

State of Alaska Department of Education and Early Development

Preliminary Decision of Land Conveyance

City & Borough of Sitka

AS 14.07.030(a)(6)

Notice is hereby given that, pursuant to the provisions of AS 14.07.030(a)(6), the Alaska Department of Education and Early Development (DEED) has made a preliminary determination that it is in the best interest of the State of Alaska, DEED, and Mt. Edgecumbe High School (MEHS), to complete a negotiated sale of certain state land at or above fair market value to the City and Borough of Sitka. The basis for this determination is explained in a written best interest decision prepared by DEED.

The state land affected by the decision is on Japonski Island, Sitka, and is more particularly described as: Lot 15A of U.S. Survey 1496, according to Plat 2009-9, recorded May 6, 2009, Sitka Recording District, First Judicial District, State of Alaska, containing 2.01 acres, more or less.

Persons who believe that the written decision should be altered because it is not in the best interests of the DEED and MEHS, or because the decision is inconsistent with DEED's authority to manage its real property assets, must provide written comments on or before 4:00 PM, Monday, August 16, 2021. Comments should be submitted to DEED at P.O. Box 110500, Juneau, AK 99811, or by fax to (907) 465-4156 or e-mail at deed.commissioner@alaska.gov. Following the comment deadline, DEED's commissioner will consider timely comments that question the decision on the basis of the best interest of DEED and MEHS or inconsistency with DEED's authority to manage its real property assets, and the best interest decision may be changed in response to such written comments or other information.

Commenting parties will be provided a copy of the final best interest decision after the end of the notice period.

To be eligible to file for reconsideration of the final best interest decision, or to file a subsequent appeal to the Superior Court, a person must have submitted written comments during the notice period. Eligible persons will have fifteen (15) calendar days after published notice of the final written decision to request that the Commissioner reconsider the decision. A copy of the written decision is available upon request. If you have any questions concerning this action, please contact DEED at (907) 465-2800.

In compliance with the Americans with Disabilities Act, DEED is prepared to accommodate individuals with disabilities. Please contact (907) 465-2800 for assistance. Requests for assistance must be received at least five days prior to the comment deadline in order to ensure that any necessary accommodations can be provided.

DEED reserves the right to waive technical defects in this notice or to amend, postpone, or vacate the best interest decision.

Alaska Department of Education and Early Development PRELIMINARY BEST INTEREST DECISION

Japonski Island Lot 15A Negotiated Sale

This Preliminary Best Interest Decision is the State of Alaska's best interest finding regarding a proposed disposal of interest in state land. The public is invited to comment on this Preliminary Decision. The deadline for commenting is 4:00 PM, Monday, August 16, 2021. Please see the Public Notice section of this decision for requirements related to submitting comments for consideration.

Requested Action

The City and Borough of Sitka (CBS) requested the Alaska Department of Education and Early Development (DEED) convey a majority portion of the parcel to construct a new seaplane base on Japonski Island for the community of Sitka. The parcel is located on Lot 15A of U.S. Survey 1496, located at 1190 Seward Avenue, Sitka, Alaska. The seaplane base project will address capacity, safety, and operational and condition deficiencies at the existing Sitka Seaplane Base and provide basic amenities like aircraft parking, fuel services, a pull-out ramp, and maintenance facilities. Aerial photographs showing the location are included as Attachment A and a drawing showing the proposed project layout is included as Attachment C.

Proposed Action

DEED proposes a negotiated sale at or above fair market value of the parcel to CBS, reserving a smallest practicable tract currently utilized by the United States Coast Guard (USCG).

Scope of Decision

The scope of this decision is to determine if it is in the State's best interest for DEED to convey the property to CBS. The administrative review is limited to (1) reasonably foreseeable, significant effects of the uses to be authorized; (2) applicable statutes and regulations; (3) the facts pertaining to the land or resources; and (4) any issues that are material to the determination.

Authority

This sale is authorized under AS 14.07.030(a)(6), powers of the department:

Sec. 14.07.030. Powers of the department.

(a) The department may . . .

(6) acquire and transfer personal property, acquire real property, and transfer real property to federal agencies, state agencies, or to political subdivisions; . . .

Subject Property

Geographic Location: The site is located on Japonski Island in the City and Borough of Sitka, at the end of Seward Avenue, as shown in Attachment A and B.

Legal Description: A tract of land within Section 35, Township 55 South, Range 63 East, Copper River Meridian, Alaska being within the Sitka Recording District, First Judicial District, State of Alaska and more particularly described as follows:

Lot 15A of United States Survey Number 1496, according to Plat 2009-9, recorded May 6, 2009, Sitka Recording District, First Judicial District, State of Alaska, containing 2.01 acres, more or less.

Title

The State of Alaska received title via a Land Patent 50-90-0267 from the United States of America recorded in the Sitka Recording District on July 9, 1990 in Book 89, Page 647. DEED received title via Quitclaim Deed No. 1372 from State of Alaska, Department of Natural Resources (DNR), recorded in the Sitka Recording District on February 25, 1999, in Book 135, Pages 733-735. DNR casefile ADL 104883.

Adjacent Landowners

The parcel is bordered to the west and southwest by the United States Coast Guard (USCG), and to the east and southeast by the Southeast Alaska Regional Health Consortium (SEARHC). To the north is waterfront to the Sitka Channel, with tide and submerged lands owned by DNR.

Third Party Interests

DNR maintains a reversion clause on the condition of unrestricted public use and access.

In 1975 the USCG was issued a Right-of-Way (ROW) by the federal Public Health Service to permit improvements to an existing roadway that provided access to the site. This ROW was never recorded nor made part of the title transfer to the state. In 2001 the USCG was issued a revocable license to operate and maintain an ancillary security fence over a portion of the property. This license was not renewed and is expired. A platting action is underway to divide the parcel. A separate negotiated sale is proposed by the USCG for the smallest possible tract to accommodate the existing and continued use.

There are no other third-party interests that would prevent the issuance of this land sale.

Hazardous Materials and Potential Contaminants

There are no known environmental contaminants within the proposed site.

Background

The parcel was surveyed as United States Survey 1496 of the Naval and Military Reserve situate on Japonski Island, in Sitka Bay, Territory of Alaska, August 27, 1926. The United States Congress authorized the conveyance of certain property to the state by Public Law 98-63,

July 30, 1983, amended by Public Law 98-396, August 22, 1984. Conveyance of title to the state was subject to an agreement by the State of Alaska to open and operate a Mt. Edgecumbe boarding school facility no later than September 30, 1985.

Since transfer from DNR to DEED, the parcel has remained mostly undeveloped. The 2011 Mt. Edgecumbe High School Revised Master Plan identifies the parcel as a future location for faculty housing.

