



# Haines Borough

Planning and Zoning

103 Third Ave. S., Haines, Alaska, 99827

Telephone: (907) 766-6401 \* Fax: (907) 766-2716

## LAND USE PERMIT APPLICATION

\$50 Non-Refundable Fee		Permit #	
<b>I. Owner/Authorized Representative</b>			
Name: <b>Brad Ryan</b>	Owner's Contractor (If Any)		
Mailing Address: P.O. Box 1209; Haines, AK 99827	Name: N/A		
Contact Phone: Day Night (907) 314-0648	Haines Borough Business License #:		
Fax: (907) 766-2716	Alaska Business License #:		
E-mail: <b>bryan@haines.ak.us</b>	Contractor's License #:		
	Mailing Address:		
	Contact Phone: Day Night		
	Fax:		
	E-mail:		
<b>II. Property Information</b>			
Property Tax ID #: <b>N/A</b>			
Size of Property: <b>Not-to-exceed 4 acres</b>			
Site Street Address: (If Any) <b>2112 Lutak Road; Haines, AK 99827</b>			
Legal Description: Lot (s) _____ Block _____ Subdivision _____			
<b>OR</b>			
Parcel/Tract _____ Section _____ Township _____ Range _____			
[Attach additional sheets if necessary.] See attached.			
Zoning: <input type="checkbox"/> Waterfront <input type="checkbox"/> Single Residential <input type="checkbox"/> Rural Residential <input type="checkbox"/> Significant Structures Area <input type="checkbox"/> Rural Mixed Use <input type="checkbox"/> Multiple Residential <input type="checkbox"/> Heavy Industrial <input checked="" type="checkbox"/> Waterfront Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Light Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> Mud Bay Zoning District <input type="checkbox"/> Lutak Zoning District <input type="checkbox"/> General Use			
<b>III. Description of Work</b>			
<b><u>Type of Application</u></b> (Check all that apply) <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial 174,240 _____sq. ft. _____seating capacity if eating/drinking establishment <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Church <input type="checkbox"/> Other _____	<b><u>Project Description</u></b> (Check all that apply) <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Change of Use <input type="checkbox"/> Multi-Family Dwelling Total # of Units _____ <input type="checkbox"/> Cabin <input type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure <input checked="" type="checkbox"/> Other <small>Marine Transfer Facility</small>	<b><u>Water Supply</u></b> Existing or Proposed <input type="checkbox"/> None <input type="checkbox"/> Community well <input type="checkbox"/> Private well <input type="checkbox"/> Public Water <input checked="" type="checkbox"/> Other <small>Shared with AMHS</small> _____ (Non-potable) _____	<b><u>Sewage Disposal</u></b> Existing or Proposed <input type="checkbox"/> None <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input type="checkbox"/> Public Sewer <input type="checkbox"/> Pit Privy <input type="checkbox"/> Composting Toilet <input type="checkbox"/> Other _____
Estimate Cost of Work: \$3 million	Land Use Requested For: <u>Marine transfer facility</u>		
(Describe the project, and use additional sheets if necessary)			
Required Attachments: <input type="checkbox"/> Site plan (see Attachment A)			
<input type="checkbox"/> \$50 Non-Refundable Fee (Checks must be made payable to the Haines Borough)			
Per HBC 13.08.100 and 18.60.010, If a property on which a use is proposed is within 200 feet of an existing, adequate public water and/or sewer system, the developer shall be required to connect to the public systems. Failure to connect will result in a minor offense subject to penalties.			

**IV. CERTIFICATION**

I hereby certify that I am the owner or authorized representative of the property described above and that I petition for a land use permit in conformance with all of the provisions in the Haines Borough Code. I also certify that the site plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the proposed use. I also understand that all contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the Haines Borough.

