale of municipal land at fair market value for housing development.</i> The land being disposed is also being proposed as the site of new multi-family development.
5	101	Regulatory Item	<i>Rezoning or bonuses to allow higher densities.</i> The disposal is being proposed with a rezoning that the applicant had a pre-application conference for, which would allow for higher density development if approved.

2016 Land Management Plan - The proposed land disposal is in general conformity with the Land Management Plan.			
Chapter	Page No.	Item	Summary
Goals & Objectives	7	Goal 1	<i>Continue the land disposal program which systematically places CBJ land into private ownership.</i> The disposal will put more land into private ownership.
Goals & Objectives	7	Goal 1: Obj. 1	<i>Make land available for community expansion.</i> The disposal will make more room for community expansion.
Goals & Objectives	7	Goal 3	<i>Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.</i> Disposal will promote compact urban growth coupled with the proposed rezoning and proposed development.
Goals & Objectives	7	Goal 3: Obj. 2	<i>Establish land disposal priorities based on availability of existing and planned utilities.</i> Utilities serve the area of the disposal and proposed development.
CBJ Ownership Maps	37	Map 26	The area where the disposal is proposed is labeled as a Lands and Resources-Managed Land on map 26 in West Juneau.
CBJ's Land Holdings	60	Spreadsheet Item: LND1210	LND1210 is noted as Retain / Dispose, common for large tracts of land.

2026 Downtown Douglas / West Juneau Area Plan - The proposed land disposal is in general conformity with the Downtown Douglas / West Juneau Area Plan.			
Chapter	Page No.	Item	Summary
Our Vision	24	Goal 2.6	<i>Diversify housing options to support a broad range of current and future Douglas residents.</i> The disposal and proposed development for the site will further this goal.

AGENCY REVIEW

CDD conducted an agency review comment period between July 15, 2026, and August 3, 2026. Agency review comments can be found in the attachments as noted in the table below.

Agency	Summary
CDD, Building Division	The Building Division has no comments or concerns with PAD20260002. (Attachment H)
General Engineering	No comments received. (Attachment I)

CCFR, Office of the Fire Marshal	The requirement for hydrants will need to be met, and if they exceed the 30-dwelling unit requirement, they will have to provide a secondary access, and depending on length of access, possibly a turn-around. (Attachment J)
CBJ, Lands Division	No additional commentary provided. (Attachment K)

PUBLIC COMMENTS

CDD conducted a public comment period between July 15, 2026, and August 3, 2026. Public notice was mailed to property owners within 500 feet of the proposed development **(Attachment L)**. A public-notice sign was also posted on-site two weeks prior to the scheduled hearing **(Attachment M)**. Public comments submitted at time of writing this staff report can be found in as noted in the attachments below.

Name	Summary
Martina Kallenberger	Ms. Kallenberger is concerned with a potential traffic increase from a possible multifamily development. She would like to know whether the lot would be accessed via John or David Street. (Attachment N)

FINDINGS

In accordance with CBJ 49.15.580 staff finds the proposed land disposal complies with the Title 49 Land Use Code and is in general conformity with adopted plans, specifically the 2013 Comprehensive Plan, 2015 Economic Development Plan, 2016 Land Management Plan, and the 2026 Downtown Douglas / West Juneau Area Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the proposed land disposal.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	2026_Application Packet
Attachment B	1963_USS-3853
Attachment C	2005_PLAT-2005-47
Attachment D	2004_SUB2004-00033 Note
Attachment E	NOD_2006_CSP06-04
Attachment F	NOD_2006_VAR06-26
Attachment G	2026_LHED-Minutes
Attachment H	Agency Comment_Building
Attachment I	Agency Comment_GE
Attachment J	Agency Comment_Fire
Attachment K	Agency Comment_Lands
Attachment L	2026_Abutters Notice
Attachment M	2026_Public Notice Sign
Attachment N	Public Comment_Kallenberger



City & Borough of Juneau, Alaska
155 Heritage Way Juneau, AK 99801

Plan NO.: **PAD20260002**
Plan Type: **PL - Property Acquisition & Disposal Review**
Work Classification: **PAD - Commission Recommendation**
Plan Status: **Fees Paid**
Apply Date: **02/23/2026**
Expiration: **[None Listed]**

Location Address

Parcel Number

1D0511000010

Contacts

Dan Bleidorn, CBJ 155 Heritage Way, Juneau, AK 99801 (907) 586-5252 dan.bleidorn@juneau.gov	Applicant	DOUGLAS ISLAND DEVELOPMENT LLC PO BOX 210268, AUKE BAY, AK 99821	Applicant
Joanne M Schmidt, Douglas Island Development PO Box 210268, AUKE BAY, AK 99821 (907) 723-6803 douglassland907@gmail.com	Applicant	Dan Bleidorn, CBJ 155 Heritage Way, Juneau, AK 99801 (907) 586-5252 dan.bleidorn@juneau.gov	CBJ
DOUGLAS ISLAND DEVELOPMENT LLC PO BOX 210268, AUKE BAY, AK 99821	Owner		

Description: Douglas Island Development LLC submitted an application to purchase approximately 0.44 acres of CBJ-owned land in West Juneau, Douglas Island. The requested property is within a fraction of Lot 1, USS 3853 and is adjacent to their property located on Tract A1, Block G, Belleview Subdivision. Douglas Island Development intends to construct 18 multifamily units on their property, and the application states that the requested adjacent property will be used to construct ten additional units. Douglas Island Development also intends to pursue a rezone of the requested property, currently zoned D5, to align it with the D18 zoning on their land.

DRAFT Description:

A Property Disposal Review for the Disposal of Approximately 0.44 Acres of City & Borough of Juneau-owned Land.

Fees	Amount	Payments	Amt Paid
Public Notice Sign Fee	50.00	Total Fees	\$150.00
Public Notice Sign Deposit	100.00	Credit Card	\$150.00
Total:	\$150.00	Amount Due:	\$0.00

Additional Information:

Note: Only answered questions are listed below. For a full view of all application questions see Civic Access More Info Tab:

<https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/plan/829268ef-22a8-44ce-8139-c257c11ad796?tab=moreinfo>

Type of Review: Property Disposal Review
Estimated Project Cost: 2500
Current use of land or building(s): vacant
Proposed use of land or building(s): housing
Comprehensive Plan and Title 49: housing
Location Details: BELLEVIEW BL G TR A1

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Douglas Island Development LLC Request to Purchase City Property
DATE: January 21, 2026

In December 2025, Douglas Island Development LLC submitted an application to purchase approximately 0.44 acres of CBJ-owned land in West Juneau, Douglas Island. The requested property is within a fraction of Lot 1, USS 3853 and is adjacent to their property located on Tract A1, Block G, Bellevue Subdivision. Douglas Island Development intends to construct 18 multifamily units on their property, and the application states that the requested adjacent property will be used to construct ten additional units. Douglas Island Development also intends to pursue a rezone of the requested property, currently zoned D5, to align it with the D18 zoning on their land.



City Code 53.09.260 states that the Assembly must determine "whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by motion, the Manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land."

The requested property is not accessible from the public right-of-way, but access to David Street will be provided through the applicant's property. Given the lack of frontage to a public right-of-way, it is not appropriate to solicit competition for this disposal. The applicant

will be responsible for all costs associated with the minor subdivision and acquisition of this property including the fair market value of the land and recording fees. Proceeds from this proposed request will be deposited into the Land Fund.

The remaining CBJ property is unlikely to be developed in the near future due to the zoning, topography, and access.

Staff request that the Lands Housing & Economic Development Committee forward this application to the Assembly with a motion of support for working with the original proposer for the negotiated sale of City property.

Attachments:

- 1 Douglas Island Development LLC Land Purchase Application
- 2 Plat 2005-47

Douglas Island Development LLC application



City and Borough of Juneau Land Purchase Applicants

[← Go back](#)

Applicant Information DOUGLAS ISLAND DEVELOPMENT LLC

Mailing Address: PO Box 210268 Auke Bay, AK 99821

Legal Representative: Joanne Schmidt Schmidt **Phone:** (907) 723-6803 **Email:** douglasland907@gmail.com

CBJ Land Information

Site Address: CITY OWNED VACANT LAND ADJACENT TO NHN DAVID STREET, PARCEL 1D050L120012

Legal Description: BELLEVIEW BL G TR A1

Map: [Map Link](#)

Have you mailed the \$500.00 filing fee?: Yes

Provide a brief description of your proposal:

We are preparing to submit a development permit application for our property at the top of David Street for up to 18 units. In light of the current housing demand and the recent inquiries from USCG for more housing for their enlisted and families, we would like to acquire a portion of the city owned land adjacent to our property and add up to ten more multifamily units.

The CBJ owned property is part of USS 3853 LT 1 FR, Parcel #1D0511000010. The subject property we are interested in acquiring would be about 18,500 to 19,000SF. It is currently zoned D5 and we would be interested in rezoning the subject parcel to D18 consistent with the zoning for the parcel we own (1D050L120012).

LEGEND

- G.L.O./B.L.M. 2-1/2" BRASS MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊗ SURVEY NAIL SET THIS SURVEY BY J.W. BEAN



TYPICAL SECONDARY MON.
1-1/4" YELLOW PLASTIC CAP
3/8" REBAR, 36" LONG

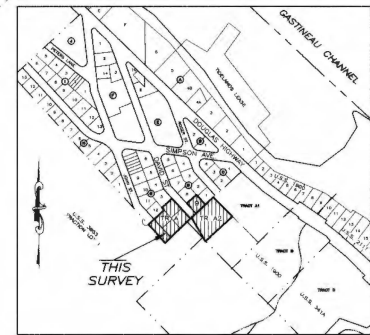
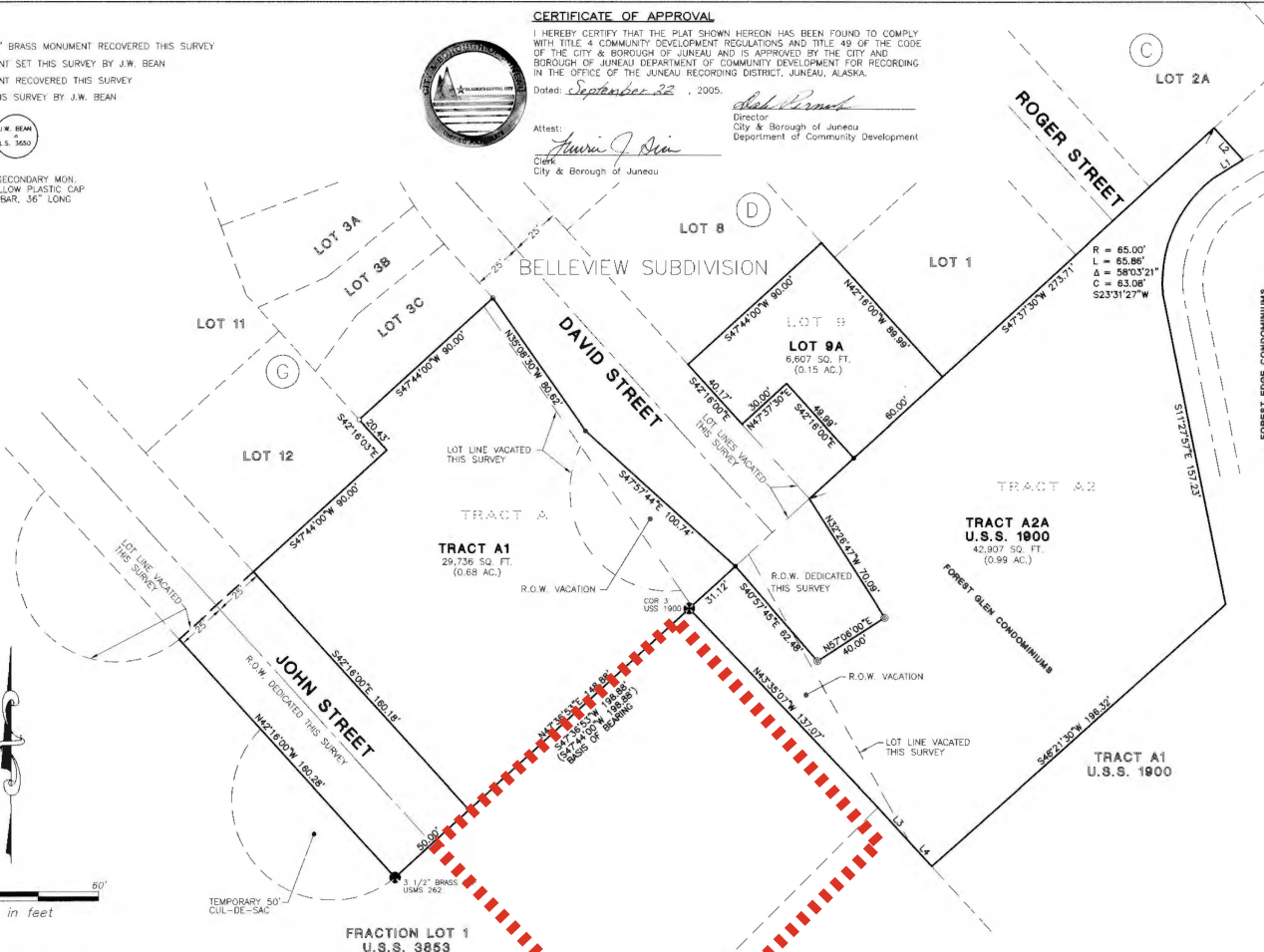
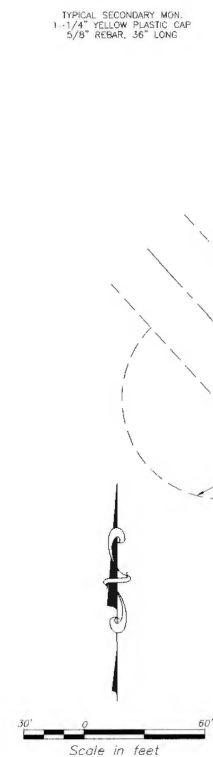
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY & BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

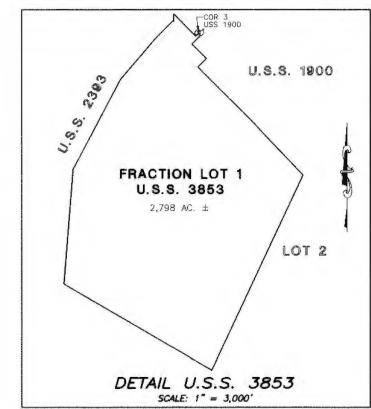
Dated: September 22, 2005.

Attest:
Amelia J. Sien
Clerk
City & Borough of Juneau

Neil Palmer
Director
City & Borough of Juneau
Department of Community Development



VICINITY MAP
SOURCE: C.B.J. BASEMAP SERIES - SCALE: 1" = 400'



DETAIL U.S.S. 3853
SCALE: 1" = 3,000'

LINE	BEARING	DISTANCE
L1	S58°31'07"W	17.50'
L2	S42°18'43"E	21.55'
L3	N42°28'52"W	22.97'
L4	S42°23'18"E	18.38'
L5	N48°41'49"E	0.57'

NOTES:

1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
3. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESES. MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESES.

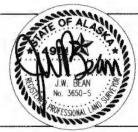
SHEET 1 OF 2

A PLAT OF
TRACT A2A, U.S.S. 1900,
AND
TRACT A1, BLOCK G & LOT 9A, BLOCK D,
BELLEVUE SUBDIVISION
A RE-PLAT OF
TRACT A2, U.S.S. 1900,
AND
TRACT A, BLOCK G & LOT 9, BLOCK D,
BELLEVUE SUBDIVISION
JUNEAU RECORDING DISTRICT
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU 2005-47

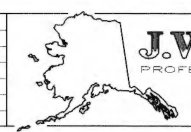
CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

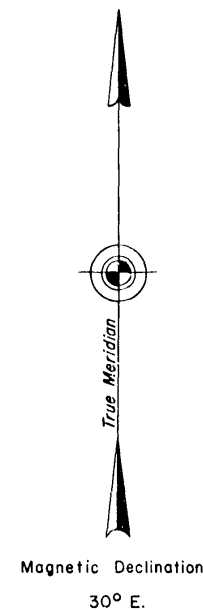
Date: 9-10-05



DRAWN BY: GDM Graphics	
CHECKED BY: J.W.B.	
DRAWING DATE: 9-07-2005	
FIELD BOOK	
SCALE: 1"=30'	
JOB No.: 12082-RYDER-PLAT	
GRID	



J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER



EMBRACING LOTS 1 AND 2
 AND
 DEPENDENT RESURVEYS OF PORTIONS
 OF
 MINERAL SURVEYS NOS. 340 (HATEA);
 109 (EAGLE); 98 (EXCELSIOR); 99 (BEAR H'ST);
 550 (RATTLE); 36 (AMAZON); 95 (ORO); 94 (FALL);
 72A (BELVEDERE); 242 (SAVAGE); 243 (FATHER DE SMET);
 AND
 1062 (ZELLA);
 AND
 LINE 3-4, U.S. SURVEY NO. 708
 SITUATED
 ON DOUGLAS ISLAND
 WITHIN U.S. SURVEY NO. 1762
 APPROXIMATE GEOGRAPHIC POSITION
 AT MEANDER COR. NO. 1
 LATITUDE $58^{\circ}14\frac{1}{2}'$ N. LONGITUDE $134^{\circ}19'$ W.

EXECUTED BY
ROBERT Q. PICKERING, SUPERVISORY CADASTRAL SURVEYOR
WALTER W. COOLEY, CADASTRAL SURVEYOR
MARCH 7 TO JULY 29, 1961

UNDER SPECIAL INSTRUCTIONS
DATED APRIL 4, 1961
AND
APPROVED APRIL 12, 1961

SUPPLEMENTAL SPECIAL INSTRUCTIONS
DATED MAY 16, 1961
AND
APPROVED MAY 17, 1961

This plat is prepared in 2 sheets. This sheet shows Lot 1. Lot 2 is shown on Sheet 2.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. June 10, 1963

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

E. E. Harrington
Chief, Division of Engineering

ORIGINAL

SHEET 2 OF 2

U. S. SURVEY
No. 3853, ALASKA

MINERAL SURVEY No. 1458
MARY B. LODE

MINERAL SURVEY No. 999
REYNOLDS LODE

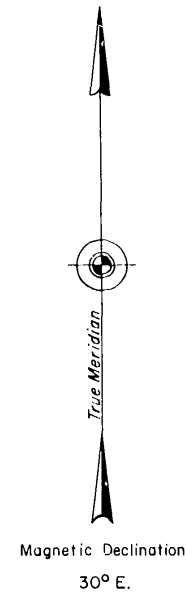
MINERAL DUB LODE
SURVEY No. 1458

FATHER DE SMET LODE
MINERAL SURVEY No. 243

METEOR LODE
M. S. No. 1458

DENVER LODE
M. S. No. 1458

Lot 1
(SEE SHEET 1)

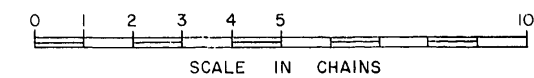


N. 25° 11' 13" E. 161.847

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Cor. No. 97
Cor. No. 98
Cor. No. 99
Cor. No. 100

See Enlarged Diagram

ENLARGED DIAGRAM



This plat is prepared in 2 sheets. This sheet shows Lot 2. See Sheet 1 for Lot 1 and survey information.

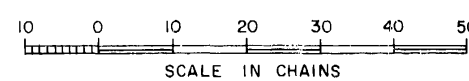
U. S. SURVEY No. 3853

Lot 2
3,571.10 A.