Discussion

DEED manages land parcels on Japonski Island to benefit the Mt. Edgecumbe boarding school (Mt. Edgecumbe High School or MEHS). The State Board of Education and Early Development (SBOE) serves as the governing board of the school (4 AAC 33. 100) and has appointed an advisory board to advise and inform on topics relating to MEHS.

CBS presented a proposal to the MEHS Advisory Board at its December 12, 2018 meeting on potential use of a portion of MEHS land as a new location to replace the aging existing seaplane base. The Advisory Board was supportive of the city pursuing the project if certain conditions were met: 1) sale of the land at fair market value; 2) funds from the sale to be used for projects to benefit current or future MEHS students, preferably in an endowment fund; and 3) a proposed access road is pursued as the traffic route to the site.

On March 29, 2019, the SBOE heard from the public and CBS on the city's proposal to purchase the property for the proposed new seaplane base. Siting studies performed by CBS in 2002, 2012, and 2016 identified the property as the preferred location for the seaplane base. The current seaplane base has been operating at its current location for over 65 years and the CBS assessment is that the facility is past its useful life, is deficient, and does not meet the needs of the community. The SBOE concurred with the MEHS Advisory Board's conditions and directed DEED staff to work with the Governor's Office, the Department of Law, and DNR to further investigate the request of CBS to purchase the parcel of land owned by DEED.

The MEHS Advisory Board and SBOE have indicated the desire for any proceeds from the sale go back to the high school. As authorized by the Alaska State Legislature in the FY2022 operating budget, sec. 59(c), ch. 1, SSSLA 21, proceeds from the sale will be appropriated to the Mt. Edgecumbe boarding school.

In July 2019, DEED provided a letter of cooperation to work with CBS through the process of evaluating the parcel during the Federal Aviation Administration (FAA) required procedures. DEED issued CBS a right-of-entry to perform preliminary studies and an environmental assessment as part of the FAA grant processes. CBS has held multiple stakeholder meetings and public comment periods throughout 2019 and 2020 during the planning development of the seaplane base project.

Limited land is available for MEHS expansion that would be convenient to the campus. The subject parcel is removed from the main campus, although near the superintendent housing.

DEED has additional parcels contiguous with the main campus that are more suitably located for expansion of classroom or dormitory facilities. The 2011 MEHS Master Plan indicates future development of the parcel as faculty housing. MEHS teachers and staff are currently able to obtain housing within the community of Sitka. Construction of separate, state-maintained housing is not required in the foreseeable future.

Prior to any conveyance, the parcel must be subdivided to separate the two anticipated uses. This will be accomplished through a platting action approved by the CBS Planning Commission.

Performance Guaranty and Insurance

Following sale of this parcel, the State of Alaska will no longer have any ownership rights to the site. All rights and responsibilities will be transferred to CBS. As a result of this transfer, insurance and a performance guaranty to address risk to the State of Alaska are not required. No construction is authorized prior to the final conveyance.

Compensation and Appraisal

DEED will convey the property for at or above a fair market value as determined by an independent appraiser.

Public Notice

This decision will be advertised for a 30-day public comment period, starting on July 16, 2021. The notice will be posted on the State of Alaska Online Public Notice website located at: aws.state.ak.us/OnlinePublicNotices/Default.aspx.

Public notice will also be provided to DNR, Department of Transportation and Public Facilities (DOT&PF), CBS, USCG, and SEARHC.

The public is invited to comment on this Preliminary Decision. All comments received during the public comment period will be considered by the SBOE at its August 23-25, 2021 meeting.

A copy of the Final Decision, along with instructions on filing a request for reconsideration and appeal, will be sent to all persons who comment on this Preliminary Decision. If public comments result in significant changes to this Preliminary Decision, additional public notice may be given.

To be eligible to appeal, a person affected by the Final Decision must provide written comments during the public comment period.

Written comments about this decision must be received by DEED no later than 4:00 PM on Monday, August 16, 2021 to be considered.

To submit comments please choose one of the following methods:

Mail: Department of Education and Early Development
Facilities Section
P.O. Box 110500
Juneau AK 99811-0500
Email: deed.commissioner@alaska.gov
Fax: (907) 465-4156

Persons with disabilities who need accommodations to participate should contact Linda Mattson at 907-465-2802 or e-mail linda.mattson@alaska.gov at least five days before the accommodation is needed. For more information, call 907-465-2802.

Questions about the land sale can be directed to DEED at (907) 465-2800.

Recommendation

Recommendation to convey the identified parcel herein to the City and Borough of Sitka, subject to the following conditions:

1. The conveyance shall not occur until the platting action required to subdivide the parcel has been recorded.
2. A portion of the parcel will be retained by DEED for future conveyance to the USCG, as determined by the platting action.
3. The conveyance shall be subject to valid existing rights.

The Final Best Interest Decision will incorporate changes justified by comments during the public review process.

/ signature on file / 7/16/2021
Lori Weed, School Finance Specialist II, DEED Date

The Preliminary Best Interest Decision presented above has been review and considered. I find that the recommended action may be in the State’s best interest and is hereby approved to proceed to public notice.

/ signature on file / Date
Heidi Teshner, Division of Finance & Support Services Director, DEED

Attachments

- Attachment A – Location Map
- Attachment B – Plat 2009-9
- Attachment C – City and Borough of Sitka Seaplane Base Layout Plan

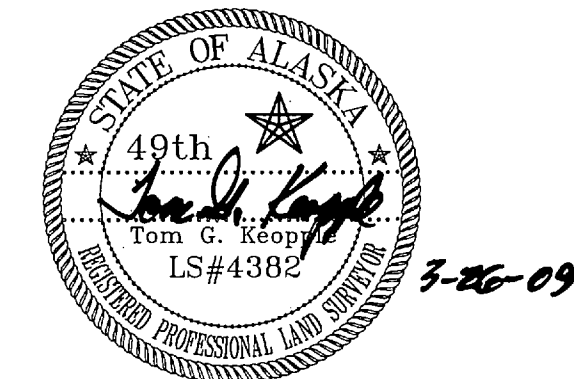
Attachment A





LEGEND

- EXISTING RIGHT OF WAY
- RIGHT OF WAY TO BE DEDICATED THIS SURVEY
- LOT CREATED THIS PLAT



CERTIFICATE OF SURVEYOR

I, Tom G. Keppel certify that I am a registered land surveyor in the State of Alaska, that this plat is a true and correct representation of lands surveyed by me or under my direct supervision; that the distances and bearings are shown correctly and the error of closure for field traverses does not exceed one part in 5,000; and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked.