**I am aware that if I begin work prior to receiving permit approval, I may be assessed a penalty fee, as per HBC 18.30.070. I am also aware that my property will be inspected throughout the duration of the permit to calculate percent complete and valuation of improvements.**

\_\_\_\_\_  
Signature (Representatives must provide written proof of authorization)

1/17/19  
\_\_\_\_\_  
Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or authorized representative to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

**Office Use Only Below This Line**

Non-Refundable <b>Application Fee</b> \$ _____  Payment Method: _____  Receipt #: _____  Received By: _____  Date: _____	<table style="width: 100%; border: none;"> <tr> <td style="border: none;"><b>Application is Complete:</b></td> <td style="border: none; text-align: center;">Yes</td> <td style="border: none; text-align: center;">No</td> </tr> <tr> <td style="border: none;">Notified Via:</td> <td colspan="2" style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Notified By:</td> <td colspan="2" style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Date:</td> <td colspan="2" style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Borough Business License # (If applicable)</td> <td colspan="2" style="border: none;">_____</td> </tr> </table>	<b>Application is Complete:</b>	Yes	No	Notified Via:	_____		Notified By:	_____		Date:	_____		Borough Business License # (If applicable)	_____	
<b>Application is Complete:</b>	Yes	No														
Notified Via:	_____															
Notified By:	_____															
Date:	_____															
Borough Business License # (If applicable)	_____															
If application is <b>approved</b> :  Approved By: _____ <div style="text-align: right; margin-right: 100px;">Borough Manager/Designee</div> Permit ID #: _____  Permit Effective Date: _____	If application is <b>denied</b> :  Denied By: _____ <div style="text-align: right; margin-right: 100px;">Borough Manager/Designee</div> Reason: _____  Date: _____															

Notice of Right to Appeal: All decisions of the Borough Officials are appealable per HBC 18.30.050

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

ATTACHMENT A (See Attached)

**SITE PLAN REQUIREMENTS**

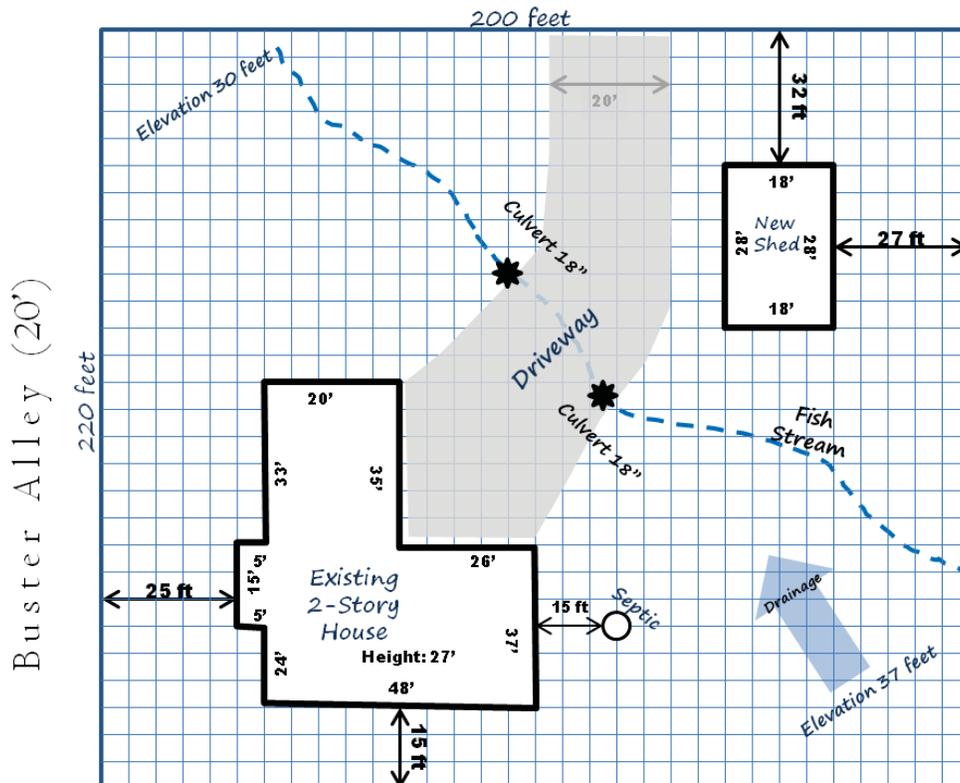
1. Drawing showing dimensions of all buildings, including elevations, of lot on which activity/use/construction is planned.
2. Existing streets, alleys, sidewalks, driveways, easements, including widths.
3. Existing buildings/structures on the property, their location, dimension and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
4. Proposed construction—including location, dimensions, and proximity to lot lines or other structures. (Measured from closest point on structure to other lot lines, structures, etc.)
5. Existing and proposed non-building improvements, including surface water drainage plan, driveway placement, culvert(s), off street parking (location and dimensions), on-site water and/or wastewater handling systems.
6. Shore lines, steep slopes, or other evidence of natural hazards.
7. If zero lot line construction proposed, show plan for handling snowdrop onto adjoining properties.