(16)
(3)

LINE 2-3, U.S. SURVEY No. 1762
N. 59° 53' 30" W. 194.500
TONGASS NATIONAL FOREST BOUNDARY

- REGULATION IRON POST
- 3 1/2" IRON PIPE
- WOODEN POST



U.S. SURVEY No. 708
Cor. No. 3
Cor. No. 4
Cor. No. 5
Cor. No. 6
Cor. No. 7
Cor. No. 8
Cor. No. 9
Cor. No. 10
Cor. No. 11
Cor. No. 12
Cor. No. 13
Cor. No. 14
Cor. No. 15
Cor. No. 16
Cor. No. 17
Cor. No. 18
Cor. No. 19
Cor. No. 20
Cor. No. 21
Cor. No. 22
Cor. No. 23
Cor. No. 24
Cor. No. 25
Cor. No. 26
Cor. No. 27
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Cor. No. 39
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Cor. No. 62
Cor. No. 63
Cor. No. 64
Cor. No. 65
Cor. No. 66
Cor. No. 67
Cor. No. 68
Cor. No. 69
Cor. No. 70
Cor. No. 71
Cor. No. 72
Cor. No. 73
Cor. No. 74
Cor. No. 75
Cor. No. 76
Cor. No. 77
Cor. No. 78
Cor. No. 79
Cor. No. 80
Cor. No. 81
Cor. No. 82
Cor. No. 83
Cor. No. 84
Cor. No. 85
Cor. No. 86
Cor. No. 87
Cor. No. 88
Cor. No. 89
Cor. No. 90
Cor. No. 91
Cor. No. 92
Cor. No. 93
Cor. No. 94
Cor. No. 95
Cor. No. 96
Cor. No. 97
Cor. No. 98
Cor. No. 99
Cor. No. 100

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. June 10, 1963

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

Ed. H. Huntington

Chief, Division of Engineering

ORIGINAL

37

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

FIELD NOTES

OF

U.S. SURVEY NO. 3853

EMBRACING LOTS 1 AND 2

AND

DEPENDENT RESURVEYS OF PORTIONS OF MINERAL SURVEYS

340 (HATEA); 109 (EAGLE); 98 (EXCELSIOR); 99 (BEAR NEST); 650 (RATTLER);

96 (AMAZON); 95 (ORO); 94 (FALL); 72A (BELVEDERE); 242 (SAVAGE);

243 (FATHER DE SMET); AND 1062 (ZELLA); AND LINE 3-4 U.S. SURVEY NO. 708

SITUATED

ON DOUGLAS ISLAND WITHIN U.S. SURVEY NO. 1762

APPROXIMATE GEOGRAPHIC POSITION

LATITUDE 58° 14' N., LONGITUDE 134° 19' W.

AT MEANDER CORNER NO. 1

Of the Meridian,

In the State of ALASKA

EXECUTED BY

ROBERT Q. PICKERING, SUPERVISORY CADASTRAL SURVEYOR

WALTER W. COOLEY, CADASTRAL SURVEYOR

Under special instructions dated APRIL 4, 1961, which provided

U.S. SURVEY
for the surveys included under Group No. 3853, approved APRIL 12, 1961,
AND SUPPLEMENTAL SPECIAL INSTRUCTIONS DATED MAY 16, 1961, APPROVED MAY 17, 1961,
and assignment instructions dated APRIL 12 AND MAY 16, 1961.

Survey commenced MARCH 7, 1961

Survey completed JULY 29, 1961

U.S. SURVEY NO. 3853

Chains

Survey commenced March 7, 1962, and executed with W. and L. E. Gurley transits, serial Nos. 560382 and 391237, of which, the verniers of the horizontal plates and the vertical circles on each instrument are read to single minutes of arc. After sufficient tests, the instruments were found in satisfactory adjustment.

All measurements are made with two 1/8 in. steel tapes, 5.00 chs. long, graduated every link for the first chain and every 10 lks. for the remainder. Each tape was tested for comparison with 66 ft. steel tapes and found in agreement. The vertical angles of all measurements made on the slope are measured with the transit circles and the horizontal equivalents only entered in these notes.

The geographic position of meander cor. No. 1, as taken from the recorded data of U.S. Coast and Geodetic Survey Triangulation Station "GEO" and entered to the nearest half minute is latitude $58^{\circ} 14\frac{1}{2}'$ N., longitude $134^{\circ} 19'$ W.

The bearing used in this survey is obtained from the record bearings between numerous U.S. Coast and Geodetic Survey Triangulation Stations in the area.

The magnetic declination is 30° E.

PRELIMINARY STATEMENT

This survey consists of the establishment of the meander line of Gastineau Channel on Douglas Island between cor. No. 5, of the Zella Lode, Mineral Survey No. 1062 and meander cor. No. 3, U.S. Survey No. 708; dependent resurvey of line 3-4, U.S. Survey No. 708; and dependent resurvey of portions of the Mineral Surveys described as follows: Lines 4-3 and 3-2, Hatea Lode, M.S. No. 340; line 3-2, Eagle Lode, M.S. No. 109; lines 3-2, 2-1 and 1-6, Excelsior Lode, M.S. No. 98; portion of line 3-2, Bear Nest Lode, M.S. No. 99; portion of line 1-6, and line 6-5, Rattler Lode, M.S. No. 650; portion of line 1-8, line 8-7 and line 7-6, Amazon Lode, M.S. No. 96; line 8-7 and line 7-6, Oro Lode, M.S. No. 95; line 2-1, line 1-6 and line 6-5, Fall Lode, M.S. No. 94; line 3-2, Belvedere Lode, M.S. No. 72A; line 3-2, Savage Lode, M.S. No. 242; line 5-4 and a portion of line 4-3, Father De Smet Lode, M.S. No. 243.

The above dependent resurveyed lines were necessary in order to obtain a closure within the allowable limits. No further field work as to retracements or corner locations was made.

The dependently resurveyed lines of the adjoining Mineral Surveys and the boundaries of the remaining Mineral Surveys which are common to boundaries of this survey as to their bearings, lengths, corner descriptions and topography are described in the following notes. The field note descriptions of all Mineral Survey boundaries common to lines of this survey, which were not retraced or resurveyed are copied verbatim from the official record of the Mineral Surveys.

Mineral Survey No. 369 lies within lot 2 the official record of which is used to determine the location. As the exterior boundary of Mineral Survey No. 369 is identical with interior boundaries of lot 2, the record field note description is copied verbatim from the official record.

The re-established corners of the adjoining surveys are marked for corners of this survey. The remaining corner monuments which are identical with corners of this survey were not recovered.

U.S. SURVEY NO. 3853

Chains	Begin at meander cor. No. 1, identical with meander cor. No. 5 of Zella Lode, M.S. 1062, which is monumented with a diorite rock 16 x 16 ins., extending 12 ins. above the ground, mkd. X S 1062 Z 1. from which, new bearing objects An iron post, with concrete core, 28 ins. long, 2½ ins. diam., set 10 ins. in the ground to bedrock and in a mound of stone to top of monument, for a reference point, bears S 27° W, 80½ lks. dist., with brass cap mkd. R M S 3853 C 1 L 2 1961 and an arrow pointing to the true corner. An iron post, with concrete core, 28 ins. long, 2½ ins. diam., set, 10 ins. in the ground to bedrock and in a mound of stone to top of monument, for a reference point, bears S 67° W, 81½ lks. dist., with brass cap mkd. R M ZELLA 1961 and an arrow pointing to the true corner. A spruce, 26 ins. diam., bears S 21°19' W, 89 lks. dist., mkd. X-BT. A spruce, 8 ins. diam., bears S 61°32' W, 87½ lks. dist., mkd. X-BT. Thence with meanders along the westerly shore of Gastineau Channel. S 54°14' E 8.240 chs. At end of course, U.S. Coast and Geodetic Survey Station "GEO", which is monumented with a regulation brass cap, 3½ ins. diam., imbedded in a depression in cement at top of boulder, 9 ft. long, 6 ft. wide, 3½ ft. above the ground; set, mkd. and witnessed as described in the official record. S 46°19' E 5.080 chs. S 39°02' E 10.710 chs. S 43°41' E 13.940 chs. At 11.440 chs., mouth of small stream, 12 lks. wide, course N 45° E. At 13.940 chs., end of course. S 24°21' E 1.820 chs. At end of course, meander cor. No. 2, identical with meander cor. No. 3, U.S. Survey No. 708. Not monumented. N 89°45' W On line 2-3, identical with line 3-4, U.S. Survey No. 708. Ascend 4 ft. over gravel beach. 0.340 Witness meander cor. No. 2, identical with witness meander cor. No. 3, U.S. Survey No. 708, which is monumented with a schist stone, set, mkd. and witnessed as described in the official record. At same point. Set an iron post, with concrete core, 26 ins. in the ground and in mound of stone to top of monument, with brass cap mkd.
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- 3 -

U.S. SURVEY NO. 3853

Chains

S 3853
 C 2 WC
 L 2 MC
 S 708
 C.3

1961

from which

A spruce, 12 ins. diam. bears S 55° W, 20½ lks. dist.,
 mkd. X-BT.

A spruce, 20 ins. diam., bears S 26° E, 15 lks. dist.,
 mkd. X-BT.

Reset the stone monument, inverted and alongside the iron post.

Ascend 25 ft. over SE slope, through spruce timber, brush and
 berry bush undergrowth.

1.120 Crest, bears NW and SE; gradual ascent over easterly slope.

5.620 Intersect small stream, 12 lks. wide, course, N 45° E, continue
 gradual ascent.

19.860 Cor. No. 3, identical with cor. No. 4, U.S. Survey No. 708, which
 is monumented with a rock, 12 x 6 ins., extending 10 ins. above
 ground, set, mkd. and witnessed as described in the official record.
 No markings added.

The record bearing and distance of line 3-4 U.S. Survey No. 708,
 is W 19.670.

Thence along lines 3-4 and 4-5, identical with the record of
 lines 4-1 and portion of 1-2, U.S. Survey No. 708 to cor. No. 5.
 record point of intersection of line 1-2, U.S. Survey No. 708 with
 line 1-2, Jumbo Lode, Mineral Survey No. 1526.

From cor. No. 5, identical with record point of intersection of
 line 1-2, U.S. Survey No. 708 and line 1-2, Jumbo Lode, Mineral
 Survey No. 1526, At a point West, 20.383 chs. (1345.27 ft.) from
 point for cor. No. 2, U.S. Survey No. 708.

S 49°00' W, on line 5-6, identical with a portion of line 2-1,
 Jumbo Lode, and lines 2-1, Horse Shoe, Gold Bug, Blue
 Bell and Elizabeth Fraction Lodes, Mineral Survey No.
 1526

According to the record of Mineral Survey No. 1526.

1.127 (74.38 ft.) Cor. No. 1, Jumbo Lode, Mineral Survey No. 1526,
 described as monumented with a Hemlock post 5 ins. sq. 5 ft. long
 set 2½ ft. in the ground in mound of rocks and nailed with braces
 to a stump with nail in top at exact point, scribed 1-J 2-HS 1526,

Whence;

U.S.L.M. No. 9, bears S. 46°16'30" W, 4871.20 feet.

A cross (X) on a Spruce 30 ins. in diameter bears
 S 4°40' E, 9.00 feet.

A cross (X) on a Hemlock 12 ins. in diameter bears
 N 3°36' W, 16.90 feet.

Both trees blazed and scribed 1-J 2 HS / 1526 BT.

U.S. SURVEY NO. 3853

Chains	
5.672	Thence along line 2-1, Horse Shoe Lode, Mineral Survey No. 1526. (374.38 ft.) Intersect Lode Line, whence Discovery bears S 41°00' E, 1090.00 feet.
10.218	(674.38 ft.) Corner No. 1, Horse Shoe Lode, Mineral Survey No. 1526, described as monumented with a pine post 5 ins. sq. 5 ft. long set 2½ ft. in the ground with a nail in top at exact point, scribed 1-HS 2-GB 1526, whence; U.S.L.M. No. 9, bears S 45°53'30" W, 4272.00 feet. A cross (X) on a Hemlock 30 ins. in diam. bears S 14°11' E, 15.60 feet. A cross (X) on a Hemlock 10 ins. in diameter bears N 4°03' E, 6.50 feet. Both trees blazed and scribed 1-HS 2-GB / 1526 BT. Thence along line 2-1, Gold Bug Lode, Mineral Survey No. 1526
14.763	(974.38 ft.) Intersect Lode Line whence Discovery bears S 41°00' E, 1090.00 feet.
19.309	(1274.38 ft.) Cor. No. 1, Gold Bug Lode, Mineral Survey No. 1526, described as monumented with a cross (X) on bedrock 2 x 2 ft. exposure chis. 1-2 1526. Whence; U.S.L.M. No. 9, bears S 45°23' W, 3673.00 feet. A cross (X) on a Spruce 10 ins. in diameter bears S 12°33' W, 9.00 feet. A cross (X) on a Hemlock 12 ins. in diameter bears N 26°18' W, 4.50 feet. Both trees blazed and scribed 1-GB 2-BB / 1526 BT. Thence along line 2-1, Blue Bell Lode, Mineral Survey No. 1526.
23.854	(1574.38 ft.) Intersect Lode Line, Whence Discovery bears S 41°00' E, 860.00 feet.
28.400	(1874.38 ft.) Cor. No. 1, Blue Bell Lode, Mineral Survey No. 1526, described as monumented with a Spruce post 5 ft. long 5 ins. sq. set 2½ ft. in the ground in a mound of rocks with a nail in top at exact point, scribed 1-BB 2-EF 1526, Whence: U.S.L.M. No. 9 bears S 44°40'50" W, 3074.40 feet. A cross (X) on a Hemlock 10 ins. in diameter bears N 44°12' E, 4.70 feet. A cross (X) on a Hemlock 12 ins. in diameter bears S 56°22' E, 12.10 feet. Both trees blazed and scribed 1-BB 2-EF / 1526 BT. Thence along line 2-1, Elizabeth Fraction, Lode, Mineral Survey No. 1526.
32.945	(2174.38 ft.) Intersect Lode Line whence Discovery bears S 41°00' E, 200.00 feet.

- 5 -

U.S. SURVEY NO. 3853

Chains 37.491	(2474.38 ft.) Point for cor. No. 6, identical with cor. No. 1, Elizabeth Fraction Lode, Mineral Survey No. 1526, described as monumented with a Hemlock post 5 ins. sq. 5 ft. long set 2½ ft. in the ground in a mound of stone with a nail in top at exact point scribed 1-EF 1526, whence: U.S.L.M. No. 9 bears S 43°38' W, 2476.50 feet. A cross (X) on a Hemlock 12 ins. in diameter bears N 57°15' W, 16.40 feet. A cross (X) on a Hemlock 10 ins. in diameter bears N 76°30' E. 6.50 feet. Both trees blazed and scribed 1-EF / 1526 BT. Cor. No. 2, Omega Lode, bears S 71°12' E 116.90 feet. S 41°00' E, on line 6-7, identical with a portion of line 1-4, Elizabeth Fraction Lode, Mineral Survey No. 1526. According to the record of Mineral Survey No. 1526. 1.531 (101.03 ft.) Point for cor. No. 7, at intersection of line 1-2, Omega Lode with line 1-4, Elizabeth Fraction Lode at S 49°00' W, 58.80 ft. from cor. No. 2, Omega Lode, not monumented. S 49°00' W, on line 7-8, identical with a portion of line 2-1, Omega Lode, Mineral Survey No. 1526. According to the record of Mineral Survey No. 1526. 3.655 (241.20 ft.) Intersect Lode Line whence Discovery bears S 62°09' E, 860.00 feet. 8.200 (541.20 ft.) Point for cor. No. 8, identical with cor. No. 1, Omega Lode, Mineral Survey No. 1526, identical with Location corner and with Corner No. 4, Last Chance Lode, Mineral Survey No. 724. This corner was found to be in bad condition and was replaced with a Hemlock post 5 ins. sq. 5 ft. long set 2½ ft. in the ground in mound of rocks with a nail in top at the exact point, scribed 1-0 1526 for this survey and 4-LC 724, whence; U.S.L.M. No. 9 bears S 45°07'10" W, 1928.90 feet. Corner No. 1, Survey No. 724 Last Chance Lode bears S 46°10' W, 600.00 feet, from whence U.S.L.M. No. 9, bears S 44°39' W, 1329.10 feet. This is erroneously given in the field notes of Survey No. 724 as S 45°14' W, 1324.60 ft. A cross (X) on a Hemlock 10 ins. in diameter bears S 73°10' W, 14.20 feet. A cross (X) on a Hemlock 10 ins. in diameter bears S 62°30' E, 10.30 feet. Both trees blazed and scribed 1-0 1526 and 4-LC 724 BT.
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U.S. SURVEY NO. 3853

Chains	
	The monument set at this point by Mineral Survey No. 724 is described in the record of that survey as, a hemlock post 4 ft. long 4 inches sq. set 18 ins. in the ground with mound of stone, scribed U.S.S. 724-4, from which cor. a hemlock tree 8 inches diam. bears S 82°00' W 8.2 ft. blazed and scribed U.S.S. 724-4 B.T.
	S 46°10' W, on line 8-9, identical with line 4-1, Last Chance Lode, Mineral Survey No. 724.
	According to the record of Last Chance Lode, Mineral Survey No. 724.
4.545	(300.0 ft.) Lode line course S 62°09' E 1500 ft.
9.091	(600.0 ft.) Point for Cor. No. 9, identical with cor. No. 1, Last Chance Lode, cor. No. 2, Utah Lode, and cor. No. 4, Alaska Treasure Lode, Mineral Survey No. 724, described in the record as monumented with a hemlock post 4 ft. long 4 inches sq. set 18 ins. in the ground with mound of stone scribed U.S.S. 724-1-2-4, from which cor. a spruce tree 18 inches diam. bears West one and one-tenth feet. A hemlock tree 10 inches diam. bears N 62°30' E. 13.3 ft. Each blazed and scribed U.S.S. 724-1-2-4. U.S.L.M. No. 9 bears S. 45°14' W. 1324.6 ft.
	N 54°01' W, along line 9-10, identical with line 2-3, Utah Lode, Mineral Survey No. 724.
	According to the record of Mineral Survey No. 724.
22.727	(1500.0 ft.) Point for cor. No. 10, identical with cor. No. 3, Utah Lode, Mineral Survey No. 724, described in the record as, monumented with a hemlock post 4 ft. long 4 inches sq. set 18 inches in the ground with mound of stone scribed U.S.S. 724-3 from which cor. a hemlock tree 8 inches diam. bears S. 78°30' W. 1.3 ft. A hemlock tree 18 inches diam. bears N. 33° W. 13.8 ft. Each blazed and scribed U.S.S. 724-3-BT.
	S 46°10' W, on line 10-11, identical with line 3-4, Utah Lode, Mineral Survey No. 724 and lines 3-4, Alaska No. 2 Lode and Alaska Lode, Mineral Survey No. 575.
	According to the record of Mineral Survey No. 724.
4.545	(300.0 ft.) Lode line course S 54°01' E 1500 ft.
9.091	(600.0 ft.) Cor. No. 4, Utah Lode, Mineral Survey No. 724, identical with cor. No. 3, Alaska No. 2 Lode, Mineral Survey No. 575.
	A hemlock post 4 inches sq. showing 30 inches above ground marked U.S.S. 575-3 and U.S.S. 724-4, from which corner a hemlock tree 2 ft. diam. bears S. 38°30' W. 23.2 ft. A spruce tree 2 ft. diam. bears N. 60° W. 15.5 ft. Each blazed and scribed U.S.S. 575-3 and U.S.S. 724-4-BT.
	This corner monument as described in the record of Alaska No. 2 Lode, Mineral Survey No. 575, a hemlock post 4 ft. long 4 in. sq. set 18 in. in the ground with mound of stone scribed U.S.S. 575-3 from which a hemlock tree 2 ft. in diam. bears S 38°30' W 23.2 ft. A spruce tree 2 ft. in diam. bears N 60° W 15.5 ft. dist. Each blazed and scribed U.S.S. 575-3-BT.
	Thence along line 3-4, Alaska No. 2 Lode, Mineral Survey No. 575.
	According to record of Mineral Survey No. 575.
9.839	(649.4 ft.) Lode line