HORIZONTAL CONTROL

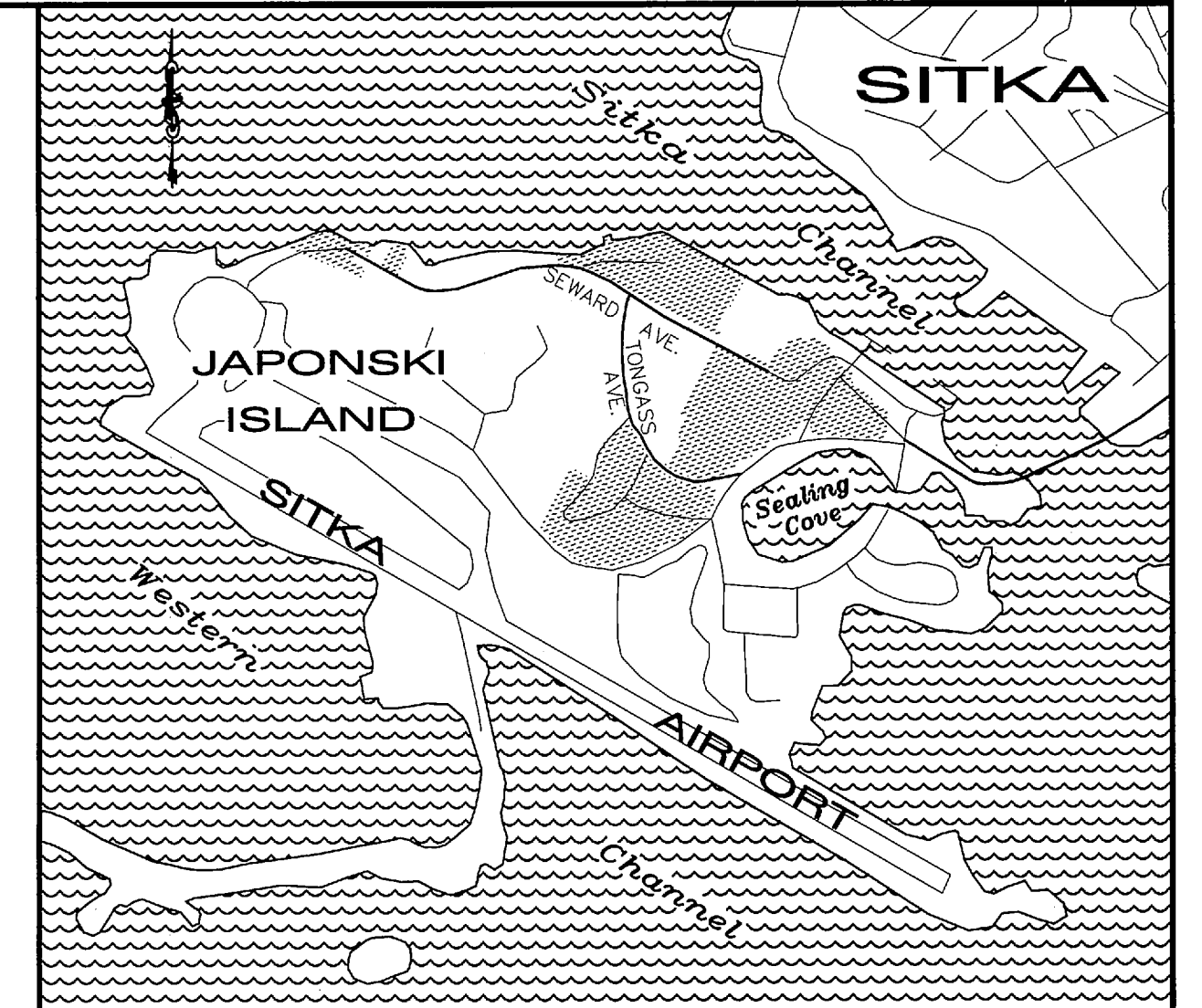
The Basis of Bearing for this project is the State Plane grid bearing of S43°02'50"E from the recovered Sitka Airport runway Centerline Monument No.110, a 2" aluminum cap grouted into the threshold of runway 11 to the recovered runway Centerline Monument No. 107, a 2" brass cap grouted into the threshold of runway 29.

RECORD OF MONUMENT

Monuments that were removed during construction of Tongass & Seward street improvements were reset in their original location after construction. A land survey monument record form was filed at the Sitka recorders office for each reset monument.

PLAT AMENDMENT

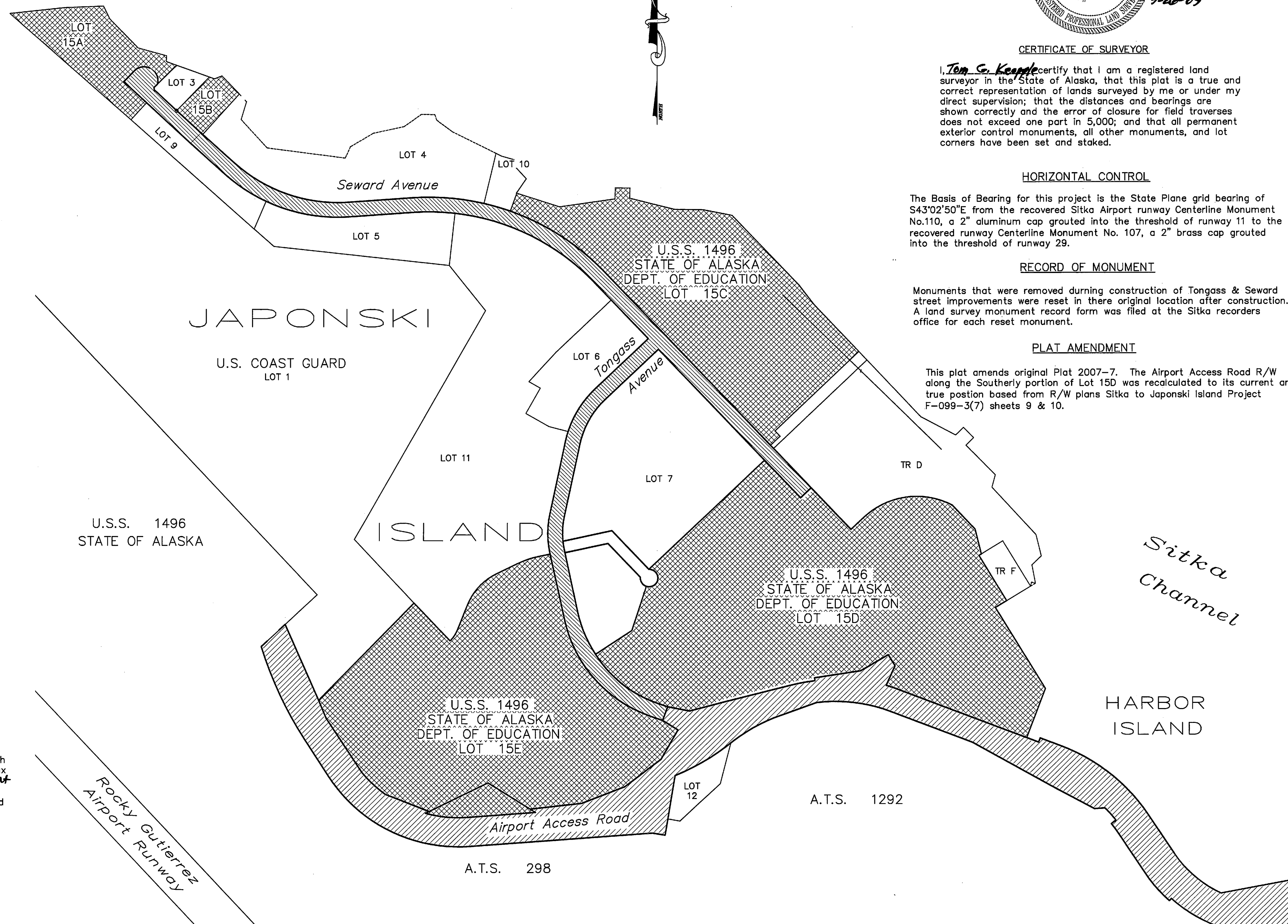
This plat amends original Plat 2007-7. The Airport Access Road R/W along the Southerly portion of Lot 15D was recalculated to its current and true position based from R/W plans Sitka to Japonski Island Project F-099-3(7) sheets 9 & 10.