**It is strongly recommended that an as-built survey be performed prior to submittal of the application.**

EXAMPLE SITE PLAN

*John Doe Property Tax ID X-XXX-XX-XXXX*

Ripinsky Street (60')



## APPROVAL CRITERIA

See [HBC 18.60.010](#) for more information.

- A. **Plans.** The proposal is substantially consistent with the borough comprehensive plan and other applicable borough-adopted plans.
- B. **Reviewing Parties.** Due deference has been given to the comments and recommendations of reviewing parties.
- C. **Fire Safety and Emergency Access.** As determined by the State Fire Marshal or the borough fire chief.
- D. **Access.** All lots on which development is planned are required to have legal road access completed to borough standards.
- E. **Traffic.** The proposed use shall not overload the existing street system with traffic or result in unsafe streets or dangers to pedestrians.
- F. **Public Maintenance.** The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow and shall not create significantly increased difficulty for snow removal or street maintenance.
- G. **Foundation.** All buildings intended for residential or commercial use shall be placed on a permanent foundation.
- H. **Parking.** See parking requirements in HBC [18.80.040](#).
- I. **Utilities.** If property on which a use is proposed is within 200 feet of an existing, adequate public water and/or sewer system, the developer shall be required to connect to the public systems. All regulations of the State Department of Environmental Conservation pertaining to water extraction and wastewater disposal, as well as the requirements of [HBC 13.04.080\(G\)](#) pertaining to on-site wastewater disposal, shall apply.
- J. **Drainage.** The applicant for a proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate or avoid runoff into public streets or adjoining lots and to protect rivers, lakes and streams from pollution. Developers may be required to provide for the conservation of natural features such as drainage basins and watersheds, and provide for land stability.
- K. **Walkways, Sidewalks and Bike Paths.** Easements for pedestrian access or bicycle paths may be required where shown by the borough to be necessary to provide reasonable circulation or access to streams, lakes, tidewater, schools, playgrounds, transportation facilities or other public facilities.
- L. **Construction Guarantees.** The borough may require the posting of a bond or other surety approved by the assembly to ensure that all required and necessary improvements are constructed as approved. The surety may provide for partial releases upon acceptance of the improvement by the borough.
- M. **Peak Use.** The peak use characteristics are the same as surrounding uses or other uses allowed in the zone.
- N. **Off-Site Impacts.** The proposed use shall not have significant negative impacts on the surrounding properties, including excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises or be unsightly or become a nuisance as defined in [HBC 8.12.020\(I\)](#). Buffering may be required to alleviate impacts between residential and nonresidential uses. The owner of the property upon which the buffering is constructed is responsible for the maintenance of the buffering in a condition that will meet the intent of this criteria.
- O. **Habitat.** A reclamation or landscaping plan may be required as a condition of approval of any use within 100 feet of a state-identified anadromous stream. The purpose of the reclamation or landscaping plan includes the control of dust, soil erosion, water runoff and siltation which otherwise would be generated on the lot and affect the surrounding area.
- P. **Anadromous Fish Stream Setbacks.** All development along state-identified anadromous fish streams will be consistent with the Haines coastal zone management program. Unless approved by [variance](#), no development shall occur within 25 feet of the banks of anadromous fish streams, designated as such by the Alaska Department of Fish and Game. Variances from this requirement may be granted by the commission based upon the unique conditions of individual properties, the proposed development, and the recommendations of a qualified fisheries biologist.
- Q. **Open Space and Facilities.** The developer may be required to dedicate land for open space, drainage, utilities, access, parks or playgrounds. Any dedication required by the commission must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policies.
- R. **Historic Resources.** The proposed use shall not adversely impact identified historic resources prior to the assessment of that resource by the borough or state. Uses located within the significant structures area must comply with the specific approval standards of this chapter. See also [HBC 18.60.020 \(G\)](#) and [HBC 18.70.050](#), Historic Building Districts.
- S. **National Flood Plain Regulations.** All permits shall be reviewed for compliance with [HBC 18.120](#), Flood Plain Regulations.
- T. **Hazard Areas.** Development which is not designed and engineered to mitigate the risk of loss of life or property is prohibited in the following hazard areas: (1) The one percent floodway of all rivers and streams; (2) Avalanche outfall areas; (3) Within 500 feet of a major fault; (4) Slopes greater than 30 percent; (5) Within 300 feet of a wildfire chute; (6) Rock and mudslide areas.
- U. **Waterfront.** The following requirements apply in all waterfront zones:
  - (1) For residential use, [setbacks](#) shall be the same as those required in the residential zone. All other uses shall be required to set back 10 feet from lot lines adjacent to every street and alley and five feet from all other lot lines; (2) Public access to the waters of Portage Cove is required to be included in all permits for development on land adjacent to Portage Cove.