U.S. SURVEY NO. 3853

Chains	
10.588	(698.8 ft.) Cor. No. 4, Alaska No. 2 Lode and cor. No. 3, Alaska Lode, Mineral Survey No. 575, described as monumented with a hemlock post 4 ft. long 4 ins. sq. set 18 inches in the ground with mound of stone scribed U.S.S. 575-3-4 from which cor. a hemlock tree 4 inches in diameter bears S 46°20' E. 24.6 feet. A hemlock tree 6 in. in diam. bears N 73°40' E 29.5 ft. distance. Each blazed and scribed U.S.S. 575-3-4 BT.
	Thence along line 3-4, Alaska Lode, Mineral Survey No. 575.
13.770	(908.8 ft.) Center of creek 6 ft. wide flows S 60° E.
15.133	(998.8 ft.) Lode line
18.164	(1198.8 ft.) Creek 4 ft. wide flows S 40° E.
19.679	(1298.8 ft.) Cor. No. 4, Alaska Lode, Mineral Survey No. 575, identical with cor. No. 4, Copper Stain Lode, Mineral Survey No. 724, described in the record of Mineral Survey No. 575 as monumented with a hemlock post 4 ft. long 4 in. sq. set 18 in. in the ground with mound of stone scribed U.S.S. 575-4 from which a spruce tree 14 inches in diameter bears N 4°30' W 29.2 feet, blazed and scribed U.S.S. 575-4-BT.
	The official record of Mineral Survey No. 724 describes the same cor. monument as, a hemlock post 4 inches sq, showing 30 ins. above ground set in mound of stone scribed U.S.S. 575-4 and U.S.S. 724-4, from which cor. a spruce tree 14 inches diam. bears N 4°30' W 29.2 ft. Blazed and scribed U.S.S. 575-4 and U.S.S. 724-4-BT.
	Thence along a portion of line 4-3, Copper Stain Lode, Mineral Survey No. 724.
24.224	(1598.8 ft.) Lode line course S 54°01' E 1500 feet.
25.211	(1663.9 ft.) Point for Cor. No. 11, at record intersection of line 4-1, Cascade No. 4 Lode, Mineral Survey No. 723 and line 2-3, Copper Stain Lode, Mineral Survey No. 724, described in the record of Mineral Survey No. 723 as being N 46°10' E 234.9 ft. from cor. No. 3, Copper Stain Lode not monumented.
	N. 39°09' W, on line 11-12, identical with a portion of line 1-4, Cascade No. 4 Lode, Mineral Survey No. 723.
	According to the official record of Mineral Survey No. 723.
4.198	(277.1 ft.) Point for cor. No. 12, identical with cor. No. 4, Cascade No. 4 Lode, Mineral Survey No. 723, described as monumented with a hemlock post 4 ft. long 4 inches sq. set 18 inches in the ground with mound of stone scribed U.S.S. 723-4, from which cor. a hemlock tree 18 inches diam. bears N. 52°45' E 14.9 ft. Blazed and scribed U.S.S. 723-4-BT.
	S 29°51' W on line 12-13, identical with lines 4-3, Cascade No. 4 Lode, Cascade No. 3 Lode, and Eagle Bird Lode, Mineral Survey No. 723.
	According to the record of Mineral Survey No. 723.
4.545	(300.0 ft.) Discovery Point, Lode line, course S 39°09' E 1365 ft.

U.S. SURVEY NO. 3853.

Chains	
9.091	(600.0 ft.) Cor. No. 3, Cascade No. 4 Lode, identical with cor. No. 4, Cascade No. 3 Lode, Mineral Survey No. 723, described as monumented with a hemlock post 4 ft. long 4 inches sq. set 18 inches in the ground with mound of stone scribed U.S.S. 723-4-3, from which cor. a spruce tree 3 ft. diam. bears N. 35° W. 2 ft. A hemlock tree 18 inches diam. bears S 41°15' E, 20 ft. Each blazed and scribed U.S.S. 723-4-3-BT. Thence along line 4-3, Cascade No. 3 Lode.
13.636	(900.0 ft.) Discovery Point, Lode line, course S 39°09' E 1365 ft.
18.182	(1200.0 ft.) Cor. No. 3, Cascade No. 3 Lode, identical with cor. No. 4, Eagle Bird Lode, Mineral Survey No. 723, described as monumented with a hemlock post 4 ft. long 4 inches sq. set 18 inches in the ground with mound of stone scribed U.S.S. 723-4-3, from which cor. a hemlock tree 30 inches diam. bears S 89°30' E 17.5 ft. A hemlock tree 2 ft. diam. bears N 13°40' E 25.1 ft. Each blazed and scribed U.S.S. 723-4-3-BT. Thence along line 4-3, Eagle Bird Lode.
22.727	(1500.0 ft.) Lode line course S 39°09' E 1365 ft.
27.4	(1800.0 ft.) Point for cor. No. 13, identical with cor. No. 3, Eagle Bird Lode, Mineral Survey No. 723, described as monumented with a hemlock post 4 ft. long 4 inches sq. set 18 inches in the ground with mound of stone scribed U.S.S. 723-3 from which cor. a hemlock tree 3 ft. diam. bears N 77°30' E 7.3 ft. A hemlock tree 18 inches diam. bears S 48° E 11.5 ft. Each blazed and scribed U.S.S. 723-3-BT. N.W. cor. of cabin 10 ft. by 12 ft. bears S 56°14' E 540 ft. The mouth of tunnel 5 ft. by 7 ft. by 18 ft. course of which is S 20° E bears S 58°17' E 570 ft. Mouth of tunnel 5 ft by 7 ft. by 15 ft. course N.W. bears S 59°00' E 530 ft. The North end of an open cut 5 ft. by 12 ft. by 40 ft. long, course South, bears S 70°15' E 365 ft.
	S 39°09' E, on line 13-14, identical with a portion of line 3-2, Eagle Bird Lode, Mineral Survey No. 723. According to the record of Mineral Survey No. 723.
5.546	(366.0 ft.) Point for cor. No 14 at the computed intersection of line 3-2, Eagle Bird Lode and line 1-2, U.S. Survey No. 1762, (Juneau Townsite Elimination). This intersection is computed from the record ties of Mineral Survey No. 723 and U.S. Survey No. 1762 to U.S. Location Monument No. 9, not monumented. Thence along line 14-15 and line 15-16, identical with a portion of line 1-2 and all of line 2-3, U.S. Survey No. 1762, Juneau Townsite Elimination; lines 16-17, 17-18 and 18-19, identical respectively with lines 1-2, 2-3 and 3-4, U.S. Survey No. 2393, to cor. No. 19, identical with cor. No. 4, U.S. Survey No. 2393, identical with cor. No. 5, Boston Lode, Mineral Survey No. 66A. From cor. No. 19, identical with cor. No. 4, U.S. Survey No. 2393 and cor. No. 5, Boston Lode, Mineral Survey No. 66A, described in the official record of Mineral Survey No. 66A as monumented with, a post marked No. 2 USSurvey No. 66A.

U.S. SURVEY NO. 3853.

Chains	
	The official record of U.S. Survey No. 2393 described this point as being monumented with a stake 4 x 6 ins. badly decayed, broken off at ground, no marks visible. This point was remonumented with an iron post and is described in the official record of U.S. Survey No. 2393. N 45°00' E, on line 19-20, identical with the record of line 5-4 and 4-3, Boston Lode, Mineral Survey No. 66A and lines 5-4 and 4-3, Aylward Lode, Mineral Survey No. 60. According to the record of Mineral Survey No. 66A.
4.545	(300 ft.) To post marked No 4 U.S. Survey No. 66A.
9.091	(600 ft.) To post marked No. 3 U.S. Survey No. 66A.
	Thence along lines 5-4 and 4-3, Aylward Lode, Mineral Survey No. 60.
13.636	(900 ft.) To post marked No. 4 U.S. Survey No. 60
18.182	(1200 ft.) To point for Cor. No. 20, identical with Cor. No. 3, Aylward Lode, Mineral Survey No. 60, identical with Cor. No. 5, U.S. Survey No. 472, described in the record of Mineral Survey No. 60, as monumented with a wood post marked No. 4 U.S. Survey No. 60. The official record of U.S. Survey No. 472 describes this point as being monumented with, a post marked U.S.S. 60.C.3. and was remonumented by U.S. Survey No. 472 with a stone 15 x 15 x 15 ins., 10 ins. in the ground, and is described in the official record of that survey.
	Thence along lines 20-21 and 21-22, identical respectively with the record of lines 5-6 and 6-7, U.S. Survey No. 472, to cor. No. 22, identical with cor. No. 7, U.S. Survey No. 472 and cor. No. 3, Pansy Lode, Mineral Survey No. 262, described in the official record of Mineral Survey No. 262 as monumented with a post 4 ft long 4 ins. square driven 18 ins. in the ground marked U.S.S. No. 262 post No. 3. The official record of U.S. Survey No. 472 describes the monument for cor. No. 3, Pansy Lode as a post marked 3-262 and remonuments the same point with a stone 12 x 8 x 6 ins. as described in the official record of U.S. Survey No. 472.
	S 45°00' E, along line 22-23, identical with the record of line 3-2, Pansy Lode, Mineral Survey No. 262 According to the record of Mineral Survey No. 262.
22.727	(1500 ft.) To cor. No. 23, identical with cor. No. 2, Pansy Lode, Mineral Survey No. 262, described in the official record as monumented with a post 4 ft. long 4 ins. square driven 18 ins. in the ground marked U.S.S. No. 262, post No. 2.
	N 47°16' E, on line 23-24, identical with a portion of line 2-1, Pansy Lode, Mineral Survey No. 262 According to the record of U.S. Survey No. 1900, which retraced this line and found a disagreement in bearing and distance from the record of Mineral Survey No. 262. The record of Mineral Survey No. 262 shows the bearing of this line as S 45°00' W.
3.01	Point for cor. No. 24, identical with cor. No. 3, U.S. Survey No. 1900, described in the official record of U.S. Survey No. 1900.

U.S. SURVEY NO. 3853

Chains	
	S 43°18' E, on line 24-25, identical with the record of a portion of line 3-2, U.S. Survey No. 1900,
2.07	Point for Cor. No. 25, identical with cor. No. 2, Pioneer Lode, Mineral Survey No. 340, described in the official record of U.S. Survey No. 1900 as monumented with a wooden post 3 ins. sq. 1 ft. high, badly decayed, surrounded with a small bed of stone and remonumented by U.S. Survey No. 1900 with an iron post 1 in. diam., 3 ft. long set 26 ins. in the ground for cor. No. 2 Pioneer Lode.
	S 45°00' W, on line 25-26, identical with the record of lines 2-1 and 1-5, Pioneer Lode, Mineral Survey No. 340.
	According to the record of Mineral Survey No. 340.
4.545	(300.0 ft.) Cor. No. 1, identical with a corner of location, Pioneer Lode, Mineral Survey No. 340, described in the record as monumented with a post 4 ft. long, 4 ins. square, set 2 ft. in the ground, mound impracticable, scribed 1-S 340 Pioneer. Mineral Monument No. 4 bears S 53°51' E 11349 ft.
9.091	(600.0 ft.) Point for cor. No. 26, identical with cor. No. 5, Pioneer Lode, Mineral Survey No. 340, described in the record as monumented with a post 4 ft. long, 4 ins. square, 2 ft. in ground, mound impracticable, scribed 5-S. 340 - Pioneer.
	S 45°00' E, on line 26-27, identical with the record of a portion of line 5-4, Pioneer Lode, Mineral Survey No. 340
	According to the record of Mineral Survey No. 340.
15.505	(1023.3 ft.) Point for cor. No. 27, identical with cor. No. 4, Extension - Section Lode on line 5-4, Pioneer Lode, Mineral Survey No. 340, described as monumented with a post, 4 ft. long, 4 ins. square, 2 ft. in ground, mound impracticable - scribed - S. 340, Extension Section
	S 45°00' W, on line 27-28, identical with the record of line 4-3, Extension - Section Lode, Mineral Survey No. 340.
9.091	(600.0 ft.) Point for cor. No. 28, identical with cor. No. 3, Extension - Section Lode, Mineral Survey No. 340, described as monumented with a post 4 ft. long, 4 ins. square, 2 ft. in ground, mound impracticable, scribed 3 S. 340 Extension Section.
	S 45°00' E, on line 28-29, identical with the record of lines 3-2, Extension Section and Section Lodes, Mineral Survey No. 340
	According to the record of Mineral Survey No. 340.
0.606	(40.0 ft.) Cross small creek, 5 ft. wide, course East.
3.333	(220.0 ft.) Cross Lawson Creek, 30 ft. wide, course North East.
22.727	(1500.0 ft) Cor. No. 2, Extension Section Lode and cor. No. 3, Section Lode, Mineral Survey No. 340, described as monumented with a post 4 ft. long, 4 ins. square, 2 ft. in ground, mound impracticable - scribed, 2 - S. 340 - Extension Section and 3-S. 340, Section.

- 11 -

U.S. SURVEY NO. 3853

Chains

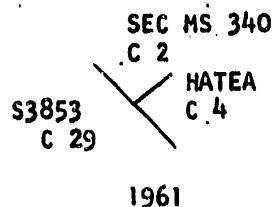
45.454

Thence along line 3-2, Section Lode

(3000.0 ft.) Point for cor. No. 29, identical with cor. No. 2, Section Lode, and Cor. No. 4, Hatea Lode, Mineral Survey No. 340, monumented with a wood post, 4 ins. sq., extending 2 ft. above ground, badly deteriorated.

At the cor. point

Set an iron post, with concrete core, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd.



from which

A spruce, 10 ins. diam., bears N 46° E, 15 lks. dist. mkd. S3853 C 29 BT.

A hemlock, 10 ins. diam., bears S 25° W, 24 lks. dist., mkd. S3853 C 29 BT.

Reset original wood post alongside iron post.

Continue along the dependently resurveyed lines of adjoining Mineral Surveys Nos. 340, 109, 98, 99, 650, 96, 95, 94, 72-A, 242 and 243, described as follows.

S 44°55' E, on line 29-30, identical with dependent resurvey of line 4-3, Hatea Lode, Mineral Survey No. 340.

Over rolling Northeasterly slope through spruce and hemlock timber and berry brush.

0.600

Creek 10 ft. wide, course N 35° E.

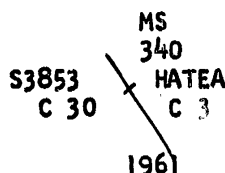
6.720

Bear Creek, 25 ft. wide, course NE.

15.565

Point for cor. No. 30, identical with cor. No. 3, Hatea Lode, Mineral Survey No. 340, at proportionate position. There is no remaining evidence of the original wood post cor. monument.

Set an iron post, with a concrete core, 28 ins. long, 2½ ins. diam., 26 ins. in the ground, with brass cap mkd.



from which

A spruce, 6 ins. diam., bears S 57° W, 44 lks. dist., mkd. S3853 C 30 BT.

A hemlock, 14 ins. diam., bears N 70° W, 58½ lks. dist., mkd. S3853 C 30 BT.

U.S. SURVEY NO. 3853

Chains 6.946 22.800	Record bearing and dist. line 3-4, Hatea Lode, recorded in the official record of Mineral Survey No. 340 is N 47°54' W, 1038.00 ft. S 42°00' E, on line 30-31, identical with dependent resurvey of line 3-2, Hatea Lode, Mineral Survey No. 340. Over rolling northeasterly slope through spruce and hemlock timber and berry brush. Point for cor. No. 31, identical with cor. No. 2, Hatea Lode, Mineral Survey No. 340 and cor. No. 3, Eagle Lode, Mineral Survey No. 109, monumented with a deteriorated wood post 4 ins. square extending 15 ins. above surface. At the cor. point. Set an iron post with concrete core, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd. from which A hemlock, 10 ins. diam., bears N 26½° E, 45 lks. dist., mkd. S3853 C31 BT. A hemlock, 14 ins. diam., bears S 38° E, 34 lks. dist., mkd. S3853 C31 BT. Bury original wood post monument alongside iron post. Record bearing and distance line 2-3, Hatea Lode, recorded in the official record of Mineral Survey No. 340 is N 45°00' W, 462 ft. S 43°41' E, on line 31-32, identical with dependent resurvey of lines 3-2, Eagle Lode, Mineral Survey No. 109 and 3-2, Excelsior Lode, Mineral Survey No. 98. Over rolling northeasterly slope through spruce and hemlock timber and berry brush. Point for cor. No. 2, Eagle Lode, Mineral Survey No. 109, identical with cor. No. 3, Excelsior Lode, Mineral Survey No. 98, at proportionate position. There is no remaining evidence of the original cor monument. Set an iron post with concrete core, 28 ins. long, 2½ ins. diam., 22 ins. in the ground, with brass cap mkd. from which
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U.S. SURVEY NO. 3853

Chain

A hemlock, 8 ins. diam., bears S 67° E, 37 lks. dist.,
mkd. S3853 BT.

A hemlock, 8 ins. diam., bears S 80° W, 17 lks. dist.,
mkd. S3853 BT.

Record bearing and distance line 2-3, Eagle Lode, recorded in
the official record of Mineral Survey No. 109 is N $45^{\circ}00'$ W,
1500 ft.

Thence along line 3-2, Excelsior Lode, Mineral Survey No. 98.

45.600

Point for cor. No. 32, identical with cor. No. 2, Excelsior Lode,
Mineral Survey No. 98, monumented with an old deteriorated wood
post, 3 ins diam., slightly squared, extending 10 ins. above
surface,

At the cor. point.

Set an iron post, with a concrete core, 28 ins. long, $2\frac{1}{2}$ ins. diam.,
24 ins. in the ground, with brass cap mkd.

MS 98

C2

S3853

C 32

1961

from which

A hemlock, 12 ins. diam., bears S 23° W, 18 lks. dist.,
mkd. S3853 C 32 BT.

A spruce, 10 ins. diam., bears N 55° W, 21 lks. dist.,
mkd. S3853 C 32 BT.

Bury remains of the original wood post alongside iron post.

The record bearing and distance line 2-3, Excelsior Lode, recorded
in the official record of Mineral Survey No. 98 is N $45^{\circ}00'$ W,
1500 ft.

N $41^{\circ}45'$ E, on line 32-33, identical with dependent resurvey of
lines 2-1 and 1-6, Excelsior Lode, Mineral Survey No.
98.

Descend over northeasterly slope through spruce and hemlock timber.

8.884

Point for cor. No. 33, identical with cor. No. 6, Excelsior Lode,
Mineral Survey No. 98, described in the record as being on line
2-3, Bear Nest Lode, Mineral Survey No. 99, monumented with a
deteriorated wood post flush with surface. Top portion of post
was decomposed and gone.

At the cor. point.

Set an iron post, with concrete core, 28 ins. long, $2\frac{1}{2}$ ins. diam.,
25 ins. in the ground, with brass cap mkd.

U.S. SURVEY NO. 3853

Chave

MS 98 / MS 99
C 6S3853
C33

1961

from which

A hemlock, 14 ins. diam., bears S 19° E, 4 lks. dist.,
mkd. S3853 C 33 BT.