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES

- The purpose of this plat is to dedicate Right of Way for Tongass & Seward streets, drainage and utility easements and subdivide Lot 15 USS 1496 into Lots 15A, 15B, 15C, 15D & 15E. Lots 1,3,4,5,6,7,9,10,11,12,13 & 14 of USS 1496 did not change.
- All bearings shown on this plat are true bearings as oriented to the basis of bearing.
- All distances shown on this plat have been reduced to horizontal field distances.
- Where record survey courses differ from field measured and/or computed courses, the record course is shown in parenthesis.
- The flow of water in any creek, stream, or intermittent drainage shall not be blocked. The flow may be relocated or culverted by the property owner as long as adjacent properties or right of ways are not adversely impacted by the modification.
- The Right of Way plan preparation was directly supervised by the Department of Transportation and Public Facilities (DOT/PF) Senior Right of Way Engineer, Southeast Region. The location of the existing Right of Way corridor was computed from record information and adjusted to recovered survey monuments as shown and described. The ownership as shown is accurate as of the date of plat preparation. The land title information was supplied to DOT/PF by a contract title insurance company and was reviewed and approved by Right of Way personnel.
- U.S. Survey 1496 was surveyed by Fred Dahlquist U.S. Cadastral Engineer in 1923. U.S. Survey 1496 was dependently resurveyed and subdivided into Lots 1-7, by Michael D. Wilson, Cadastral Surveyor in 1984. U.S. Survey 1496 Lots 1,2,4 & 5 were retraced & a subdivision of Lot 2 into Lots 8-11 by Micheal D. Wilson, Cadastral Surveyor in 1985. U.S. Survey 1496 supplemental plat dated March 28, 1990, Subdivision of original Lot 8 into Lots 12-15 is based upon the plat of U.S. Survey 1496 accepted November 15, 1985. Alaska Tidelands Survey 298 was surveyed in 1971 by the Alaska Division of Aviation as shown on the plat approved March 2, 1971. Alaska Tidelands Survey 1292 was surveyed in 1986 by Stragier Engineering as shown on the plat approved October 10, 1986. Alaska Department of Highways Right of Way Project F-099-3(7) Sitka to Japonski Island was approved November 7, 1969. Alaska Department of Highways Right of Way Project F-099-3(10) Sitka Airport Access Road was approved February 20, 1973. Alaska Department of Highways Right of Way Project F-M-0935(8) Sitka Airport Access Road was approved July 1993. Alaska State Land Survey 88-62 surveyed in 1986-1991 by R&M Engineering as shown on plat approved August 13, 1992. Alaska State Land Survey 97-63 surveyed in 1998 by O'Neill Surveying & Engineering as shown on the plat approved July 8, 1998.
- Additional information for the Right of Way of Tongass and Seward streets, as well as drainage & utility easements, can be found on DOT & PF project Japonski Island Streets Utilities, Project No. 67985 Recorded Plat 2007-9 Sitka Recording District.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we) State of Alaska Dept. of Educ. am (are)(is) the owner(s) of the property shown and described hereon and that I (we) (it) hereby adopt this plan of subdivision with my (our) (its) free consent, and dedicate Tongass and Seward streets, easements, alleys, walks, parks, and other open spaces to public or private use as referenced on DOT & PF R.O.W. Project No. 67985 Sitka-Japonski Island Streets and Utilities.

Dept. of Education - State of Ak
 Owner(s) / Company Name Chris Mause Deputy Commissioner
 Date 4-2-2009

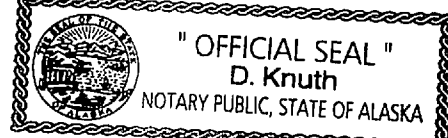
NOTARY ACKNOWLEDGEMENT

First Judicial District)
 State of Alaska) ss.

This is to certify that on this 2nd day of April 2009, before the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, appeared Chris Mause, Deputy Commissioner to me known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me that he 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.

D. Kruth
 Notary Public for Alaska
 My Commission Expires: 11/1/11



CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA
 FIRST JUDICIAL DISTRICT

I, the undersigned, being duly appointed and qualified, and acting assessor for the City and Borough of Sitka, do hereby certify that, according to the records of the City and Borough of Sitka, the following described property is carried on the tax records in the name of: State of Alaska Department of Education (all owners of record), and that, according to the records in my possession, all taxes assessed against said lands and in favor of the City and Borough of Sitka are paid in full; that current taxes for the year 2009 will be due on or before _____.

DATED this 5th day of MAY, 2009
 at Sitka, Alaska

Juan Lopez
 Assessor
 City and Borough of Sitka

CERTIFICATION OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough Planning Commission, and that said plat has been approved by the board by Plat Resolution No. PP-22 dated _____ and that the plat shown hereon has been approved for recording in the office of the district court, ex officio recorder, Sitka, Alaska.