## **SPECIAL APPROVAL CRITERIA MAY APPLY**

See HBC [18.60.020](#) for more information.

The Haines Borough's Lutak facility with its current site plan and the roll-on/roll-off facility that will be removed. The shaded polygons represent the potential lease areas for Alaska Marine Lines' operation and the location of a new roll-on/roll-off barge facility.





Record in the Haines Recording District  
Return to City of Haines, Box 1049  
Haines, AK 99827

BOOK 3 PAGE 598

# State of Alaska



## Tidelands Patent No. 403

**Know Ye By These Presents** that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503-5936, pursuant to AS 38.05.825 and the regulations promulgated thereunder, for good and valuable consideration, grants and conveys to the Grantee, the CITY OF HAINES, whose mailing address of record is P.O. Box 1049, Haines, Alaska, 99827. Grantee's successors and assigns, those tidelands lying seaward of the mean high tide line in Lutak Inlet and Portage Cove situated in the Haines Recording District, State of Alaska, and described as follows:

TRACTS A AND C OF ALASKA TIDELAND SURVEY NO. 1464, CONTAINING 12.17 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE HAINES RECORDING DISTRICT ON MAY 8, 1995, AS PLAT 95-5.

Subject to a private right-of-way permit, ADL 104872.

ALASKA TIDELAND SURVEY NO. 1495, CONTAINING 7.24 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE HAINES RECORDING DISTRICT ON MAY 14, 1996, AS PLAT 96-10.

CONTAINING AN AGGREGATE OF 19.41 ACRES, MORE OR LESS.

All lands above are subject to platted and valid existing easements and reservations.

Grantee may lease the land, but may not sell it.

Grantee takes title to the tidelands subject to the rights of the public under the Public Trust Doctrine.

Title to land conveyed under this authority reverts to the State upon dissolution of the municipality.

**And Further**, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above



**APPLICANT CERTIFICATE**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON AND I HEREBY APPROVE THIS SURVEY AND PLAN.  
 A.D.L. 1989  
 SYSTEM DIRECTOR: *GARY HAYDEN* DATE: *4-21-95*  
 ALASKA MARINE HIGHWAY SYSTEM: *GARY HAYDEN*

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 21<sup>ST</sup> DAY OF *April*, 1995  
 BY: *GARY HAYDEN*  
 DE: *ALASKA MARINE HIGHWAY SYSTEM*  
 NOTARY PUBLIC FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: *07-11-97*

**APPLICANT CERTIFICATE**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON AND I HEREBY APPROVE THIS SURVEY AND PLAN.  
 A.D.L. 1989  
 MAYOR: *James M. Hays* DATE: *4-19-95*  
 CITY OF HAINES, ALASKA

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 19<sup>TH</sup> DAY OF *April*, 1995  
 BY: *James M. Hays*  
 NOTARY PUBLIC FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: *12-15-99*

**OWNERSHIP AND DEDICATION CERTIFICATE**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR OF THE ALASKA DIVISION OF LANDS, AND THAT THE STATE OF ALASKA IS THE OWNER OF A.T.S. 1464 AS SHOWN HEREON AND THAT I HEREBY APPROVE THIS SURVEY AND PLAN AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.  
 I HEREBY APPROVE THIS SURVEY AND PLAN FOR THE STATE OF ALASKA.  
 DATE: *5-17-95*  
 DIVISION OF LANDS

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 2<sup>ND</sup> DAY OF *May*, 1995  
 FOR: *Tommy M. Kitchner*  
 NOTARY PUBLIC FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: *12-10-96*

**WASTEWATER DISPOSAL:**

THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S WASTEWATER DISPOSAL, AND APPROVES THIS SUBDIVISION'S PLAN.  
 DATE: *4-20-95*  
 NAME AND TITLE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVING OFFICIAL:

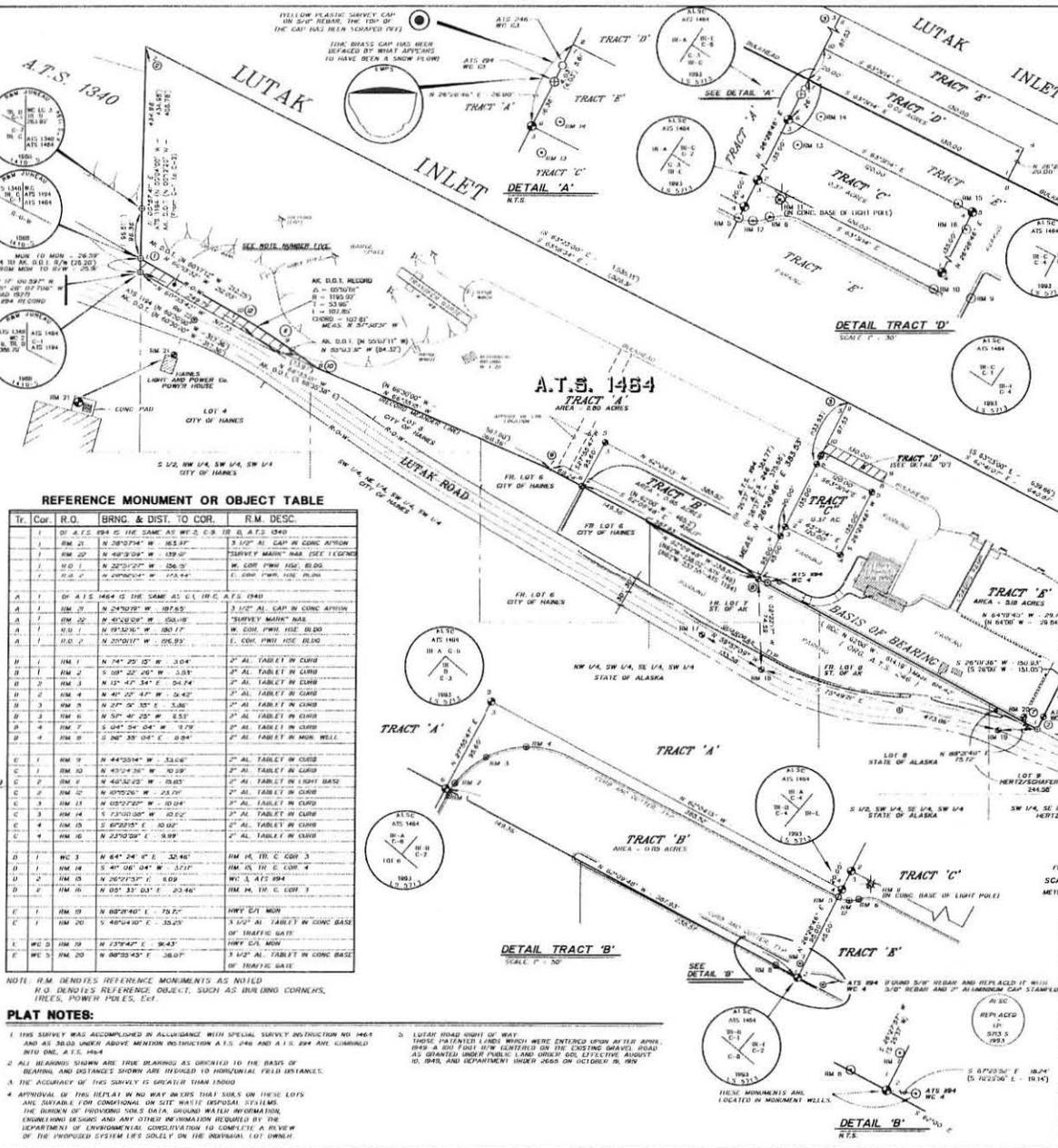
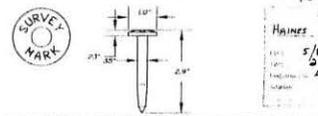
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN THEREON ACCURATELY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