A hemlock, 18 ins. diam., bears S 40° W, 18½ lks. dist.,
mkd. S3853 C 33 BT.

Bury remains of original wood post alongside iron post.

The record bearing and distance line 1-2 and 6-1, Excelsior Lode,
recorded in the official record of Mineral Survey No. 98 is S 45°00'
W 600 ft.

S 42°34' E, on line 33-34, identical with dependent resurvey of
a portion of line 3-2, Bear Nest Lode, Mineral Survey
No. 99.

Over rolling land through spruce and hemlock timber and berry brush.

5.874

Point for cor. No. 34, identical with cor. No. 2, Bear Nest Lode,
Mineral Survey No. 99, monumented with a deteriorated wood post 4
ins. sq, extending 20 ins. above the surface.

At the cor. point.

Set an iron post with a concrete core, 28 ins. long, 2½ ins. diam.,
22 ins. in the ground, with brass cap mkd.

MS 99
C2S3853 / MS 650
C 34

1961

from which

A spruce, 12 ins. diam., bears S 62½° W, 15 lks. dist.,
mkd. S3853 C 34 BT.

A hemlock, 20 ins. diam., bears N 57½° W, 41 lks. dist.,
mkd. S3853 C 34 BT.

Reset original wood post alongside iron post.

The record bearing and distance of this portion of line 2-3,
Bear Nest Lode, recorded in the official record of Mineral Survey
No. 99 is N 45°00' W 403 ft.

S 52°36' W, on line 34-35, identical with dependent resurvey of
a portion of line 1-6, Rattler Lode, Mineral Survey
No. 650.

Over rolling land through spruce and hemlock timber and berry brush.

1.444

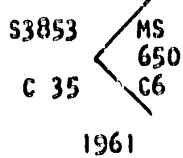
Point for cor. No. 35, identical with cor. No. 6, Rattler Lode,
Mineral Survey No. 650, monumented with a wood post, 4 ins. sq.,
extending 20 ins. above the surface.

U.S. SURVEY NO. 3853

Chain

At the cor. point.

Set an iron post, with a concrete core, 28 ins. long, 2½ ins. diam., 15 ins. in the ground in a mound of stone 2½ ft. diam. at base 12 ins. high, with brass cap mkd.



from which

A hemlock, 18 ins. diam., bears S 48° E, 54½ lks. dist., mkd. S3853 C 35 BT.

A hemlock, 10 ins. diam., bears S 30° W, 43½ lks. dist., mkd. S3853 C 35 BT.

Reset original wood post alongside iron post.

The record bearing and distance of this portion of line 1-6, Rattler Lode, recorded in the official record of Mineral Survey No. 650 is S 45°00' W, 110.00 ft.

S 48°03' E, on line 35-36, identical with dependent resurvey of line 6-5, Rattler Lode, Mineral Survey No. 650.

Over rolling northeasterly slope through spruce and hemlock timber and berry brush.

16.500 Center of Paris Creek, 12 ft. wide, course N 35° E.

22.360 Point for cor. No. 36, identical with cor. No. 5, Rattler Lode, Mineral Survey No. 650, monumented with a wood post, 4 ins. sq., extending 20 ins. above the surface.

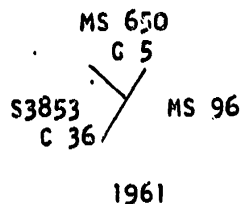
from which, the original bearing trees

A spruce, 24 ins. diam. bears S 22¼° E, 14 lks. dist., mkd. BT - 5 - S - 650.

A hemlock, 22 ins. in diam., bears N 26½° W, 31½ lks. dist., mkd. B - T - 5 - S - 650.

At the cor. point.

Set an iron post, with concrete core, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd.



No additional bearing objects taken.

The record bearing and distance line 6-5, Rattler Lode, recorded in the official record of Mineral Survey No. 650 is S 51°00' E 1499.37 ft.

U.S. SURVEY NO. 3853

Chain	S 49°07' W, on line 36-37, identical with dependent resurvey of a portion of line 1-8, Amazon Lode, Mineral Survey No. 96. Ascend over northeasterly slope through spruce and hemlock timber and berry brush.
4.570	Point for cor. No. 37, identical with cor. No. 8, Amazon Lode, Mineral Survey No. 96, monumented with a deteriorated wood post 4 ins. sq. at top. At the cor. point. Set an iron post, with concrete core, 28 ins. long, 2½ ins. diam., 26 ins. in the ground, with brass cap mkd. S3853 / MS 96 C 37 / C 8 1961 No suitable bearing objects readily available, pits impractical. The record bearing and distance this portion of line 8-1, Amazon Lode, Mineral Survey No. 96 as determined in the record of Mineral Survey No. 650, is N 45°00' E, 298.98 ft.
13.989	S 38°15' E, on line 37-38, identical with dependent resurvey of line 8-7, Amazon Lode, Mineral Survey No. 96. Over rolling land through scrub spruce and pine timber and berry brush. Point for cor. No. 38, identical with cor. No. 7, Amazon Lode, Mineral Survey No. 96, at proportionate position. There is no remaining evidence of the original monument. Set an iron post, with concrete core, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd. S3853 / MS 96 C 38 / C 7 1961 from which A spruce, 10 ins. diam., bears S 33½° E, 10 lks. dist., mkd. S3853 C 38 BT. A spruce, 10 ins. diam., bears S 76½° W, 17 lks. dist., mkd. S3853 C 38 BT. The record bearing and distance line 7-8, Amazon Lode, recorded in the official record of Mineral Survey No. 96, is N 42°45' W, 932 ft.
	S 59°26' E, on line 38-39, identical with dependent resurvey of line 7-6, Amazon Lode, Mineral Survey No. 96. Over rolling northeasterly slope through scrub spruce and pine timber and berry brush.

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U.S. SURVEY NO. 3853

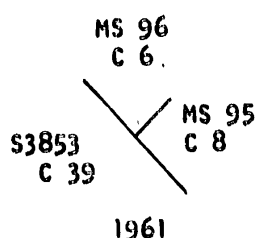
Chedon

8.292

Point for cor. No. 39, identical with cor. No. 6, Amazon Lode, Mineral Survey No. 96 and cor. No. 8, Oro Lode, Mineral Survey No. 95, monumented with a deteriorated wood post, 4 ins. sq., extending 20 ins. above the surface.

At the cor. point.

Set an iron post with a concrete core, 28 ins. long, $2\frac{1}{2}$ ins. diam., 24 ins. in the ground, with brass cap mkd.



from which,

Reset original wood post alongside iron post.

No other bearing objects readily available.

The record bearing and distance of line 6-7, Amazon Lode, recorded in the official record of Mineral Survey No. 96, is N $63^{\circ}30'$ W, 568 ft.

S $63^{\circ}00'$ E, on line 39-40, identical with dependent resurvey of line 8-7, Oro Lode, Mineral Survey No. 95.

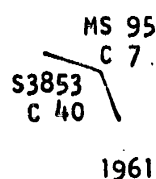
Over rolling northeasterly slope through spruce and hemlock timber and berry brush.

14.122

Point for cor. No. 40, identical with cor. No. 7, Oro Lode, Mineral Survey No. 95, monumented with a deteriorated wood post 4 ins. sq. at top, extending 20 ins. above the surface.

At the corner point.

Set an iron post, with concrete core, 28 ins. long, $2\frac{1}{2}$ ins. diam., 27 ins. in the ground with brass cap mkd.



from which

Reset original wood post alongside iron post.

No other bearing objects readily available.

The record bearing and distance line 7-8, Oro Lode, recorded in the official record of Mineral Survey No. 95, is N $63^{\circ}30'$ W, 932 ft.

U.S. SURVEY NO. 3853

Chains

S 52°54' E, on line 40-41, identical with dependent resurvey of line 7-6, Oro Lode, Mineral Survey No. 95.

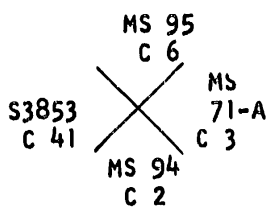
Over rolling northeasterly slope through spruce and hemlock timber and berry brush.

8.597

Point for cor. No. 41 identical with cor. No. 6, Oro Lode, Mineral Survey No. 95, cor. No. 3, Mexico Lode, Mineral Survey No. 71-A and cor. No. 2, Fall Lode, Mineral Survey No. 94, monumented with a deteriorated wood post, 4 ins. sq mkd. faintly, ORO FALL MEXICO NW COR.

At the corner point.

Set an iron post, with a concrete core, 28 ins. long, 2½ ins. diam., 27 ins. in the ground, with brass cap mkd.



1961

from which

Reset original wood post alongside iron post.

No other suitable bearing objects readily available.

The record bearing and distance, line 6-7, Oro Lode, recorded in the official record of Mineral Survey No. 95, is N 60°00' W, 568 ft.

S 48°51' W, on line 41-42, identical with dependent resurvey of line 2-1-6, Fall Lode, Mineral Survey No. 94.

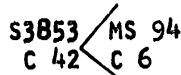
Ascend over northeasterly slope through scrub spruce and hemlock timber and berry brush.

9.101

Point for cor. No. 42, identical with cor. No. 6, Fall Lode, Mineral Survey No. 94, monumented with a deteriorated wood post, 4 ins. sq., extending 10 ins. above the surface.

At the corner point.

Set an iron post with a concrete core, 28 ins. long, 2½ ins. diam., 27 ins. in the ground, with brass cap mkd.



1961

from which

Drive a wood stake, 4 ft. long, 3 ins. diam., alongside iron post.

Reset remains of original wood post alongside iron post.

No other suitable bearing objects readily available.

U.S. SURVEY NO. 3853

Chains

The record bearing and distance of line 6-1-2, Fall Lode, recorded in the official record of Mineral Survey No. 94, is N 45°00' E, 600 ft.

S 59°08' E, on line 42-43, identical with dependent resurvey of line 6-5, Fall Lode, Mineral Survey No. 94.

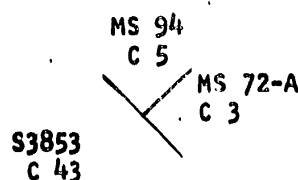
Over rolling land through scrub spruce and pine timber and berry brush.

14.109

Point for cor. No. 43, identical with cor. No. 5, Fall Lode, Mineral Survey No. 94 and cor. No. 3, Belvedere Lode, Mineral Survey No. 72-A, monumented with a deteriorated wood post, 4 ins. sq. extending 15 ins. above the surface.

At the corner point.

Set an iron post with concrete core, 28 ins. long, 2½ ins. diam., 27 ins. in the ground, with brass cap mkd.



1961

from which

Reset remains of original wood post alongside iron post.

Drive a wood stake, 4 ft. long, 3 ins. diam., alongside iron post.

No other suitable bearing objects readily available.

The record bearing and distance of line 5-6, Fall Lode, recorded in the official record of Mineral Survey No. 94, is N 60°00' W, 932 ft.

S 57°36' E, on line 43-44, identical with dependent resurvey of line 3-2, Belvedere Lode, Mineral Survey No. 72-A.

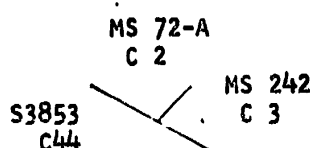
Over nearly level to rolling land through scrub spruce and pine timber and berry brush.

21.468

Point for cor. No. 44, identical with cor. No. 2, Belvedere Lode, Mineral Survey No. 72-A and cor. No. 3, Savage Lode, Mineral Survey No. 242, monumented with a deteriorated wood post, 4 ins. sq., extending 20 ins. above the surface.

At the corner point.

Set an iron post with concrete core, 28 ins. long, 2½ ins. diam., 25 ins. in the ground, with brass cap mkd.



1961

U.S. SURVEY NO. 3853

Chains 22.027 27.271	from which Reset original wood post alongside iron post. Drive a wood stake, 4 ft. long, 3 ins. diam., alongside iron post. No other suitable bearing objects readily available. The record bearing and distance of line 2-3, Belvedere Lode, recorded in Mineral Survey No. 72-A, is N 60°30' W, 1500 ft. S 51°45' E, on line 44-45, identical with dependent resurvey of line 3-2, Savage Lode, Mineral Survey No. 242. Over rolling land through scrub spruce, hemlock and scattered pine timber and berry brush. Point for cor. No. 45 identical with cor. No. 2, Savage Lode, Mineral Survey No. 242 and cor. No. 5, Father De Smet Lode, Mineral Survey No. 243, monumented with a deteriorated wood post, 4 ins. sq., extending 18 ins. above the surface, mkd. S 242 / S 243. At the corner point. Set an iron post with a concrete core, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd. from which A hemlock, 12 ins. diam., bears N 16° E, 18½ lks. dist., mkd. S3853 C 45 BT. A hemlock, 20 ins. diam., bears S 87° E, 20 lks. dist., mkd. S3853 C 45 BT. Reset original wood post alongside iron post. The record bearing and distance of line 2-3, Savage Lode, recorded in the official record of Mineral Survey No. 242 is N 71°00' W, 1500 ft. S 39°22' E, on line 45-46, identical with dependent resurvey of line 5-4, Father De Smet Lode, Mineral Survey No. 243. Over nearly level to rolling land through scrub spruce and hemlock timber and berry brush. Point for cor. No. 46 identical with cor. No. 4, Father De Smet Lode, Mineral Survey No. 243. This point was determined to be cor. No. 4, Father De Smet Lode by Frank A. Metcalf, U.S. Mineral Surveyor, in 1921 during his execution of Mineral Survey No. 1458, and is monumented with a wood post, 4 ins. sq., extending 36 ins. above the surface. At the corner point.
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- 21 -

U.S. SURVEY NO. 3853

Cholus

Set an iron post with a concrete core, 28 ins. long, 2½ ins. diam., 23 ins. in the ground, with brass cap mkd.

MS 243
C 4
S3853
C 46

1961

from which

A hemlock, 12 ins. diam., bears N 23° E, 29 lks. dist., mkd. S3853 C 46 BT.

A hemlock, 20 ins. diam., bears N 26° W, 38 lks. dist., mkd. S3853 C 46 BT.

Cor. No. 2, Meteor Lode, Mineral Survey No. 1458, monumented with an iron pipe 3½ ins. diam., extending 26 ins. above the surface mkd. 2-M 1458, bears N 8°13' W, 5.785 chs. This tie agrees with tie given in the official record of Mineral Survey No. 1458

The record bearing and distance of line 4-5, Father De Smet Lode, recorded in the official record of Mineral Survey No. 243 is N 46°30' W 1500 ft.

Frank A. Metcalf, U.S. Mineral Surveyor, at time of execution of Mineral Survey No. 1458, resurveyed and reconstructed Mineral Survey No. 243, by producing a line from cor. No. 3, S 48°41' W, parallel to the opposite end line, to intersection of line 4-5. From this intersection, the record of Mineral Survey No. 1458 shows a bearing and distance of N 39°22' W 1497.00 ft. for the SW side line of Mineral Survey No. 243.

N 19°28' E, on line 46-47, identical with a direct line from cor. No. 4 to cor. No. 3, Father De Smet Lode, Mineral Survey No. 243.

Over nearly level to rolling northeasterly slope through small spruce and hemlock timber and berry brush.

9.397 Point for cor No. 47, identical with cor. No. 3, Father De Smet Lode, monumented with a deteriorated wood post 4 ins. diam, extending 20 ins. above the surface. This point agrees with the position for this cor. as described in the official record of Mineral Survey No. 1458.

No remonumentation of this point was made or bearing objects taken.

N 37°12' W, on line 47-48, identical with a portion of line 3-2, Father De Smet Lode, Mineral Survey No. 243, as determined and recorded in the official record of Mineral Survey No. 1458.

According to the official record of Mineral Survey No. 1458.

Over nearly level land through small spruce and hemlock timber and berry brush.

U.S. SURVEY NO. 3853

Chains	
0.211	(13.90 ft.) Point for cor. No. 48, identical with point of intersection of line 2-3, Mineral Survey No. 243 and line 1-2, Meteor Lode, as described in the official record of Mineral Survey No. 1458, not monumented. N 49°15' E, on line 48-49, identical with the record of a portion of line 2-1, Meteor Lode, as described in the official record of Mineral Survey No. 1458. According to the official record of Mineral Survey No. 1458.
0.244	(16.10 ft.) Point for cor. No. 49, identical with cor. No. 1, Meteor Lode, described as being on line 2-3, Denver Lode, Mineral Survey No. 1458, and monumented with an iron pipe, 3½ ins. diam., extending 30 ins. above the surface, firmly set and mkd. 1-M 1458. from which, as copied from the official record U.S.L.M. No. 17 bears N 49°49'20" E, 1651.16 ft. A (X) on a hemlock tree 14 ins. in diam., blazed and scribed 1-M 1458 BT bears S 7°15' W, 25.15 ft. A (X) on a hemlock tree 10 ins. in diam., blazed and scribed 1-M 1458 BT bears N 26°30' W, 22.00 ft. Point for cor. No. 3, Survey No. 243, Father De Smet Lode, bears S 9°57'40" W, 21.91 ft. S 28°22' E, on line 49-50, identical with the record of a portion of line 2-3, Denver Lode, Mineral Survey No. 1458. According to the official record of Mineral Survey No. 1458.
0.342	(22.59 ft.) Point for cor. No. 50, identical with cor. No. 2, Denver Lode and cor. No. 4, Dub Lode, described in the official record of Mineral Survey No. 1458 as being monumented with a 3½ inch iron pipe 5 ft. long with flange on bottom, set 3 ft. in the ground with mound of rock, chiseled 4-Dub 2-D 1458. Whence: A (X) on a hemlock tree 12 ins. diam., blazed and scribed 2-D 4-D 1458 BT bears S 67°22' W, 14.40 ft. A (X) on a hemlock tree 12 ins. diam., blazed and scribed 2-D 4-D 1458 BT bears S 43°41' E, 16.50 ft. Corner No. 2, Survey No. 999, Reynolds Lode, a post 4 ins. sq standing 2½ ft. above ground, scribed S 999 C-2 Reynolds bears N 21°25'10" E, 144.74 ft. S 28°15' E, on line 50-51, identical with the record of line 4-3, Dub Lode, Mineral Survey No. 1458. According to the official record of Mineral Survey No. 1458.
1.894	(125.00 ft.) Center of creek 3 ft. wide flows N.E.
22.3.8	(1475.00 ft.) Center of creek 2 ft. wide flows N.E.