Date 5/5/09
Brian McMill
 Chairman, Planning Commission

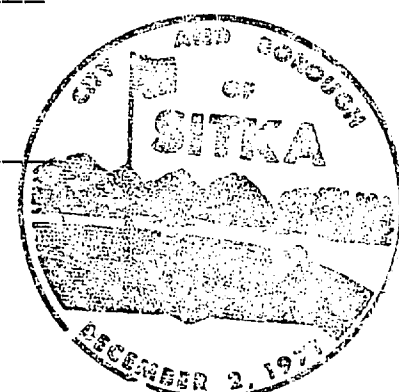
ATTEST:
Melissa Henshaw
 Secretary

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Sitka, and that said plat has been approved by the Assembly as recorded in Minute Book _____ Page _____ dated _____ and that the plat shown hereon has been approved for recording in the office of the district court, ex officio recorder, Sitka, Alaska.

Date 4-27-09
Scott M...
 Mayor

ATTEST:
Sara Peterson
 Municipal Clerk, Acting

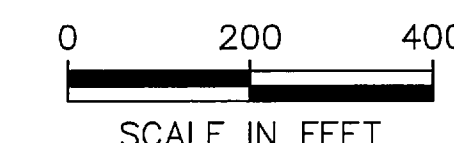


CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, the undersigned, being duly appointed and qualified, and acting finance director for the City and Borough of Sitka, do hereby certify that, according to the records of the City and Borough of Sitka, the following described property is carried on the records in the name of: State of Alaska Department of Education (all owners of records), and that, according to the records in my possession, all L.I.D.'s assessed against said lands and in favor of the City and Borough of Sitka are paid in full.

Dated this April 27th day of _____, 2009 at Sitka, Alaska.

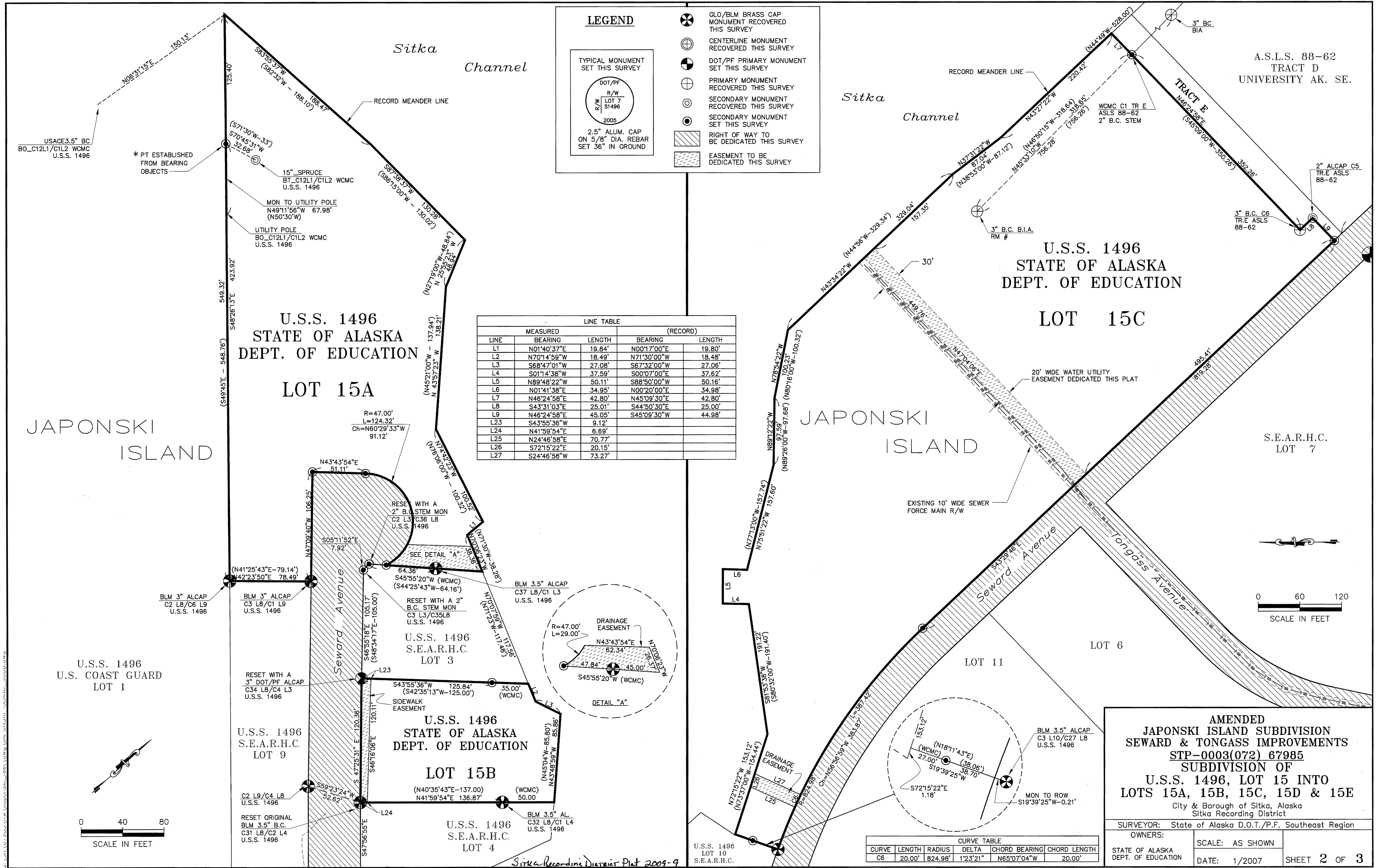
...
 Finance Director
 City and Borough of Sitka



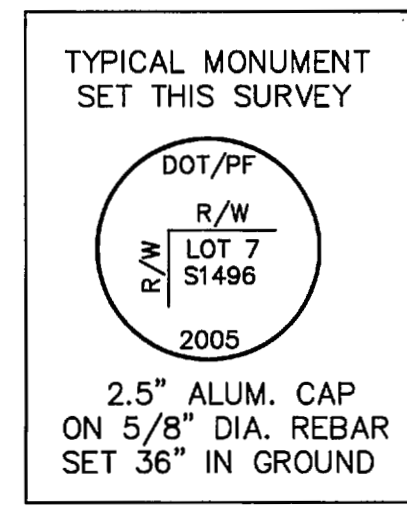
Sitka Recording District Plat 2009-9

AMENDED
JAPONSKI ISLAND SUBDIVISION
SEWARD & TONGASS IMPROVEMENTS
STP-0003(072) 67985
SUBDIVISION OF
U.S.S. 1496, LOT 15 INTO
LOTS 15A, 15B, 15C, 15D & 15E
 City & Borough of Sitka, Alaska
 Sitka Recording District

SURVEYOR: State of Alaska D.O.T./P.F. Southeast Region		
OWNERS:	SCALE: 1" = 200'	SHEET 1 OF 3
STATE OF ALASKA DEPT. OF EDUCATION	DATE: 1/2007	