*Thomas M. Kitchner* MAY 20, 1995  
 DATE  
 T.M.K. 15 5713

**LEGEND**

- ① ORIGINAL B.L.M./G.L.O. MONUMENT OF RECORD, RECOVERED
- ② HIGHWAY CENTERLINE MONUMENT OF RECORD, RECOVERED
- ③ HIGHWAY CENTERLINE MONUMENT OF RECORD, NOT RECOVERED
- ④ PRIMARY MONUMENT OF RECORD, RECOVERED
- ⑤ PRIMARY MONUMENT OF RECORD, NOT RECOVERED
- ⑥ PRIMARY MONUMENT SET THIS SURVEY
- ⑦ 3/4" AL. CAP SET ON 2" I.D. AL. PIPE 30 IN. LONG OR 3 1/4" AL. TABLET SET IN CONC.
- ⑧ SECONDARY MONUMENT (DEBRIS OR PLASTIC CAP) SET THIS SURVEY
- ⑨ SECONDARY MONUMENT (DEBRIS OR PLASTIC CAP) OF RECORD, RECOVERED
- ⑩ SECONDARY MONUMENT (DEBRIS OR PLASTIC CAP) OF RECORD, NOT RECOVERED
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**REFERENCE MONUMENT OR OBJECT TABLE**

Tr.	Cor.	R.O.	BRNG. & DIST. TO COR.	R.M. DESC.
1	1	1	OF A.T.S. 194 IS THE SAME AS W.C. 2.9 TR. 194	1.5" AL. CAP ON CONC. ANCHOR
1	2	1	N 20° 07' 24" W 253.07'	3" DIA. CAP ON CONC. ANCHOR
1	3	1	N 48° 32' 34" W 159.87'	3" DIA. CAP ON CONC. ANCHOR
1	4	1	N 20° 32' 27" W 256.32'	5.0" CON. PIPE W/ 1/2" DIA. B.S.G.
1	5	1	N 20° 07' 24" W 253.07'	5.0" CON. PIPE W/ 1/2" DIA. B.S.G.
1	6	1	N 48° 32' 34" W 159.87'	5.0" CON. PIPE W/ 1/2" DIA. B.S.G.
1	7	1	N 74° 25' 15" W 3.04'	2" AL. TABLET IN CURB
1	8	1	S 50° 22' 24" W 1.81'	2" AL. TABLET IN CURB
1	9	1	N 13° 47' 34" E 24.74'	2" AL. TABLET IN CURB
1	10	1	N 40° 22' 47" W 5.42'	2" AL. TABLET IN CURB
1	11	1	N 27° 02' 15" E 3.30'	2" AL. TABLET IN CURB
1	12	1	N 50° 40' 25" W 8.53'	2" AL. TABLET IN CURB
1	13	1	S 24° 54' 04" W 7.92'	2" AL. TABLET IN CURB
1	14	1	S 28° 33' 04" E 8.04'	2" AL. TABLET IN CONC. BASE
1	15	1	N 44° 03' 04" W 53.09'	2" AL. TABLET IN CURB
1	16	1	N 43° 32' 34" W 159.87'	2" AL. TABLET IN CURB
1	17	1	N 40° 52' 25" W 83.83'	2" AL. TABLET IN LIGHT BASE
1	18	1	N 40° 52' 25" W 83.83'	2" AL. TABLET IN CURB
1	19	1	N 40° 52' 25" W 83.83'	2" AL. TABLET IN CURB
1	20	1	S 22° 02' 02" W 10.02'	2" AL. TABLET IN CURB
1	21	1	N 22° 02' 02" W 10.02'	2" AL. TABLET IN CURB
1	22	1	N 64° 24' 47" E 32.44'	1/4" DIA. TR. C. CON. 3"
1	23	1	S 40° 06' 04" W 3.71'	1/4" DIA. TR. C. CON. 4"
1	24	1	N 26° 27' 35" E 6.09'	1/4" DIA. TR. C. CON. 4"
1	25	1	N 05° 33' 03" E 23.74'	1/4" DIA. TR. C. CON. 4"
1	26	1	N 05° 33' 03" E 23.74'	1/4" DIA. TR. C. CON. 4"
1	27	1	N 80° 34' 40" E 75.77'	HWY. ETL. MON.
1	28	1	S 48° 04' 10" E 33.25'	3.75" DIA. TABLET IN CONC. BASE
1	29	1	N 17° 24' 27" E 36.43'	HWY. ETL. MON.
1	30	1	N 80° 34' 40" E 75.77'	3.75" DIA. TABLET IN CONC. BASE

NOTE: R.M. DENOTES REFERENCE MONUMENTS AS NOTED.  
 R.O. DENOTES REFERENCE OBJECT, SUCH AS BURNED CORNERS, TREES, POWER LINES, ETC.