U.S. SURVEY NO. 3853

Chains

- 22.727 (1500.00 ft.) Point for cor. No. 51, identical with cor. No. 3, Dub Lode, described in the official record of Mineral Survey No. 1458 as being monumented with a 3½ inch iron pipe 5 ft. long with flange on bottom set 2½ ft. in the ground with mound of rock, chiseled 3-D 1458. Whence:
- A (X) on a hemlock tree 14 ins. in diam., blazed and scribed 3-Dub 1458 BT bears N 49°11' E, 16.90 ft.
- A (X) on a hemlock tree 8 ins. in diam., blazed and scribed 3-Dub 1458 BT bears N 2°21' W, 14.40 ft.
-
- N 44°55' E, on line 51-52, identical with the record of line 3-2, Dub Lode, Mineral Survey No. 1458.
- According to the record of Mineral Survey No. 1458.
- 4.746 (313.24 ft.) Intersect lode line, whence discovery bears N 28°15' W, 220.00 ft.
- 9.492 (626.47 ft.) Point for cor. No. 52, identical with cor. No. 2, Dub Lode, described in the official record of Mineral Survey No. 1458 as being monumented with a 3½ inch iron pipe, 5 ft. long with flange on bottom, set 3 ft. in the ground with mound of rock, chiseled 2-Dub 1458. Whence:
- Cor. No. 3 Survey No. 999 Reynolds Lode, a post 4 ins. square standing 3 ft. above ground, scribed S 999 P.3R. bears N 42° 30'20" E, 100.11 ft.
- A (X) on a hemlock tree 13 ins. in diam., blazed and scribed 2-Dub 1458 BT bears S 75°30' W, 12.50 ft.
- A (X) on a hemlock tree 10 ins. in diam., blazed and scribed 2-Dub 1458 BT bears N 8°41' W, 14.50 ft.
-
- N 28°15' W, on line 52-53, identical with the record of a portion of line 2-1, Dub Lode, Mineral Survey No. 1458.
- According to the official record of Mineral Survey No. 1458
- 0.606 (40.00 ft.) Center creek 2 ft. wide flows NEly.
- 3.883 (256.29 ft.) Point for cor. No. 53, identical with point of intersection of line 1-2, Dub Lode, Mineral Survey No. 1458 and line 2-3, Reynolds Lode, Mineral Survey No. 999, not monumented.
-
- S 51°11'30" E, on line 53-54, identical with a portion of line 2-3, Reynolds Lode, Mineral Survey No. 999, as recorded in the official record of Mineral Survey No. 1458.
- According to the official record of Mineral Survey No. 1458
- 3.674 (242.47 ft.) Point for cor. No. 54, identical with cor. No. 3, Reynolds Lode, Mineral Survey No. 999, described in the official record of Mineral Survey No. 1458 as being monumented with a post 4 ins. square standing 3 ft. above ground, scribed S 999 P.3R.

U.S. SURVEY NO. 3853

Chains	
	The official record of the Reynolds Lode, Mineral Survey No. 999, describes this point as being monumented with a post 4 ft. long 4 ins. sq. set 2 ft. in ground with mound of earth and stone. Scribed on side facing claim S-999-C-3 R. Whence Hemlock 14 ins. diam. bears S 32°51' W 35.20 ft. dist. Hemlock 13 ins. diam. bears S 45°34' W 45.50 ft. dist. Both scribed X-S-999-C-3-R-B-T.
	N 38°49' E, on line 54-55, identical with a portion of line 3-4, Reynolds Lode as described in the official record of Mineral Survey No. 1458. According to the official record of Mineral Survey No. 1458.
3.652	(241.00 ft.) Creek 2 ft. wide flowing N 55° E.
5.095	(336.27 ft.) Point for cor. No. 55, identical with point of intersection of line 3-4, Reynolds Lode and line 3-4, Mary B. Lode, Mineral Survey No. 1458, not monumented. The bearing and distance of line 3-4, Reynolds Lode, Mineral Survey No. 999 as shown in the official record of that survey is N 38°46' E, 570.00 ft.
	S 45°05' E, on line 55-56, identical with a portion of the record of line 4-3, Mary B Lode, Mineral Survey No. 1458. According to the official record of Mineral Survey No. 1458.
0.443	(29.21 ft.) Center of creek 2 ft. wide, flows N.E.
1.579	(104.21 ft.) Point for cor. No. 56, identical with cor. No. 3, Mary B Lode, described in the official record of Mineral Survey No. 1458 as being monumented with a 3½ inch iron pipe 5 ft. long with flange on bottom, set 3 ft. in the ground with mound of rock, chiseled 3-MB 1458. Whence: Location corner, a squared hemlock tree 8 ins. in diameter marked SW cor. Mary B Lode bears S 20°44' E, 19.70 ft. Cor. No. 4 Survey No. 999, Reynolds Lode, a post 4 ins. square standing 2 ft. above ground scribed S 999 P.4R. bears N 15°57'50" E, 266.81 ft. A (X) on a hemlock tree 28 ins. in diameter, blazed and scribed 3-MB 1458 BT. bears S 12°12' E, 5.80 ft. A (A) on a hemlock tree 18 ins. in diameter, blazed and scribed 3-MB 1458 BT bears N 65°36' E, 12.20 ft.
	N 44°55' E, on line 56-57, identical with a portion of the record of line 3-2, Mary B Lode, Mineral Survey No. 1458.
3.431	Point for cor. No. 57 at a calculated point of intersection of line 2-3, Mary B Lode, Mineral Survey No. 1458 and line 8-9, Ulela Lode, Mineral Survey No. 1062, not monumented. This point of intersection is calculated from the ties to cor. No. 4, Mineral Survey No. 999, given in the official records of Mineral Surveys Nos. 1458 and 1062:

U.S. SURVEY NO. 3853

Chains	
	From cor. No. 3, Mary B Lode, Mineral Survey No. 1453, cor. No. 4, Mineral Survey No. 999 bears N 15°57'50" E, 266.81 ft. From cor. No. 9, Ulela Lode, Mineral Survey No. 1062, cor. No. 4, Mineral Survey No. 999 bears N 46°30' W, 111.90 ft.
	S 32°21' E, on line 57-58, identical with the record of a portion of line 9-8, Ulela Lode, Mineral Survey No. 1062. According to the official record of Mineral Survey No. 1062.
0.705	(46.51 ft.) Creek 12 ins. wide flowing N 50°00' E.
9.299	(613.71 ft.) Creek 12 ins. wide flowing N 27°30' E.
22.371	(1476.51 ft.) Point for cor. No. 58, identical with cor. No. 8, Ulela Lode and cor. No. 6, Alice Lode, described in the official record of Mineral Survey No. 1062 as being monumented with a post 4 ft. long 4 ins. square, set 2 ft. in ground scribed on side facing claim S1062, 8, U, 6, A, whence a hemlock 16 ins. diam. bears S 13°28' W 16.2 ft. dist. A spruce 14 ins. diam. bears S 60°52' E 7.9 ft. dist. Both scribed X S 1062, 8 U 6 A BT. Location cor., a post 3 ins. diam., 3.5 ft. high bears S 52°16' W 3.8 ft. dist. The record total distance of line 8-9, Ulela Lode, Mineral Survey No. 1062 is 149.20 ft.
	S 46°26' E, on line 58-59, identical with the record of line 6-5, Alice Lode, Mineral Survey No. 1062. According to the official record of Mineral Survey No. 1062.
2.442	(161.20 ft.) Center creek 8 ft. wide flowing N 38° E.
13.427	(886.20 ft.) Center creek 18 ins. wide flowing N 35° E.
22.261	(1469.20 ft.) Center creek 2 ft. wide flowing N 45° E.
22.473	(1483.20 ft.) Point for cor. No. 59, identical with cor. No. 5, Alice Lode and cor. No. 7, Zella Lode, described in the official record of Mineral Survey No. 1062 as being monumented with a post 4 ft. long, 4 ins. square, set 2 ft. in ground scribed on side facing claim S 1062, 5 A, 7 Z, whence a hemlock 16 ins. diam. bears S 45°00' E 26.5 ft. dist. A hemlock 14 ins. diam. bears S 32°39' E 18.6 ft. dist. Both scribed X S 1062, 5, A, 7, Z, BT. Loc. Cor., a post 2 x 4 ins. 2 ft. high bears S 52°16' W, 4 ft. dist.
	S 58°42' E, on line 59-60, identical with the record of line 7-6, Zella Lode, Mineral Survey No. 1062. According to the official record of Mineral Survey No. 1062.
17.977	(1186.50 ft.) Creek 18 ins. wide flowing N 22° E.
22.189	(1464.50 ft.) Point for cor. No. 60, identical with cor. No. 6, Zella Lode, described in the official record of Mineral Survey No. 1062 as being monumented with a post, 4 ft. long, 4 ins. square, set 2 ft. in ground, scribed on side facing claim S 1062, 6, Z, whence a spruce 16 ins. diam., bears S 81°38' W 22.1 ft. dist. A hemlock 16 ins. diam. bears N 81°58' E 12.3 ft. dist. Both scribed X S 1052, 6, Z, BT. Loc. corner, a post 2½ ins. diam. 3 ft. high bears S 6°01' E, 5 ft. dist.

U.S. SURVEY NO. 3853

Chains	N 52°16' E, on line 60-1, identical with the record of line 6-5, Zella Lode, Mineral Survey No. 1062. According to the official record of Mineral Survey No. 1062.
4.864	(321.00 ft.) Lode Line, whence discovery bears N. 59°28' W, 525.0 ft. Lode line bears N 59°28' W 947.20 ft., and S 59°28' E, 525.0 ft. from discovery.
7.594	(501.20 ft.) Point for meander cor. No. 1 and point of beginning Containing 6,533.03 Acres gross 163.69 Acres in Mineral Survey No. 369 <u>6,369.34</u> Acres Net.
EXCLUSION OF MINERAL SURVEY NO. 369. Mineral Survey No. 369, consisting of the Nisqually, Willis, Yakima, Snoqualmie, Mugwump, Extension of Stringer, Chehalis and Wall Rock, Lode Claims, was surveyed by Geo. W. Garside, U.S. Deputy Mineral Surveyor, in 1899. No additional field work was executed for the purpose of verifying the original official record of Mineral Survey No. 369. The following field notes, defining the exterior boundaries and the location of Mineral Survey No. 369 are copied verbatim, from the official record field notes of Mineral Survey No. 369. The record distances were recorded in feet, however the foot unit pertaining to boundary distances is converted to chains in these notes to the nearest thousandth of a chain. According to the official record of Mineral Survey No. 369. Beginning at Loc. Cor. No. 1 Nisqually Lode Claim, whence U.S. Loc. Mon. No. 4, bears N 15°50' E, 3514.9 feet dist. no local attraction observed, cor. No. 6 S No. 94, bears N. 70°18' E 909.1 feet dist. Set post, 4 ft. long, 4 ins. sq. 2 ft. in ground in mound of stone scribed "1-S.369, Nisqually". No bearings available. Thence S 68°00' E Va -----29°30' E	
22.727	(1500.00 ft.) To Loc. Cor. No. 2. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground, in mound of stone. Scribed "2-S-369, Nisqually". No bearings available Whence Cors. Nos. 3 and 5, S. Nos. 72A and 94 respectively, bears N 34°04' E. 485.8 feet dist. Thence S 35°00' W Va. 29°30' E
6.818	(450.00 ft.) Cross creek 10 feet wide, course East.
9.091	(660.00 ft.) To Loc. Cor. No. 3, identical with Cor. No. 2, Willis Set post 4 ft. long, 4 ins. sq. 2 ft. in ground, in mound of stone. Scribed "3-S.369, Nisqually" and "2-S.369 Willis". No bearings available.

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U.S. SURVEY NO. 3853

Chains	
18.182	(1200.00 ft.) To Loc. Cor. No. 3, Willis Lode, identical with Cor. No. 2, Yakima and Cor. No. 1, Snoqualmie. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground, in mound of stone. Scribed "3-S-369, Willis", "2-S-369, Yakima" and "1-S-369, Snoqualmie". No bearings available. Thence S 55°00' E Va. 29°30' E.
22.727	(1500.00 ft.) To Loc. Cor No. 2, Snoqualmie, identical with cor. No. 1, Chehalis and cor. No. 4, Ex. of Stringer Lodes. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground in mound of stone. Scribed "2-S-369, Snoqualmie", "1-S-369, Shehalis" and "4-S-369, Ex of Stringer". No bearings available. Thence N 35°00' E Va. 29°30' E
9.091	(600.00 ft.) To Loc. Cor. No. 1, Ex. of Stringer, Whence U.S. Loc. No. 4, bears N 13°57' W. 5456.3 ft. dist. No local attraction observed, cors. No. 2 and 3 S. Nos. 72-A and 242 respectively bear N 34°18' E 1229.6 ft. dist. No bearings available. Thence S 55°00' E Va. 29°30' E
22.727	(1500.00 ft.) To Loc. Cor. No. 2 Set post 4 ft. long, 4 ins. sq. 2 ft. in ground, in mound of stone. Scribed "2-S-369 Ex of Stringer". No bearings available. Thence S 35°00' W. Va. 29°30' E.
9.091	(600.00 ft.) To Loc. Cor. No. 3, identical with cor. No. 2, Chehalis. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground, in mound of stone. Scribed "3-S-369 - Ex. of Stringer" and "2-S-369 - Chehalis". No bearings available.
18.182	(1200.00 ft.) To Loc. Cor. No. 3, Chehalis identical with cor. No. 2, Wall Rock. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground in mound of stone. Scribed "3-S-369 - Chehalis" and "2-S-369 - Wall Rock". No bearings available.
27.273	(1800.00 ft.) To Loc. Cor. No. 3, Wall Rock. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground, in mound of stone. Scribed "3-S-369 - Wall Rock". No bearings available. Thence N 55°00' W Va. 29°30' E.
22.727	(1500.00 ft.) To Loc. Cor. No. 4, Wall Rock, identical with Loc. Cor. No. 3, Mugwump. Set post 4 ft. long 4 ins. sq. 2 ft. in ground, in mound of Stone. Scribed "4-S-369 - Wall Rock" and "3-S-369 - Mugwump". No bearings available.
45.455	(3000.00 ft.) To Loc. Cor. No. 4, Mugwump. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground in mound of stone. Scribed "4-S-369 - Mugwump". No bearings available. Thence N 35°00' E Va. 29°30' E.

U.S. SURVEY NO. 3853

Chains	
9.091	(600.00 ft.) To Loc. Cor. No. 1, Mugwump, identical with Loc. Cors. No. 3 and 4 Yakima and Snoqualmie respectively, Whence U.S. Loc. Mon. No. 4, bears N 6°20' E 5451.2 ft. dist. No local attraction observed. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground in mound of stone. Scribed "1-S-369 - Mugwump", "3-S-369 - Yakima", and "4-S-369 - Snoqualmie", No bearings available. Thence N 68°00' W Va 29°30' E
7.576	(500.00 ft.) Compressor House 20 x 30 ft. sq. built over Shaft, 4 x 6 and 200 ft. deep bears N 35°00' E 160 ft. dist.
15.758	(1040.00 ft.) Cabin 10 x 12 ft. sq. bears N 35°00' E 220 ft. dist.
16.970	(1120.00 ft.) Cross creek 8 ft. wide course N.E.
22.727	(1500.00 ft.) To Loc. Cor. No. 4, Set post 4 ft. long, 4 ins. sq. 2 ft. in ground, in mound of stone. Scribed "4-S-369 - Yakima". No bearings available. Thence N 35°00' E Va. 29°30' E
9.091	(600.00 ft. To Loc. Cor. No. 1, Yakima identical with Loc. Cor. No. 4, Willis, Whence U.S. Loc. Mon. No. 4, bears N 20°40' E 4665.1 ft. dist. No Local attraction observed. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground, in mound of stone. Scribed "1-S-369 - Yakima" and "4-S-369 - Willis". No bearings available
18.182	(1200.00 ft.) To Loc. Cor. No. 1, Willis, identical with Loc. Cor. No. 4, Nisqually, whence U.S. Loc. Mon. No. 4 bears N 18°35' E. 4086.4 feet dist. No. Local attraction observed. Set post 4 ft. long, 4 ins. sq. 2 ft. in ground, in mound of stone. Scribed "1-S-369 - Willis" and "4-S-369 - Nisqually". No bearings available.
27.273	(1800.00 ft.) To Loc. Cor. No. 1, Nisqually, the place of beginning. The total area of Mineral Survey No. 369 is 163.69 acres.
SUBDIVISION	
This survey is subdivided into Lots 1 and 2. The bearing and distance of the subdivision line between lots 1 and 2 was determined by calculation to be N 25°11'13" E, 161.847 chs. as shown on the plat of survey. This line was not mkd. on the ground.	
GENERAL DESCRIPTION	
The land in this survey lies on rolling northeasterly slopes, covered with spruce and hemlock timber with pine timber in the open meadow areas, and berry brush. Soil is a mixture of sand gravel and clay with a forest mold and moss covering. The southwesterly portion is quite mountainous.	
At time of survey there are no roads, telephone or power lines, or occupants living, on the land.	

CERTIFICATE OF CADASTRAL SURVEYOR

I, Robert Q. Pickering & Walter W. Cooley, HEREBY CERTIFY upon honor that, in pursuance of special instructions bearing date of the 4 day of April, 1961. I have surveyed U.S. Survey No. 3853 embracing Lots 1 and 2 and dependent resurveys of portions of Mineral Surveys 340 (Hatea); 109 (Eagle); 98 (Excelsior); 99 (Bear Nest); 650 (Rattler); 96 (Amazon); 95 (Oro); 94 (Fall); 72A (Belvedere); 242 (Savage); 243 (Father De Smet); and 1062 (Zella); and Line 3-4, U.S. Survey No. 708, situated on Douglas Island within U.S. Survey No. 1762,

of the _____ Meridian, in the State of Alaska, which are represented in the foregoing field notes as having been executed by me and under my direction; and that said survey has been made in strict conformity with said instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, and in the specific manner described in the foregoing field notes.

August 6, 1962
(Date)

July 20, 1962
(Date)

Robert Q. Pickering
Robert Q. Pickering (Cadastral Surveyor)
Supervisory Cadastral Surveyor

Walter W. Cooley
Walter W. Cooley (Cadastral Surveyor)
Cadastral Surveyor

CERTIFICATE OF APPROVAL

BUREAU OF LAND MANAGEMENT,

Washington, D. C., JUN 10 1962, 19__

The foregoing field notes of the survey of U.S. Survey No. 3853 embracing Lots 1 and 2 and dependent resurveys of portions of Mineral Surveys 340 (Hatea); 109 (Eagle); 98 (Excelsior); 99 (Bear Nest); 650 (Rattler); 96 (Amazon); 95 (Oro); 94 (Fall); 72A (Belvedere); 242 (Savage); 243 (Father De Smet); and 1062 (Zella); and Line 3-4, U.S. Survey No. 708, situated on Douglas Island within U.S. Survey No. 1762.

executed by Robert Q. Pickering and Walter W. Cooley

having been critically examined and found correct, are hereby approved.

E. E. Remington
(Cadastral Engineering Staff Officer)
Chief, Division of Engineering

CERTIFICATE OF TRANSCRIPT

I CERTIFY that the foregoing transcript of the field notes of the above-described surveys in _____, is a true copy of the original field notes.

(Date)

(Cadastral Engineering Staff Officer)

7-0 28 2000

LEGEND

- ✱ G.L.O./B.L.M. 2-1/2" BRASS MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊙ SURVEY NAIL SET THIS SURVEY BY J.W. BEAN

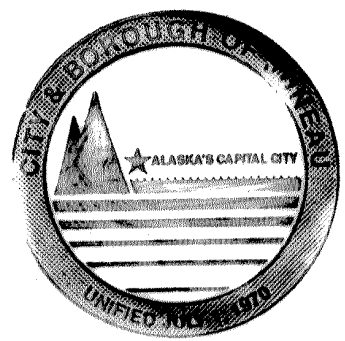


TYPICAL SECONDARY MON.
1-1/4" YELLOW PLASTIC CAP
5/8" REBAR, 36" LONG

CERTIFICATE OF APPROVAL

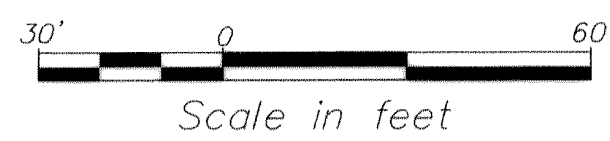
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY & BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

Dated: September 22, 2005.