LEGEND



- GLO/BLM BRASS CAP MONUMENT RECOVERED THIS SURVEY
- CENTERLINE MONUMENT RECOVERED THIS SURVEY
- DOT/PF PRIMARY MONUMENT SET THIS SURVEY
- PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- RIGHT OF WAY TO BE DEDICATED THIS SURVEY
- EASEMENT TO BE DEDICATED THIS SURVEY

LINE	MEASURED		(RECORD)	
	BEARING	LENGTH	BEARING	LENGTH
L1	N01°40'37"E	19.84'	N001°7'00"E	19.80'
L2	N70°14'59"W	18.49'	N71°30'00"W	18.48'
L3	S68°47'01"W	27.08'	S67°32'00"W	27.06'
L4	S01°14'38"W	37.59'	S00°07'00"E	37.62'
L5	N89°48'22"W	50.11'	S88°50'00"W	50.16'
L6	N01°41'38"E	34.95'	N00°20'00"E	34.98'
L7	N46°24'58"E	42.80'	N45°09'30"E	42.80'
L8	S43°31'03"E	25.01'	S44°50'30"E	25.00'
L9	N46°24'58"E	45.05'	S45°09'30"W	44.98'
L23	S43°55'36"W	9.12'		
L24	N41°59'54"E	6.69'		
L25	N24°46'58"E	70.77'		
L26	S72°15'22"E	20.15'		
L27	S24°46'58"W	73.27'		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	20.00'	824.98'	1°23'21"	N65°07'04"W	20.00'

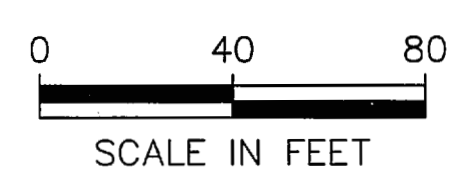
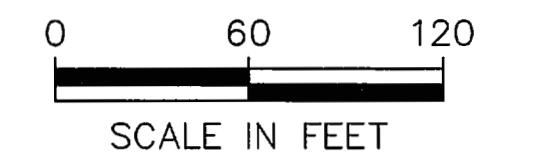
**AMENDED
JAPONSKI ISLAND SUBDIVISION
SEWARD & TONGASS IMPROVEMENTS
STP-0003(072) 67985
SUBDIVISION OF
U.S.S. 1496, LOT 15 INTO
LOTS 15A, 15B, 15C, 15D & 15E**

City & Borough of Sitka, Alaska
Sitka Recording District

SURVEYOR: State of Alaska D.O.T./P.F. Southeast Region

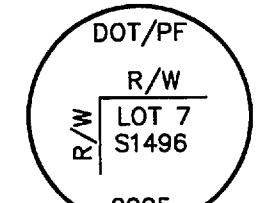
OWNERS:	SCALE: AS SHOWN
STATE OF ALASKA DEPT. OF EDUCATION	DATE: 1/2007
	SHEET 2 OF 3

Sitka Recording District Plat 2009-9



LEGEND

TYPICAL MONUMENT SET THIS SURVEY



2.5" ALUM. CAP ON 5/8" DIA. REBAR SET 36" IN GROUND

- GLO/BLM BRASS CAP MONUMENT RECOVERED THIS SURVEY
- CENTERLINE MONUMENT RECOVERED THIS SURVEY
- DOT/PF PRIMARY MONUMENT SET THIS SURVEY
- PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
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- RIGHT OF WAY TO BE DEDICATED THIS SURVEY
- EASEMENT TO BE DEDICATED THIS SURVEY

S.E.A.R.H.C. LOT 11

S.E.A.R.H.C. LOT 7

A.S.L.S. 88-62 TRACT D UNIVERSITY AK. SE.