**PLAT NOTES:**

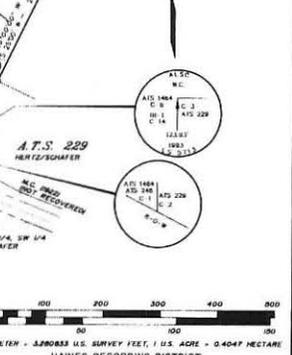
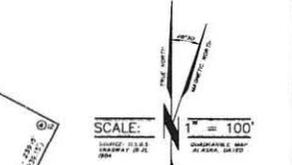
1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH SPECIAL SURVEY INSTRUCTION NO. 1465 AND AS SHOWN ABOVE. MONUMENT INSTRUCTION A.T.S. 496 AND A.T.S. 494 ARE CARRIED INTO ONE, A.T.S. 1464.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS OBTAINED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES.
3. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
4. APPROVAL OF THIS PLAT IN NO WAY IMPLIES THAT SOILS ON THESE LOTS ARE SUITABLE FOR CONSTRUCTION OF CITY WATER SUPPLY SYSTEMS. THE DIVISION OF PRODUCTIONS DATA GROUND WATER INFORMATION, CONSTRUCTION DESIGN, AND ANY OTHER INFORMATION REQUESTED BY THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TO COMPLETE A REVIEW OF THE PROPOSED SYSTEM IS SOLELY ON THE RESPONSIBILITY OF THE USER.
5. LUTAK ROAD RIGHT OF WAY, 120 FEET, PATENTED LOTS WHICH WERE ENTERED UPON AFTER APRIL 1, 1900, AND LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**TIDAL DATUM:** HAINES ONE FOOT INLET LYNN CANAL

HIGHEST WATER LEVEL (EST.)	22.50 (EST.)
MEAN HIGHEST TIDE WATER	16.00
MEAN HIGH WATER	12.00
MEAN TIDE LEVEL	8.70
MEAN LOW WATER	1.60
MEAN LOWEST LOW WATER	6.00
LOWEST WATER LEVEL (EST.)	6.00 (EST.)

SOURCE: U.S.G.S. & G.S. PUBLISHED REPORTS



DATE OF SURVEY: *SEPT. 1993*  
 BEGINNING: *DEC. 1993*  
 ENDING: *DEC. 1993*

NAME OF SURVEY: *ALASKA LAND SURVEYING CO. 2004 4A-SEE-AN IN SINEAU, ALASKA 99803*

STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF LAND  
 Anchorage, Alaska

ALASKA TIDELAND SURVEY NO. 1464  
 A SUBDIVISION AND REPLAT OF  
 A.T.S. 246 AND A.T.S. 1194  
 WITHIN PROTRACTED SECTION 10  
 T. 30 S., R. 59 E., C.R.M., ALASKA

Drawn by: *ALS: [Signature]* Approval Recommended: *[Signature]*  
 Date: *Oct. 20, 1993* Date: *5-11-95*  
 Scale: *1" = 100'* Checked: *[Signature]* File No.: *ATS 1464*

cc

A  
L  
A  
S  
K  
A

2013-000480-0

Recording District 106 Haines

11/01/2013 12:48 PM Page 1 of 3



1940614

	<p align="center"><b>STATE OF ALASKA</b> DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</p>	<p><b>PROJECT NAME: HAINES FERRY TERMINAL IMPROVEMENTS</b></p>
	<p align="center"><b>EASEMENT</b> (Corporate/Partial Property)</p>	<p><b>STATE PROJECT #: 68433</b></p> <p><b>FEDERAL-AID PROJECT #: FB-NH-095-5(14)</b></p> <p><b>PARCEL #: E-5</b></p>

THE GRANTOR, the HAINES BOROUGH, whose mailing address is P.O. Box 1209, Haines, Alaska 99827, for and in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000), and other valuable consideration, in hand paid, conveys to the GRANTEE, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, whose mailing address is P.O. Box 112506, Juneau, Alaska 99811-2506, its successors or assignees, a perpetual, full and unrestricted easement and right-of-way along, over, and across the following-described tract of land located in the State of Alaska:

A portion of Tract A, A.T.S. 1464, Haines Recording District, First Judicial District, State of Alaska

As part of Alaska Project No. 68433, and shown on the plat attached hereto and made a part hereof as page 3 of this instrument and designated as Parcel E-5. Said Parcel, containing 3,485 sq. ft., more or less, is hereby granted to the State of Alaska for the purpose of establishing, constructing and maintaining a retaining wall for the Lutak Dock. More specifically, this easement is for the purpose of establishing tieback supports to the retaining wall. The tieback supports will be located approximately 10 feet below the surface of the dock. The Grantor hereby covenants that the State of Alaska shall have a free and unrestricted right to maintain said facilities as long as the right-of-way of which this easement area is used for its stated purpose. Grantor also acknowledges that it cannot locate a permanent structure within the easement area.