Attest:
Theresa J. Sin
Clerk
City & Borough of Juneau

Rob Parnis
Director
City & Borough of Juneau
Department of Community Development

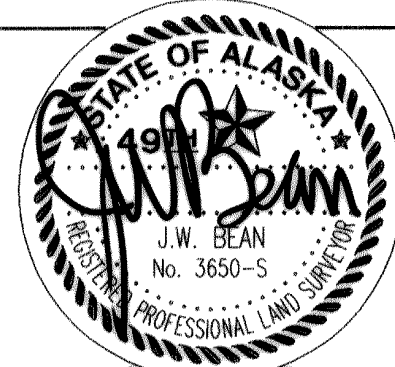


Scale in feet

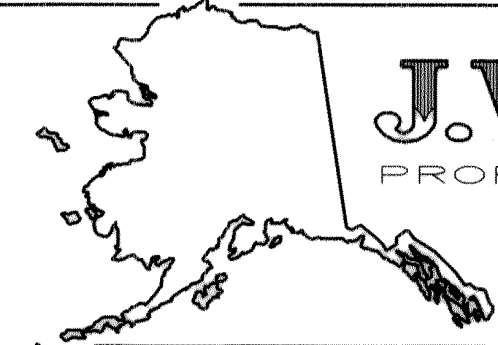
CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date: 9-10-05



DRAWN BY: GDM Graphics
CHECKED BY: J.W.B.
DRAWING DATE: 9-07-2005
FIELD BOOK:
SCALE: 1"=30'
JOB No.: 12082-RYDER-PLAT
REVISED:
GRID



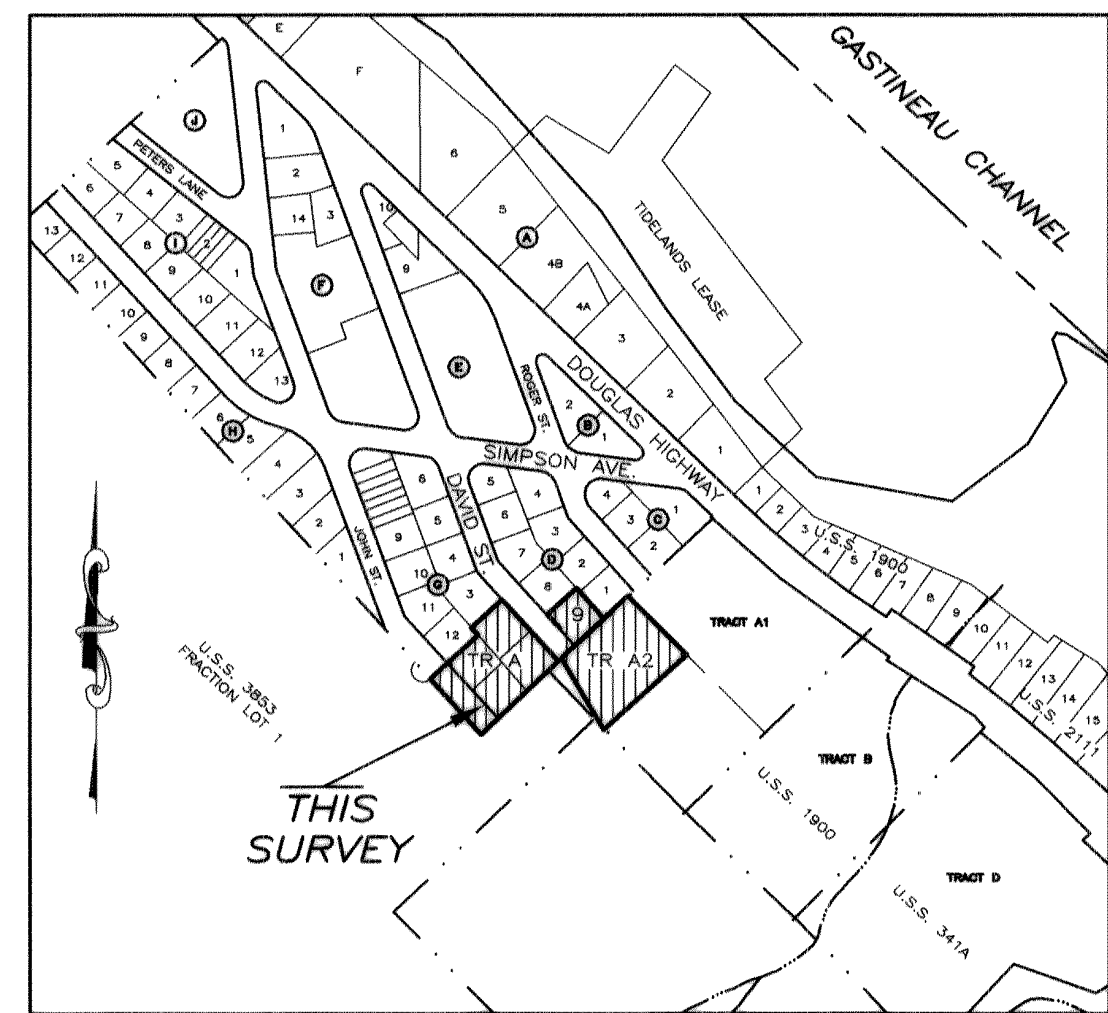
J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER

LINE	BEARING	DISTANCE
L1	S58°31'07"W	17.50'
L2	S42°18'43"E	21.55'
L3	N42°28'52"W	22.97'
L4	S42°29'18"E	16.38'
L5	N48°41'49"E	0.57'

NOTES:

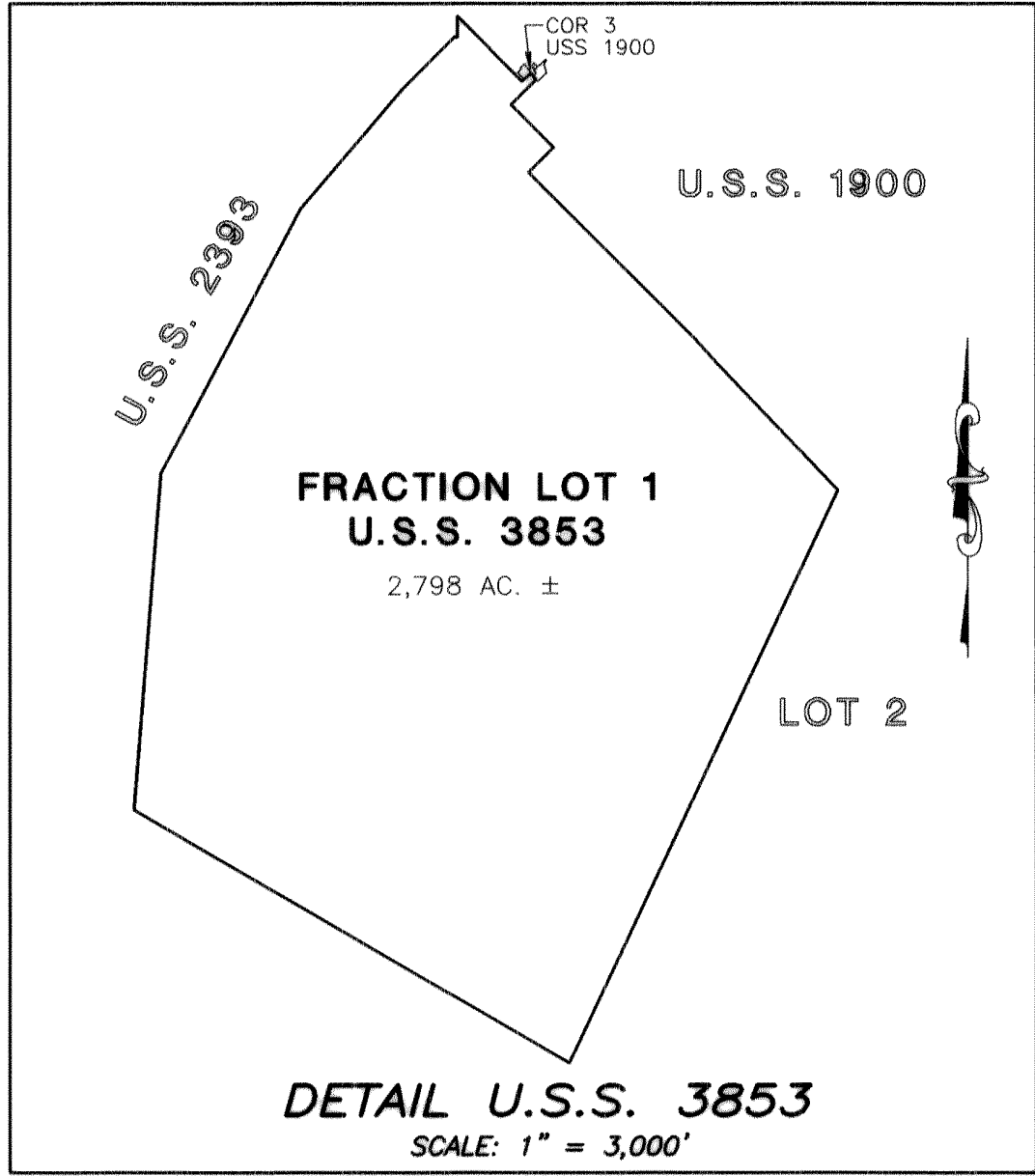
1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
3. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESIS, MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESIS.

SHEET 1 OF 2



VICINITY MAP

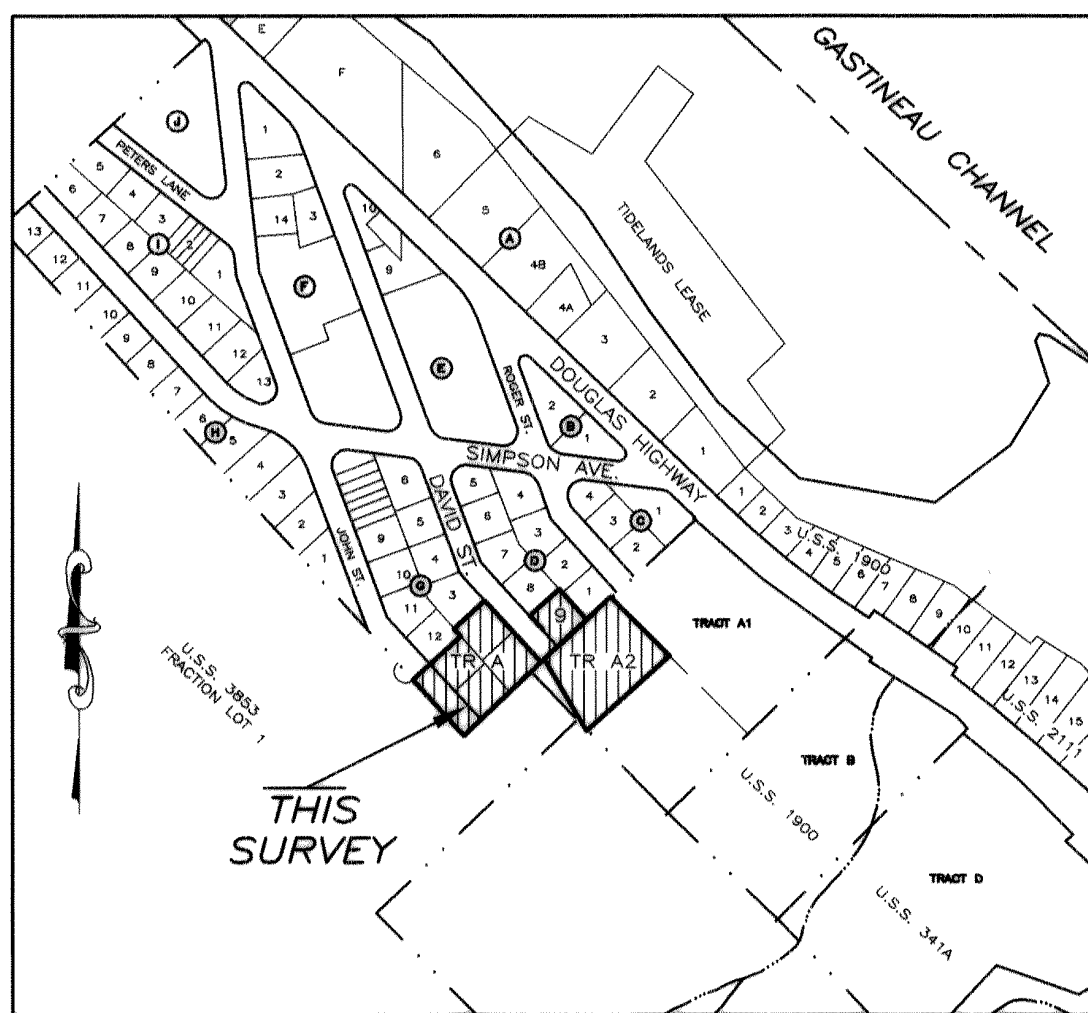
SOURCE: C.B.J. BASEMAP SERIES - SCALE: 1" = 400'



DETAIL U.S.S. 3853

SCALE: 1" = 3,000'

A PLAT OF
TRACT A2A, U.S.S. 1900,
AND
TRACT A1, BLOCK G & LOT 9A, BLOCK D,
BELLEVIEW SUBDIVISION
A RE-PLAT OF
TRACT A2, U.S.S. 1900,
AND
TRACT A, BLOCK G & LOT 9, BLOCK D,
BELLEVIEW SUBDIVISION
JUNEAU RECORDING DISTRICT
CITY & BOROUGH OF JUNEAU, ALASKA
Juneau 2005-47



VICINITY MAP
SOURCE: C.B.J. BASEMAP SERIES - SCALE: 1" = 400'

STATEMENT OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT AND CONVEY THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED AND THAT WE HEREBY ADOPT AND CONVEY THIS FILING OF THE PLAT WITH OUR FREE CONSENT.

Date 9/22, 2005

Witness _____

Owner _____

Kimberly Kiefer
LOT 9A
CITY & BOROUGH OF JUNEAU
PARKS & RECREATION DEPT.
155 S. SEWARD STREET
JUNEAU, AK 99801

STATEMENT OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT AND CONVEY THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED AND THAT WE HEREBY ADOPT AND CONVEY THIS FILING OF THE PLAT WITH OUR FREE CONSENT.

Date 9-22, 2005

Witness _____

Owner _____

Steve Gilbertson
LOT 1, U.S.S. 3853
CITY & BOROUGH OF JUNEAU
LANDS & RESOURCES DEPT.
155 S. SEWARD STREET
JUNEAU, AK 99801

STATEMENT OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT AND CONVEY THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED AND THAT WE HEREBY ADOPT AND CONVEY THIS FILING OF THE PLAT WITH OUR FREE CONSENT.

Date 9-21-, 2005

Witness J. Bauer

Owner _____

Mark Ryder
TRACT A1
MARK RYDER
3336 MEANDER WAY
JUNEAU, AK 99801

Witness J. Bauer

Owner _____

Amanda Ryder
TRACT A1
AMANDA RYDER
3336 MEANDER WAY
JUNEAU, AK 99801

STATEMENT OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT AND CONVEY THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED AND THAT WE HEREBY ADOPT AND CONVEY THIS FILING OF THE PLAT WITH OUR FREE CONSENT.

Date 9-19, 2005

Witness J. Bauer

Owner _____

Nancy Duhaime
TRACT A2
FOREST GLEN CONDOMINIUM ASSOC.
PRES.: NANCY DUHAIME

Witness J. Bauer

Owner _____

Mary DeLaCruz
TRACT A2A
FOREST GLEN CONDOMINIUM ASSOC.
SEC.: MARY DeLACRUZ

NOTARY'S ACKNOWLEDGMENT:

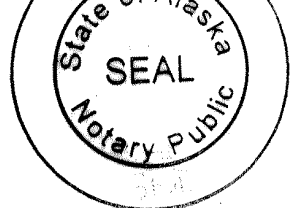
UNITED STATES OF AMERICA)
STATE OF ALASKA) S.S.

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF SEPTEMBER, 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

KIMBERLY KIEFER

TO ME KNOWN TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



Notary Public for Alaska _____

My Commission Expires 05-01-07

NOTARY'S ACKNOWLEDGMENT:

UNITED STATES OF AMERICA)
STATE OF ALASKA) S.S.

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF SEPTEMBER, 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

STEVE GILBERTSON

TO ME KNOWN TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



Notary Public for Alaska _____

My Commission Expires 05-01-07

NOTARY'S ACKNOWLEDGMENT:

UNITED STATES OF AMERICA)
STATE OF ALASKA) S.S.

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF Sept., 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

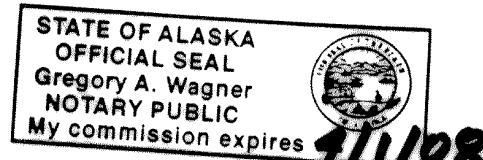
mark Ryder
Amanda Ryder

TO ME KNOWN TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska _____

My Commission Expires 9/1/08



NOTARY'S ACKNOWLEDGMENT:

UNITED STATES OF AMERICA)
STATE OF ALASKA) S.S.

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF Sept., 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

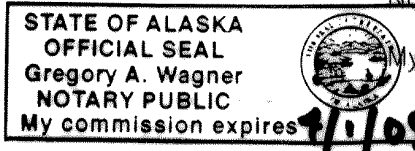
Nancy Duhaime
Mary DeLaCruz

TO ME KNOWN TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska _____

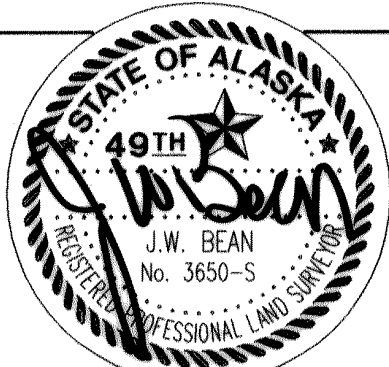
My Commission Expires 9/1/2008



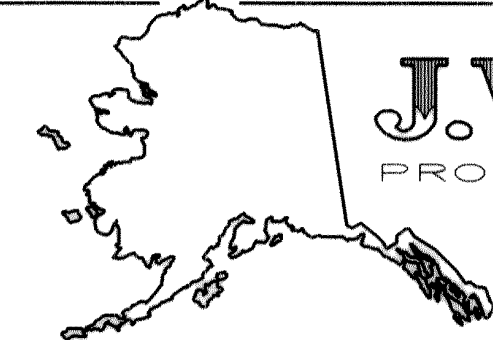
CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4, COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date 9-10-05



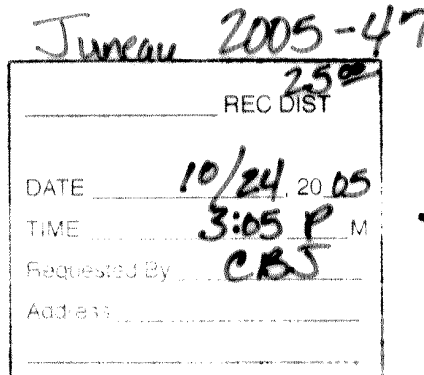
	DRAWN BY: GDM Graphics
	CHECKED BY: J.W.B.
	DRAWING DATE: 9-07-2005
	FIELD BOOK:
	SCALE: AS SHOWN
	JOB No.: 12082-RYDER-PLAT
REVISED:	GRID



J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER

NOTES:

1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
3. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESIS. MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESIS.