JAPONSKI

U.S.S. 1496 STATE OF ALASKA DEPT. OF EDUCATION

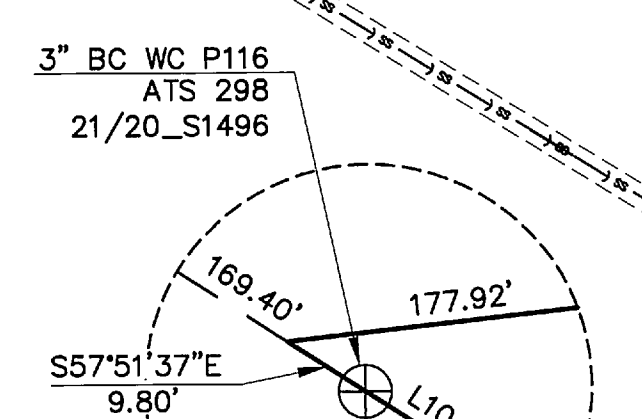
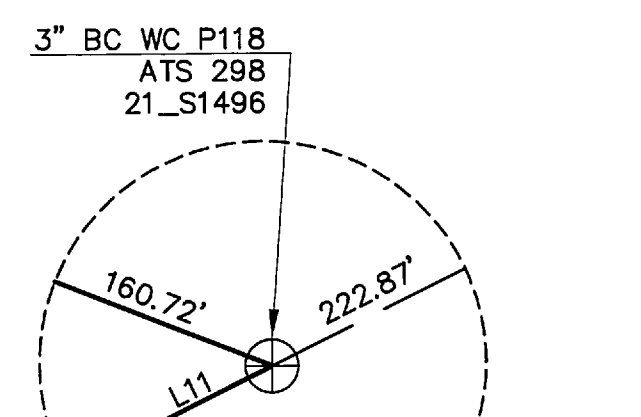
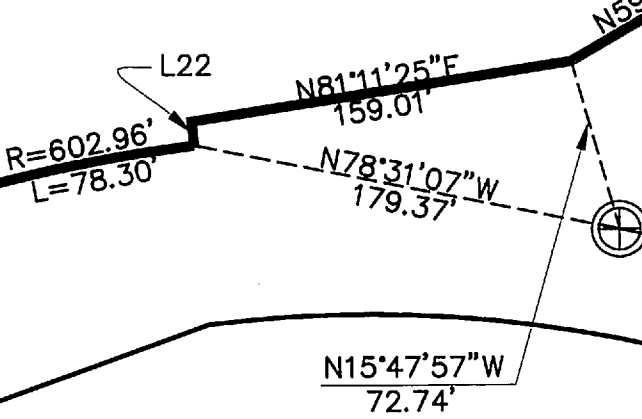
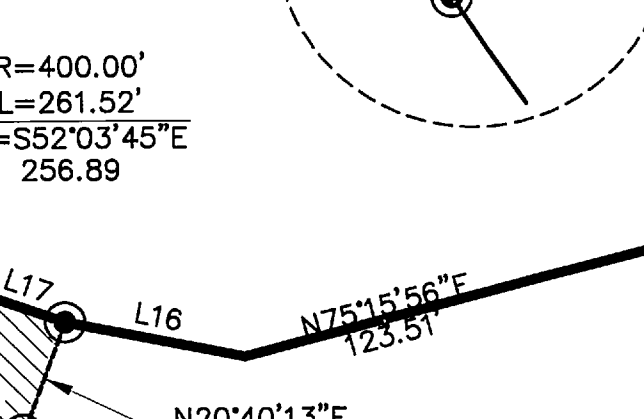
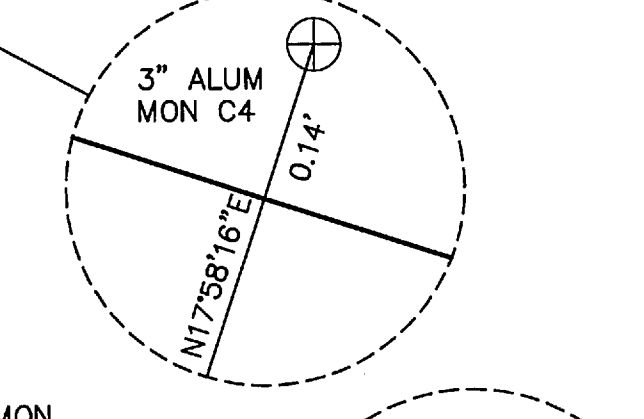
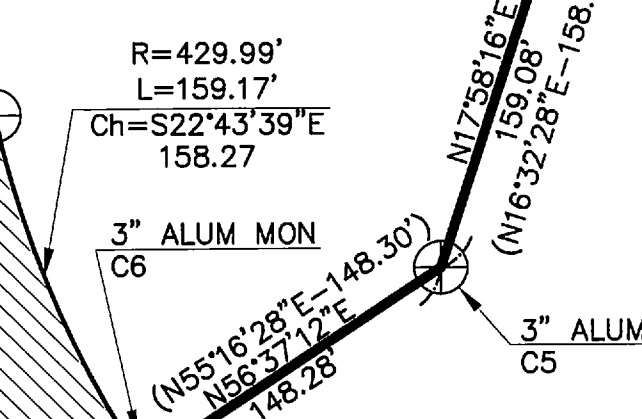
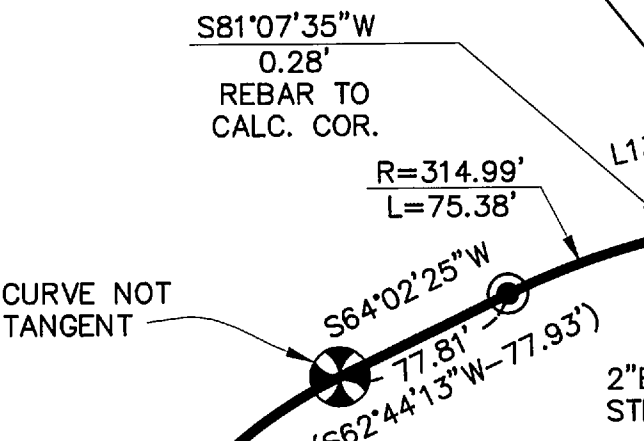
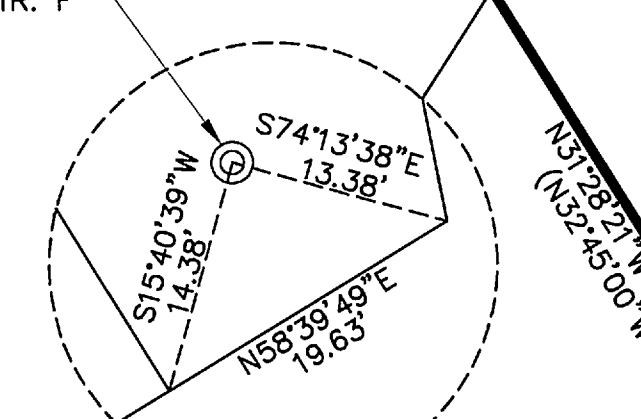
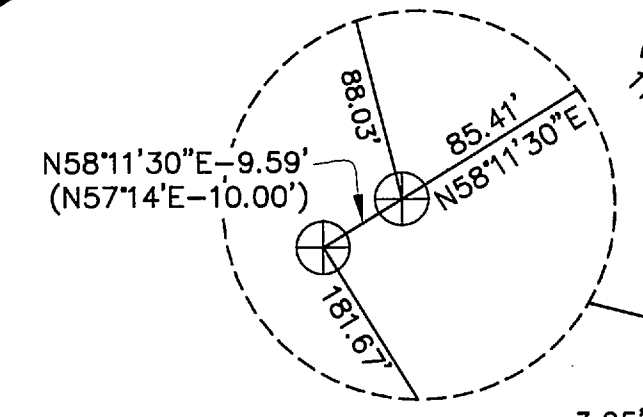
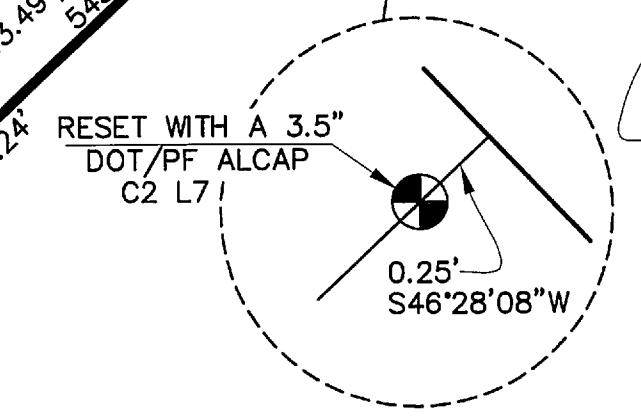
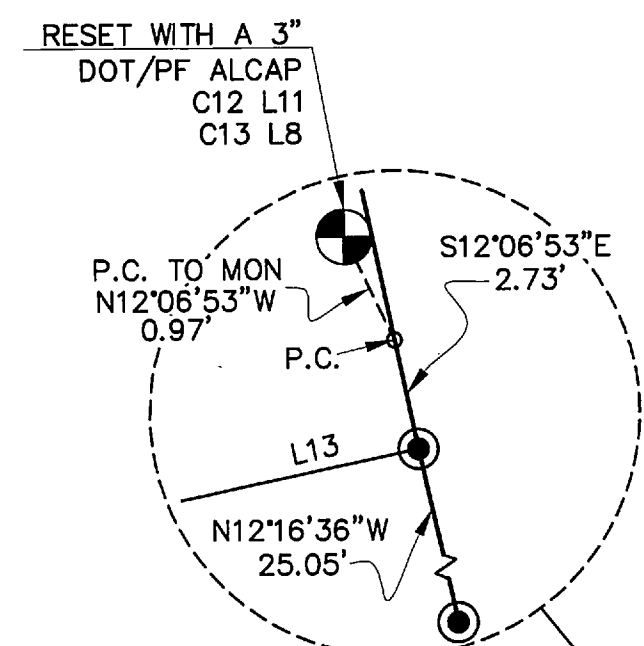
LOT 15D ISLAND