Dated this 17<sup>th</sup> day of SEPTEMBER, 2013.

ATTEST:

Julie Cozzi  
 Print Name and Title: Borough Clerk  
Julie Cozzi

By: Mark Earnest  
 HAINES BOROUGH  
 Mark Earnest  
 Borough Manager

Filed for Record at the Request of  
 and Return to:  
 Right of Way Section  
 Alaska Dept. of Transportation &  
 Public Facilities  
 P.O. Box 112506  
 Juneau, Alaska 99811-2506  
 State Business-No Charge

**ACKNOWLEDGMENT**

STATE OF ALASKA )  
 : ss  
FIRST JUDICIAL DISTRICT )

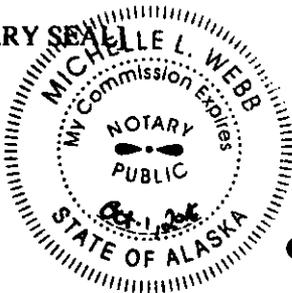
On this 17<sup>th</sup> day of September, 2013, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Mark Earnest, Borough Manager, and

Julie Cozzi Borough Clerk  
(Name) (Title)

known to me to be the identical individuals who executed the foregoing instrument, and who acknowledged to me that they each executed the same as their free and voluntary act, with full authority to do so and with full knowledge of its contents, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

[NOTARY SEAL]



Michelle L. Webb  
Notary Public in and for the State of Alaska  
My Commission Expires: Oct. 1, 2016

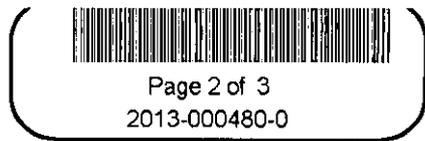
**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 3<sup>rd</sup> day of October, 2013.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: [Signature]  
For the Commissioner



N63°26'59"W 1528.76'

C-2,  
ATS 1464

S62°49'05"E 640.87'

EASEMENT	OWNER	AREA	PURPOSE
E-5	HAINES BOROUGH	0.08 AC	INSTALL & MAINTAIN WALL ANCHORS

A.T.S. 1464  
TRACT E  
STATE OF ALASKA  
DOT&PF

A.T.S. 1464  
TRACT D

RM WC3  
ATS 1194

WC3, ATS 1194

N63°39'38"W 50.05'

A.T.S. 1464  
TRACT A  
HAINES BOROUGH

S26°06'13"W 66.01'

A.T.S. 1464  
TRACT C  
HAINES BOROUGH

N26°20'22"E  
66.01'

E-5  
0.08 AC.

E-4

3

S63°39'38"E 49.78'

N63°47'14"W 2.22'

N62°12'18"W

385.49'

N63°39'38"W 38.91'

N36°25'49"W 13.92'

N26°19'46"E 45.32'

C-1,  
TR. C

A.T.S. 1464  
TRACT B  
STATE OF ALASKA  
DOT&PF

S27°52'07"W 94.94'

95.00'

N62°12'01"W 388.03'

C-2,  
ATS 246

DOT&PF EASEMENT  
FROM HAINES BOROUGH

SECTION 10  
GOV'T. LOT 7  
STATE OF ALASKA

STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND  
PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR  
HAINES FERRY TERMINAL  
IMPROVEMENTS

FB-NH-095-5(14)

OWNER'S INITIAL: \_\_\_\_\_

ATTACHED TO: \_\_\_\_\_

PAGE \_\_\_\_ OF \_\_\_\_ DATE: \_\_\_\_\_

DRAWN BY: RJG CHECKED BY: RJG

PARCEL NO. E-5 DATE: 06/06/2012

AREA

PARCEL: 0.08 AC SCALE: 1"=60'

TOTAL LOT: 11.57 AC SHEET 1 OF 1

C:\HMS\68433\FW\HAINES\_FT\DWG\HAINES\_FT\_2011\_PARCELS.DWG