SHEET 2 OF 2

A PLAT OF
TRACT A2A, U.S.S. 1900,
AND
TRACT A1, BLOCK G & LOT 9A, BLOCK D,
BELLEVIEW SUBDIVISION
A RE-PLAT OF
TRACT A2, U.S.S. 1900,
AND
TRACT A, BLOCK G & LOT 9, BLOCK D,
BELLEVIEW SUBDIVISION
JUNEAU RECORDING DISTRICT
CITY & BOROUGH OF JUNEAU, ALASKA

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

CERTIFICATION OF PAYMENT OF TAXES

I, the undersigned, being duly appointed, qualified Deputy Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

FOREST GLEN CONDO ASSOCIATION

Current Owner

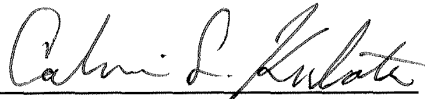
FOREST GLEN CONDO

Description

1-D05-0-L40-000-0

Parcel Code Number

and that, according to the records in my possession, all taxes assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current 2005 taxes due on or before September 30, 2005, have been paid. There does exist LIDs on several of the individual condo units within the association, however, since they are not being changed, they have no effect on the issuance of this tax certificate.



Calvin L. Kubota, Deputy Treasurer

October 19, 2005

Date

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

**CERTIFICATION OF PAYMENT OF TAXES
AND SPECIAL ASSESSMENTS**

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

Ryder, Mark & Amanda

Current Owner

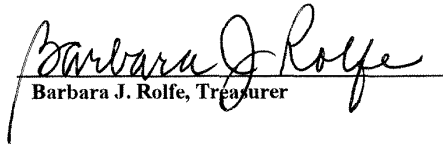
Bellevue BL G TR A

Description

1-D05-0-L12-001-1

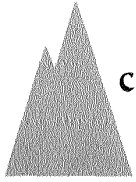
Parcel Code Number

and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 2005, due on or before September 30, 2005, have been paid.


Barbara J. Rolfe, Treasurer

October 6, 2005

Date



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

CERTIFICATION OF PAYMENT OF TAXES

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

CBJ

Current Owner

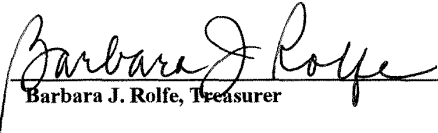
USS 3853 L 1 FR

Description

1-D05-1-100-001-0

Parcel Code Number

and that, according to the records in my possession, there are no taxes assessed against said lands as these lands are owned by the City and Borough of Juneau, which is a tax exempt entity.


Barbara J. Rolfe, Treasurer

October 6, 2005

Date

**CITY/BOROUGH OF JUNEAU**
ALASKA'S CAPITAL CITY**CERTIFICATION OF PAYMENT OF TAXES**
AND SPECIAL ASSESSMENTS

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

CBJ

Current Owner

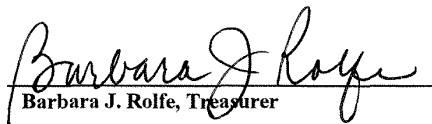
Bellevue BL D L 9

Description

1-D05-0-L09-009-0

Parcel Code Number

and that, according to the records in my possession, there are no taxes assessed on this parcel due to the owner being a tax exempt entity; and any special assessments assessed against said lands and in favor of the City and Borough of Juneau have been paid in full.


Barbara J. Rolfe, Treasurer

October 6, 2005

Date

JUNEAU RECORDING DISTRICT
BEFORE THE CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION

Page 1 of 2

In the matter of the petition of Mark E. Ryder

The Vacation of a portion of a Certain Right-Of-Way, DAVID STREET

1. A portion of SOUTHEAST END OF DAVID STREET, IN U.S.S. 1900, TRACT A2
2. A portion of BELLEVIEW BLOCK G, TRACT A

Juneau, Alaska

File No. SUB2004-00033

ORDER OF STREET VACATION

1. WHEREAS, the petition by Mark E. Ryder and Amanda Ryder, 3336 Meander Way, Juneau, Alaska, 99801, for the vacation of a portion of a certain right-of-way known as DAVID ST, ON THE SOUTHEAST END OF DAVID STREET, IN U.S.S. 1900 TRACT A2; more particularly described as follows:

Beginning at corner 3 of U.S.S. 1900 thence along southwest line of U.S.S. 1900 and northeasterly line of U.S.S 3853, S43°35'07"E, 137.07 feet; thence continuing along said line of U.S.S 1900, S42°28'52"E, 22.97 feet; thence N29°20'03"W, 164.25 feet to the common line of U.S.S. 1900 and the Bellevue Subdivision at David Street; thence S47°37' 30"W, 40.00 feet to the point of beginning contains 3,200 square feet (0.07 acres)

2. WHEREAS, the petition by Mark E. Ryder and Amanda Ryder, 3336 Meander Way, Juneau, Alaska, 99801, for the vacation of a portion of a certain right-of- way known as DAVID STREET, as shown on Plat No. 88-38, more particularly described as follows:

Beginning at corner 3 of U.S.S. 1900 thence along a line beginning N47°37'30"E, a distance of 1.94 feet; thence N34°54'01"W 181.82 feet; thence N47°44'00"E, 6.0 feet; thence S35°08"W, 80.62 feet; thence S47°57'44"E, 100.75 feet; thence S47°37'30"W, 29.18 feet, to the point of beginning. Also include temporary cul-de-sac with a radius of 50.0 feet and a length of 109.86 feet. Contains 2,297 square feet (0.05 acres) with temporary cul-de-sac is 3,922 square feet (0.09 Acres).

Was considered by the Planning Commission of the City and Borough of Juneau, at public Hearing on June 7, 2005, and

WHEREAS, upon conclusion of the hearing, it was found and determined that vacation of the aforesaid portion of right-of-way should be granted, now, therefore.

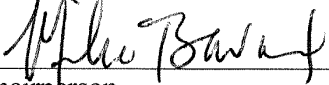
IT IS HEREBY ORDERED that the above described rights-of-way be vacated, as shown on the approved plat known as "A Plat of Tract A2A, U.S.S. 1900, and Tract A1, Block G and Lot 9A, Block D, Bellevue Subdivision."

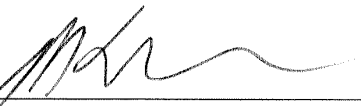
ACCOMPANYING THIS Order and

IT IS FURTHER ORDERED that upon filing of this Order and the accompanying plat in the office of the Juneau District Recorder, the plat of re-subdivision shall be the lawful plat of the land area affected.

Dated at Juneau, Alaska, the 8th day of September, 2005

CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION

BY 
Chairperson

BY 
Clerk

When recorded, return to:

City and Borough of Juneau
Community Development Department
155 South Seward Street
Juneau, AK 99801

JUNEAU RECORDING DISTRICT
BEFORE THE CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION

Page 1 of 2

In the matter of the petition of Mark E. Ryder and Amanda Ryder
The Vacation of a portion of a Certain Right-Of-Way, JOHN STREET
The 50.0' CUL-DE-SAC WITHIN U.S. SURVEY 3853, LOT 1, on PLAT NO. 88-38
Juneau, Alaska
File No. SUB2004-00033

ORDER OF STREET VACATION

WHEREAS, the petition by Mark E. Ryder and Amanda Ryder, 3336 Meander Way, Juneau, Alaska, 99801, for the vacation of a 50.0' CUL-DE-SAC WITHIN U.S. SURVEY 3853, LOT 1, on PLAT NO. 88-38, JUNEAU, ALASKA, City and Borough of Juneau, Alaska, First Judicial District, State of Alaska; more particularly described as follows:

Beginning at a point which is the south corner, Belleview Subdivision, the Point of beginning bears N42° 16'00" W, 160.28 feet; thence to the southeast along a curve with a delta of 180°00'00", and a length of 157.08 feet, and a radius of 50.00 feet, thence S42°16'00"E, 100.00 feet. Contains 3,926.0 square feet, (0.09 Acres).

Was considered by the Planning Commission of the City and Borough of Juneau, at public Hearing on June 7, 2005, and

WHEREAS, upon conclusion of the hearing, it was found and determined that vacation of the aforesaid portion of right-of-way should be granted, now, therefore.

IT IS HEREBY ORDERED that the above described right-of-way be vacated, as shown on the approved plat known as a "A Plat of Tract A2A, U.S.S. 1900, and Tract A1, Block G and Lot 9A, Block D, Belleview Subdivision"

ACCOMPANYING THIS Order and

IT IS FURTHER ORDERED that upon filing of this Order and the accompanying plat in the office of the Juneau District Recorder, the plat of re-subdivision shall be the lawful plat of the land area affected.

Dated at Juneau, Alaska, the 8th day of September, 2005

CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION

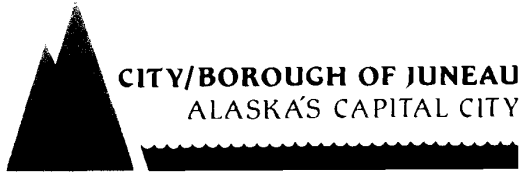
BY Walter Barakat
Chairperson

BY [Signature]
Clerk

Total number of rows is 4



	Application Number	PSTATUS	Permit Type	Location	Permit ID	Approval Description
1	CSP20140009	Withdrawn	CSP	JOHN ST	2003714	Waterline easement through city property as part of a multi-family housing project.
2	VAR2006-00026	Approved	ZZHIST-VAR	JOHN ST	81879	Installation of water main within 330' of an eagle nest on CBJ property.
3	SUB2005-00026	Approved	ZZHIST-SUB	JOHN ST	60910	Lot line adjustment of four parcels in conjunction with a partial vacation of the David St. ROW under SUB2004-00033.
4	CSP2006-00004	Approved	ZZHIST-CSP	JOHN ST	45801	City project review of West Juneau Water Improvements.



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: June 14, 2006

File No.: CSP2006-00004

Karen Pallenberg
CBJ Engineering,
155 S. Seward St.
Juneau, AK 99801

Application For: City Project Review of West Juneau Water Improvements

Legal Description: USS 3853 LT 1 FR; USS 3853 LT 1 FR; USS 3853 LT 1 FR

Parcel Code No.: 1-D05-1-100-001-0; 3-D05-0-100-002-0; 3-D05-0-100-002-1

Hearing Date: June 13, 2006

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated and recommended in favor of construction of a water main and related improvements to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

Enforceable Condition:

A Variance request to allow development within 330' of a bald eagle nest on public property must be granted by the Board of Adjustment for this recommendation to stand. A modification to Title 49 allowing the development within 330' of eagle nests on public property would also allow this recommendation to stand.

Advisory Condition:

A wetlands determination by the USACOE and any required wetlands fill permits acquired for the proposed project prior to commencing work in wetlands areas. Any work in or near wetlands units must comply with the BMPs at §49.70.1080(b)(7):

Best Management Practices:

Best Management Practices are required for development on any wetland. The conditions set forth in this subsection will be prescribed for all wetland developments. The Wetland Review Board may prescribe further conditions based on its analysis of individual projects for Category C and D wetlands and comments received during the wetlands permit review process.

- (A) There shall be no work in the stream bed or that would adversely impact the stream during egg incubation or out-migration of salmon smolts.
- (B) Filtration curtains shall be used to protect streams from turbidity due to adjacent soil disturbance activities.

155 So. Seward Street, Juneau, Alaska 99801-1397

- (C) Existing wetlands vegetation shall be stripped in mats and repositioned over regraded soil.
- (D) The amount of fill shall be restricted to the minimum amount necessary to achieve stated project purposes.
- (E) Hydrology surrounding the discharge site shall be maintained with the use of culverts, if necessary. Activities shall not adversely impact adjacent wetlands by causing ponding, drainage, siltation or inadvertent fill.
- (F) All discharge material shall be free from toxic pollutants in toxic amounts as defined by state law.
- (G) Erosion at the construction site shall be controlled through revegetation and other appropriate means. Exposed soils shall be revegetated within one year.
- (H) All work must be completed within three years of issuance of the wetlands permit.

Attachments: May 30, 2006 memorandum from Ben Lyman, Community Development to the CBJ Planning Commission regarding CSP2006-00004.

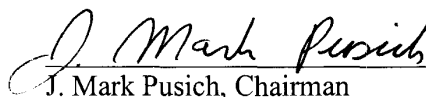
This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

This notice constitutes a final recommendation of the CBJ Planning Commission.

Effective Date: The recommendation is effective upon approval by the Commission, June 13, 2006.

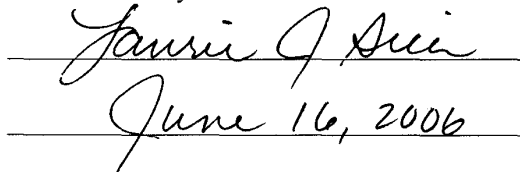
Project Planner: _____

Ben Lyman, Planner



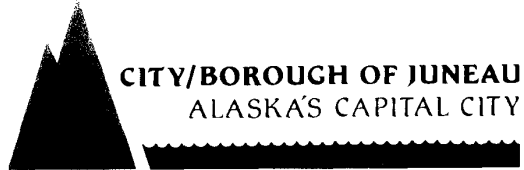
J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk


June 16, 2006

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: June 14, 2006

File No.: VAR2006-00026

Karen Pallenberg
CBJ Engineering
155 South Seward
Juneau, AK 99801

Application For: Installation of water main within 330' of an eagle nest on CBJ property.

Legal Description: USS 3853 LT 1 FR

Parcel Code No.: 1-D05-1-100-001-0

Hearing Date: June 13, 2006

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 30, 2006 and approved the Variance to be conducted as described in the project description and project drawing submitted with the application and with the following condition:

1. If, during the period from March 1 to August 31, eagles are observed in the nest, and construction is to take place within 330 feet of the nest tree, or if blasting is to take place within 0.5 miles of the nest tree, no such construction or blasting may occur unless CDD staff, in consultation with qualified USF&WS personnel, approves a plan to avoid impacts while operations continue.

Attachment: May 30, 2006 memorandum from Ben Lyman, Community Development to the CBJ Board of Adjustment regarding VAR2006-00026.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission/Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ Sec. 49.20.120).

155 So. Seward Street, Juneau, Alaska 99801-1397

Karen Pallenberg
File No.: VAR2006-00026
June 14, 2006
Page 2 of 2

Effective Date: The permit is effective upon approval by the Commission.
June 13, 2006

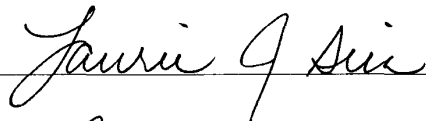
Expiration Date: The permit will expire 18 months after the effective date or December 13, 2007, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Ben Lyman, Planner


J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk


June 16, 2006

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

January 26, 2026 at 5:00 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Members Present: Chair Alicia Hughes-Skandijs, Paul Kelly, Neil Steininger, Maureen Hall

Additional Assembly Members Present: Mayor Weldon, Christine Woll

Liaisons Present: Paulette Schirmer, PRAC liaison; Lacey Derr, Planning Commission liaison

Liaisons Absent: Jim Becker, Docks & Harbors Board liaison

Staff Present: Dan Bleidorn, Lands Manager; Alexandra Pierce, Visitor Industry Director

Members of the Public Present: Liz Perry, President & CEO Travel Juneau

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES

1. December 1, 2025 Draft LHED Minutes – approved as presented

F. AGENDA TOPICS

1. Douglas Island Development LLC Request to Purchase City Property

Mr. Bleidorn discussed this topic. Mr. Kelly asked why this is currently zoned D5, and why they think that it would be eligible to be elevated to D18. Mr. Bleidorn replied that this is part of a really large track, that is D5 zoning which makes sense given the size. It was probably set up originally to think about how that lot would be subdivided in the future and some would remain D5. Chatting with the CDD Director about this zone change, and it seems very practical, this small piece is surrounded by D18 on the road system, so the fact that it didn't have that direct connection to the road system is probably why it ended up in the D5. It seem like a good candidate for a lot consolidation, and being added to that property that is currently D18 zoning, it seems like a good candidate for that rezone.

Ms. Hall asked about the right-of-way, point out on the map how that would affect the adjacent city-owned property, or if it would, or do they have an existing right-of-way to that portion? Mr. Bleidorn brought up the map to point it out and replied that if this right-of-way was to continue through this we wouldn't want it to be part of their property, it sets the city up to be able to continue that right-of-way in the future and maybe head to the other privately owned property in the future, there's some utilities that could run under it and it would be part of this property here in the future. They would use the existing right-of-way and access the entire lot through a driveway. It doesn't prevent the city from extending the right-of-way in the future. There is some potential with this larger piece of property where we don't want to cut any right-of-way off, and this was a neat little square that they could add onto their property to increase the number of units that could possibly be built there.

Mr. Kelly asked if that right-of-way would be large enough to meet the needs of any emergency services for D18. Mr. Bleidorn replied that he believes it is and knows that it is wide enough for it but not certain if it's built to the current standards for that, but if this moves forward, if they do anything on their existing lot, even without this, that building permit process is going to highlight the need for

infrastructure improvements there. If we receive a motion this evening and we start to take it towards the Planning Commission, they're going to be asking questions related to the consolidation of this property and the acquisition, but they're also going to be requesting information on the type of thing they're planning on building to get the ball rolling for those types of building permits.

Ms. Hall moved that the Lands Housing and Economic Development Committee forward this application to the Assembly with a motion of support for working with the original proposer for the negotiated sale of City Property. Motion passed unanimously.

2. AT&T request to lease CBJ property at Dimond Park

Mr. Bleidorn discussed this topic. Mr. Kelly asked about the building plans, they're planning on building an underground conduit that would house their cables, would it also house ours, or would we still have access to be able to maintain everything that we needed without going through them? Mr. Bleidorn replied that they're going to have a small underground conduit that would be for their infrastructure. Our electric would remain but wouldn't go through that location, and the city would still be responsible for changing light bulbs because the communications tower would be incorporated into one of the light poles over the fields. There's still a lot of work that would need to be done on this through the Planning Commission and the Permitting Department; we would begin evaluating a lot of that if it moves forward.

Mr. Kelly moved that the Lands Housing and Economic Development Committee provide a motion of support to further consider this proposal through direct negotiation with the original proposer. Motion passed unanimously.

G. STAFF REPORTS

1. Travel Juneau Update

Ms. Pierce and Ms. Perry from Travel Juneau discussed this topic. Mr. Steininger noted that it wouldn't involve any kind of budgetary changes with the grant that we give Travel Juneau, so it just would come in the form of maybe rewriting the MOU that we have with them and formalizing it, but ultimately, nothing changes about their operations, it just makes it clear that they are invited to some parties. Ms. Pierce replied that it is an excellent characterization.

Mr. Kelly wanted more specificity on what types of events we would be inviting them to, because he thinks it's important that Travel Juneau stay in the lane. It keeps them more defensible to keep them in the lane, that they are here to bring independent travelers that end up bringing us a lot of more revenue than the typical individual cruise ship passenger. Cruise ship passengers also represent future independent travelers, potentially, and so I can get behind supporting that. Is the intent for Travel Juneau to attend these events to try to get more of these cruise ship passengers and convert them into independent travelers, or would you be able to speak a little bit more to that? Ms. Pierce replied that Travel Juneau, again, is a Destination Management and Marketing Organization (DMMO). So, while the Assembly has provided directive on how they market, they are partially funded through marine passenger fees, and they perform cruise industry functions in our community. Things like the first ship event, plaque and key ceremonies, and also just Travel Juneau's role within the community as an organization that we look to for visitor industry expertise, they should be able to weigh in and discuss our visitor industry as a whole. That doesn't necessarily mean that we're asking them to market to the cruise industry. Other Alaskan communities' DMMOs do market to the cruise industry, but the assembly has been pretty clear they don't want Travel Juneau to do that. I do think that it's appropriate, given their management function and their role in the community, that there not be this kind of hardline distinction where, "oh, this is cruise-related, we can't be part of it", it creates a bit of a messy situation that is kind of avoidable. This isn't necessarily related to their marketing function, it's more related to their management function and their role in the community.

Ms. Woll was curious about some of the conversations a while ago that led to the MOU between us and Travel Juneau being rewritten and didn't remember getting into meetings where we don't want them in. I feel like the direction has been clear, and I would trust Travel Juneau and staff, if necessary, to figure out what those lines are to represent our interests, but am I wrong, has the assembly come to you, or come to Travel Juneau and said, why is Travel Juneau here versus there. Ms. Pierce replied that no current assembly members have come to her in the past with that. That has been the interpretation by Travel Juneau and staff, and without going back into where and when that deviation was made I think the point of why I'm here tonight to have this conversation is more to highlight the management function that Travel Juneau is performing for us, and hope to open the door for exactly what you're saying, that Travel Juneau and staff can interpret the MOA to allow Travel Juneau to play a role in the community that represents the visitor industry as a whole, recognizing that we want their marketing function to be focused on independent visitors.

Mayor Weldon wanted to reiterate what Director Pierce is saying. In the past, Ms. Perry has not felt that she should be going to the first cruise ship opening, because other assembly members have said, "what are you doing here, you are just independent travelers." I wanted to say that I think the focus needs to remain on independent travelers, especially our conventions, but a lot of our independent travelers are people that have been on the cruise ships and are coming back to see our great city that we love so dearly. It needs to be acknowledged that we could try and keep their marketing to just independent travelers, but we know a lot of the cruise ship people are looking at all their websites and all their social media, so it's just more of an acknowledgement that this is occurring. I don't think their budget should change, as Mr. Steiner noted, but I do think this allows us to potentially use marine passenger fees a bit more instead of hotel bed tax, if the function changes slightly. I'm also hoping that, perhaps with this move, then we can look at some of our other entities and see if we're duplicating services, we've been talking about that quite a bit, about not duplicating services between some of our partnering entities.

Chair Hughes-Skandijis commented that she appreciates the explanation and as a current assembly member certainly have brought it up with staff, including Ms. Pierce, in terms of stand-alone incidents. I think it's important that when we have an MOA, then the MOA is spelled out, and like, so many things that we have with people, then we just trust staff and the entities that have the MOAs to interpret that, without getting into the weeds of specific, "they can go here, but they can't go here." I think that's best practice, and I will certainly agree with that. Anything more specific than that, then I think, it would be helpful to have a memo or something that is specific to that would be appreciated, just because that's not part of what we have here tonight. Thank you for clarifying the difference between that the management and marketing organization versus as far as a trend.

Ms. Woll asked about the challenges with people getting transported out to the Glacier Visitor Center and the impact on our local infrastructure, or buses. We've done a lot of work to address that. I think that's been largely successful, but how is those folks greeting visitors, dealing with that issue? Are you directing people to our buses? Are you letting them know that that's a community concern? I know it's cheaper for people, but they do have to walk a long ways. Ms. Perry replied that we train all of our staff, at the visitor centers and give them talking points. We keep information about the bus system as well as other opportunities and other ways to get out to the Glacier Visitor Center handy. It is a top question that we get, Capital Transit is a public service, so we're not going to refrain from handing that information over, but we are always very careful to let visitors know what the risks are in taking public transit out to that last stop. We tell them how long it's going to take, and how much of their day is going to get eaten up, basically, riding the bus. Some folks, that's what they're there for, that's the one thing that they want to do, and that's fine, but I do feel that we're working with Capital Transit, the City, and

with the Glacier Visitor Center to try to limit the number of people who are taking the bus by just making people aware of what they're in for when they step off the vehicle.

Chair Hughes-Skandijs commented that thinking ahead to the budget, we will have that conversation when it is that time, and maybe we can have additional conversations outside of that, you mentioned that, and I appreciate you thinking of that, these are all the sorts of partners that have been good partners to us that I think will be a difficult part of the conversation.

2. Mendenhall Valley Air Quality Program Staff Report

Mr. Bleidorn discussed this topic. Mr. Kelly was noticing that during the last air emergency called in December, it was during a particularly cold time and understand that it is in CBJ code that homes must have a secondary heat source. They can't have a fireplace or woodstove as their sole heating source normally, but maybe somebody's normal heating source might break down. I'm wondering if when we put out that notice and we say, please don't burn anything in your fireplace, is there any exception that might be made for people whose normal heating system might be down at that time. Mr. Bleidorn replied that if we call an air emergency and somebody reaches out to our office and they say that their primary heating source is non-functioning, and they're working on fixing it, we would probably work with them to provide them with some type of exception to the code. It would likely involve proof that they're having it serviced, and I think there's a maximum of a 3-day window. It would depend on having the proof and the information. I'll also add that you mentioned this in your question, that city code states that homes have to have a source of heat that's not combustion-based, so it would be another type of furnace as their primary use. The air emergency in December lasted just about a day, it's always the clear, cold, still days. It's the days when an air inversion can form in the Mendenhall Valley, where there's this lens of warm air. Usually, as you rise in elevation, air gets colder. You go up at Eaglecrest, it's snowing and it's raining down here. An air inversion sets up in the Mendenhall Valley when there's this lens where the air gets warmer at a higher elevation and then gets colder again, and that lens acts to trap all those pollutants at ground level. Those lenses only form when it's very clear, very cold, and very still. It happens to be some of the days when we have wind warnings downtown where the valley is very stagnant. It's unfortunate that the time when the environmental conditions set up or we have pollution problems are also the days that are the coldest and the clearest.

Ms. Hall asked, with more and more people installing heat pumps, are you noticing any difference in fewer air emergencies, or is anyone collecting data on that? Mr. Bleidorn replied that this winter has been seeming to be colder, and it doesn't seem to be less snowy, but the past few years, weather conditions have been such that when we've had those cold stretches, there's also been a little bit of wind. It's hard to tell if it's just seasonal variations or some type of pattern that's happening. There's no indication that the number of air emergencies is going down based on air source heat pumps or anything like that, but I do know that over the last 15 to 20 years with wood stove permitting, you have to have a certified wood stove, it's cleaner than stoves were even just a couple decades ago, it's amazing to think that the cleanliness of the stoves is also increasing.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Ms. Schumer from PRAC gave an update that they had a meeting since the last time we met, and we discussed discuss Trail Mix and the things going on there, as well as that easement application and our capital improvement plan. I would like to invite everybody to the Mendenhall Library, where we will be discussing and having open forum on Jackie Renninger Park, which is the skate park. And that is from 6 to 8 p.m. Wednesday the 28th in the big public library, large conference room.

I. NEXT MEETING DATE – February 23, 2026

J. ADJOURNMENT – 5:42pm



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: CDD Building Division

STAFF PERSON/TITLE: Jeff Hedges, Building Official

DATE: 07/15/26

APPLICANT: Dan Bleidorn, CBJ Lands and Resources Manager

TYPE OF APPLICATION: Property Acquisition / Disposal (PAD)

PROJECT DESCRIPTION:

Applicant Requests a Property Disposal Review for the Disposal of Approximately 0.44 Acres of City & Borough of Juneau-owned Land.

LEGAL DESCRIPTION: USS 3853 LT 1 FR

PARCEL NUMBER(S): 1D0511000010

PHYSICAL ADDRESS: Unaddressed

SPECIFIC QUESTIONS FROM PLANNER:

N/A

AGENCY COMMENTS:

The Building Division has no comments or concerns with PAD20260002.



Outlook

[PAD20260002] Request for Comment

From Brandon Robinson <Brandon.Robinson@juneau.gov>

Date Wed 7/15/2026 1:27 PM

To Jenny Smith <Jenny.Smith@juneau.gov>

Cc General Engineering <General_Engineering@juneau.gov>

 2 attachments (4 MB)

Agency Comments Form - GE.docx; PAD20260002_Application Packet.pdf;

Hi Jenny!

Please find the comment form and application attached for any commentary you would like to provide on this property disposal case. If you could have comments to me by August 3rd, it would be appreciated.

Best regards,
Brandon

Brandon Robinson | Planner II

Community Development Department | City & Borough of Juneau, Alaska

Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building

Office: (907) 586-0753; Extension 4139



Outlook

Re: [PAD20260002] Request for Comment

From Theresa Ross <Theresa.Ross@juneau.gov>

Date Wed 7/29/2026 3:27 PM

To Brandon Robinson <Brandon.Robinson@juneau.gov>

The only thing I would add is they will have to meet the requirement for hydrants and if they exceed the 30-dwelling unit requirement they will have to provide a secondary access and depending on length of access possibly a turn around.

Thank you

Theresa Ross

Deputy Chief of Fire Prevention

Capital City Fire Rescue

820 Glacier Ave, Juneau AK 99801

907-586-5322 ext. 4323



From: Brandon Robinson <Brandon.Robinson@juneau.gov>

Sent: Wednesday, July 29, 2026 3:13 PM

To: Theresa Ross <Theresa.Ross@juneau.gov>

Subject: Re: [PAD20260002] Request for Comment

Ok! Sorry about that, hope this fixes it 😊

Brandon Robinson | Planner II

[Community Development Department](#) | City & Borough of Juneau, Alaska

Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building

Office: (907) 586-0753; Extension 4139

From: Brandon Robinson <Brandon.Robinson@juneau.gov>

Sent: Wednesday, July 15, 2026 1:28 PM

To: Theresa Ross <Theresa.Ross@juneau.gov>

Subject: [PAD20260002] Request for Comment

Hi Theresa,

Hope this finds you well—

Please find the comment form and application attached for any commentary you would like to provide on this property disposal case. If you could have comments to me by August 3rd, it would be appreciated.

Best regards,
Brandon

Brandon Robinson | Planner II

Community Development Department | City & Borough of Juneau, Alaska

Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building

Office: (907) 586-0753; Extension 4139



Outlook

[PAD20260002] Agency Comment Question and Potential Request

From Brandon Robinson <Brandon.Robinson@juneau.gov>

Date Wed 7/15/2026 1:30 PM

To Dan Bleidorn <Dan.Bleidorn@juneau.gov>

 2 attachments (4 MB)

Agency Comments Form - Lands.docx; PAD20260002_Application Packet.pdf;

Hi Dan,

Hope this email finds you well—

I know you are the applicant on this case in this particular scenario, but I was unsure of whether I should also reach out to you for a formal agency comment (other than what is in your memo) if you would like to provide anything additional/different.

Please find attached the application and agency comment form if you would like to provide any additional thoughts on the disposal.

Very best regards,

Brandon

Brandon Robinson | Planner II

Community Development Department | City & Borough of Juneau, Alaska

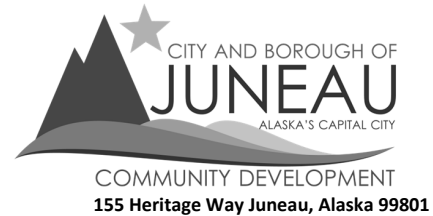
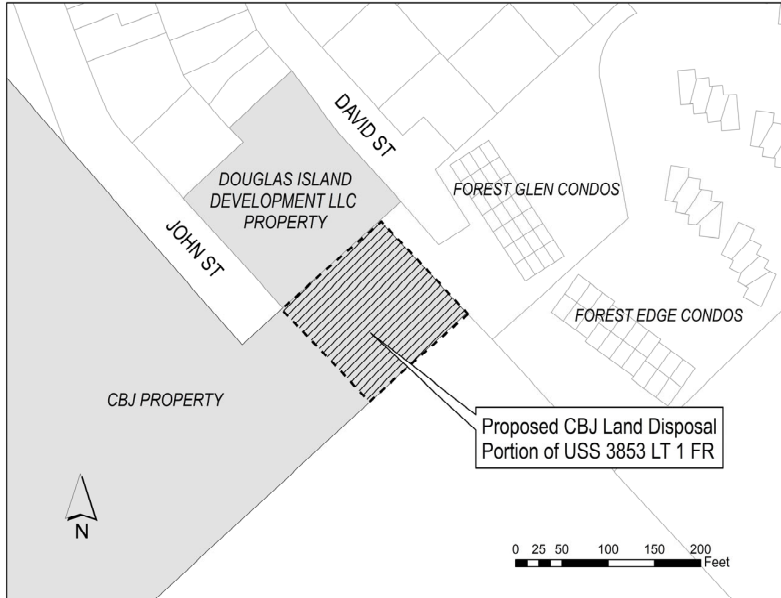
Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building

Office: (907) 586-0753; Extension 4139

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A Property Disposal Review has been submitted for consideration and public hearing by the Planning Commission for the **disposal of approximately 0.44 acres of City and Borough of Juneau-owned land in a D-5 zone.**

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **August 17, 2026** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through August 3	August 4	noon, August 21	HEARING DATE & TIME: 6:00 pm, August 25	August 26
Comments received during this period will be sent to the Planner, Brandon Robinson , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.		This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86847221296 and use the Webinar ID: 868 4722 1296 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.
FOR DETAILS OR QUESTIONS,				
Phone: (907)586-0753 ext. 4139				
Email: pc_comments@juneau.gov or Brandon.Robinson@juneau.gov				
Mail: Community Development, 155 Heritage Way, Juneau AK 99801				
Printed July 15, 2026				
			Case No.: PAD2026 0002 Parcel No.: 1D0511000010 CBJ Parcel Viewer: http://epv.juneau.org	



FW: PAD 2026 0002

From PC_Comments <PC_Comments@juneau.gov>

Date Mon 7/27/2026 11:31 AM

To Brandon Robinson <Brandon.Robinson@juneau.gov>

Nicolette Chappell | Administrative Coordinator

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0715 ext. 4120 | **Web:** www.juneau.org



From: Martina Kallenberger <martina.jnu.ak@gmail.com>

Sent: Monday, July 27, 2026 10:57 AM

To: PC_Comments <PC_comments@juneau.gov>

Subject: PAD 2026 0002

You don't often get email from martina.jnu.ak@gmail.com. [Learn why this is important](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

I am writing in regard to the property disposal review for the disposal of approximately .44 acres of CBJ land in a D-5 zone. I am concerned over additional traffic in an already densely populated neighborhood. If the parcel is sold and developed, will the housing be accessed via David Street or will John Street be extended?

Thank you for any information that you can provide.

Sincerely, Martina Kallenberger

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
6:00pm
Meeting Date: 8/25/26

1. PAD2026 0002:

- a. Public comment: Judith Cavanaugh, received 8/20/26

2. Planning Commission Variance Training:

- a. PowerPoint Presentation: CBJ Law Department, received 8/21/26

From: Judith Cavanaugh <jcavanaugh@gci.net>
Sent: Thursday, August 20, 2026 9:15 PM
To: PC_Comments; Brandon Robinson
Subject: Case No. PAD2-26 0002, Parcel No. 1D0511000010

[You don't often get email from jcavanaugh@gci.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Planning commissioners and Planning Committee Members,

I am writing to express concern regarding the disposal by CBJ of this parcel of land in West Juneau. My concerns are several.

The property is frequented by deer, there is an eagle's nest, and black bear also come through this area. On a busy hillside, it is an area of green that adds more beauty to our neighborhood.

Another concern relates to the access it will provide to the future development of the parcel next to it into multi-family dwellings, and how that property will be accessed.

From what I can tell from the CBJ Community Development website, there is reference in your notes that access to the property will be done through David Street.

David Street is a short street after Simpson diverts from it, consisting of 2 apartment buildings, 3 townhomes, and two condominium buildings, Forest Glen, which is directly below the parcel to be developed, and the Forest Edge Phase 2 building, which is the parcel adjacent to that, likely to be developed next. Just where will a street or road be placed to access this parcel?

I live in Forest Edge condominiums, which has been my home for more than 20 years. I am also on the Board of our condo association.

As/if the property above us, on the very steep hillside, is developed, I have great concern related to how the drainage will be handled, and how it will impact our buildings and our land. As a condo association, we have spent hundreds of thousands of dollars over the past 20 years stabilizing our buildings, building retaining walls, and directing water run-off to protect our homes on this steep hillside. We do not want development higher on the hillside to cause damage to, or impact our property in any negative way.

My concern is that this is the first step to that development. I believe that there needs to be a plan that considers the impact of this access to the future development on all property that lies lower on the hillside, and how this will impact both Forest Glen and Forest Edge property.

From what I have observed, too often in Juneau, hillsides have been clear-cut and then left to later figure out the plan for developing them was not going to work, or not clearly planned for, and the results have been poor, at best.

Please, look at the big picture and make sure that the impacts of granting this “disposal of approximately 0.44 acres” of CBJ owned land in a D-5 zone are going to be good for the neighborhood, good for the wildlife, good for the community going forward.

I understand the huge need for affordable housing in Juneau, but please don’t let the building of new housing harm the property of current landowners and taxpayers of Juneau.

I know there will be an opportunity to comment on this as the property development is proposed, and you will hear more from me, but I urge you to look at the big picture now, and consider that when you consider approving the disposal of this parcel.

Sincerely,

Judy Cavanaugh
2521 David Street
Juneau, AK 99801
907-209-3733

Planning Commission Variance Training 2026

CBJ LAW DEPARTMENT

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Variances

49.20.200

Pursuant to this article, a variance may be granted to provide an applicant relief from the requirements of this title. A variance is prohibited from varying any requirement or regulation of this title concerning the use of land or structures, housing density, lot area, requirements in chapter 49.35, or requirements in chapter 49.65. Applications for prohibited variances shall not be accepted for filing or shall be rejected by the director.

49.20.250 Variance standards

(a) Administrative variances.

(1) An administrative variance may be granted to allow projections not to exceed 25 percent of the yard setback requirements of this title or two feet, whichever is less, upon the director determining the following:

(A) Enforcement of the setback ordinance would result in an unreasonable hardship;

(B) The grant of the variance is not detrimental to public health, safety, or welfare; and

(C) The grant of the variance is narrowly tailored to relieve the hardship.

(2) An administrative variance decision by the director may be appealed if a notice of appeal is filed within 20 days of the date the decision is signed by the director, in accordance with section 49.15.239.

49.20.250 Variance standards continued

(b) Non-administrative variances.

(1) A variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the planning commission has determined that:

(A) Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property;

(B) The unusual or special conditions of the property are not caused by the person seeking the variance;

(C) The grant of the variance is not detrimental to public health, safety, or welfare; and

(D) The grant of the variance is narrowly tailored to relieve the hardship.

Overarching Concepts

49.20.250(b)

- **Variance = Permission to violate the law (Title 49)**
- **Variance is an extraordinary request**
- **Variance necessary in only limited circumstances**
 - **Property is physically unique/extraordinary**
 - **Causes hardship and practical difficulties**
 - **Minimum necessary for health/safety/welfare**
- **Variance preserves constitutionality of Title 49**

Nonqualifying Reasons Stated for Variance Application

Artificial or self-created hardship

- Example: Inaccurate measurement = an addition constructed in a setback
 - No basis for variance. *Place* (NJ), *E&F* (Conn.)

Equitable plea

- Examples: Ignorance of law, good faith, subsequent buyer
 - No basis for variance. *Fields* (AK), *Barnes* (NJ)

More profitable use of land

- Example: Reduction of required number of off-street parking spaces to allow for enlarging store building into the existing parking area.
 - No basis for variance. *CBJ v Thibodeau* (AK)

Outcomes of Variance Approvals

CBJ: Continuous variance application may be an indication that Title 49 should be reviewed for deficiencies or updates

- Downtown zoning for Juneau and Douglas
- Parking Waivers

Options if Variance Denied

Applicant:

- Comply with Title 49
- If administrative variance denied by Director – appeal to PC
- Appeal PC decision to the Assembly; appeal Assembly decision to the court system

CBJ:

- Review Title 49 for potential revisions / updates

QUESTIONS for me OR your fellow, more experienced, Commissioners?