U.S.S. 1496 STATE OF ALASKA DEPT. OF EDUCATION LOT 15E

U.S.S. 1496 LOT 12

A.T.S. 1292

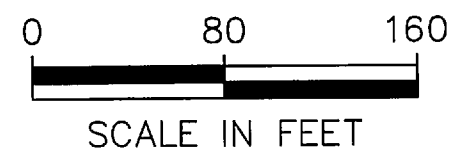
A.T.S. 298



2009-9
Sitka REC DIST 30
DATE 5-6 2009
TIME 1:58 P.M.
Requested By scf B
Address

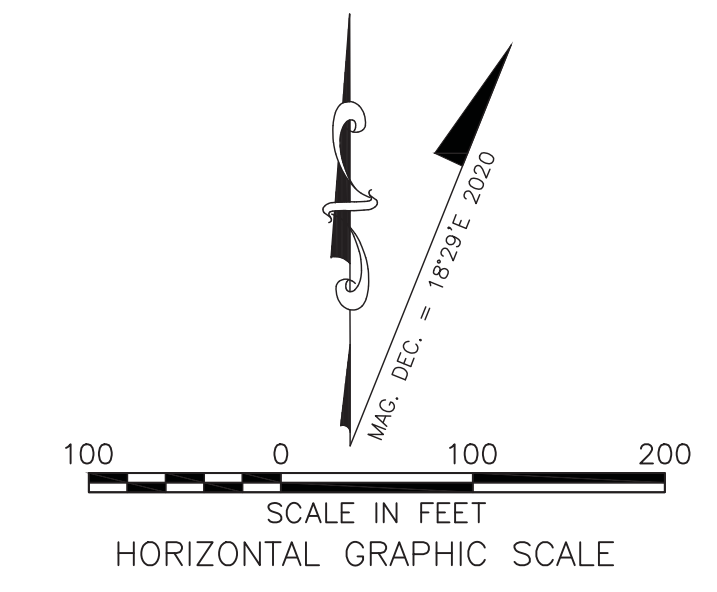
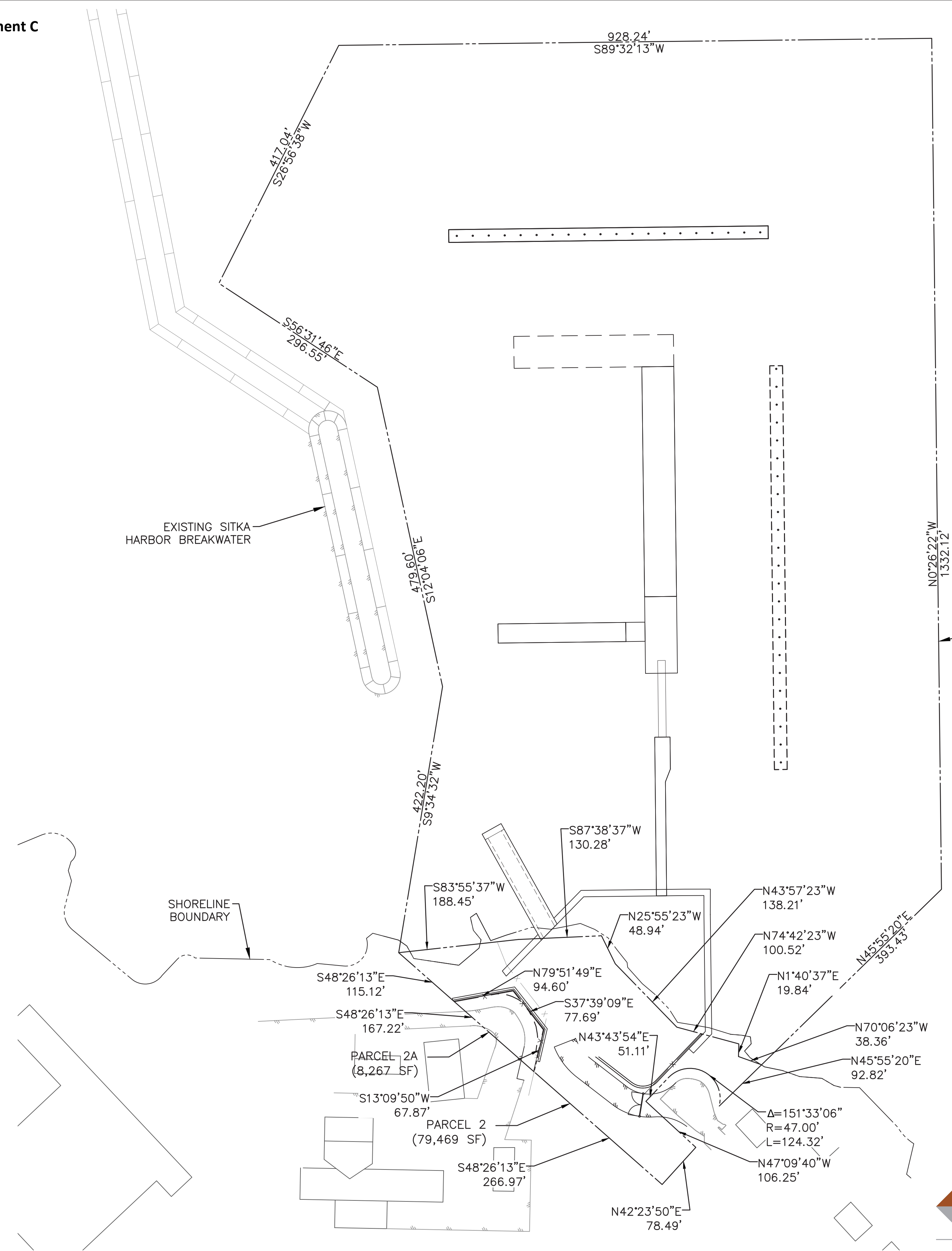
LINE	MEASURED		(RECORD)	
	BEARING	LENGTH	BEARING	LENGTH
L10	S57'51'37"E	11.83'		
L11	S63'47'23"W	13.82'		
L12	S22'26'19"E	65.83'		
L13	S77'46'24"W	41.27'	S76'28'13"W	41.33'
L14	N70'30'59"W	45.79'		
L15	N58'23'38"W	61.95'		
L16	S78'53'31"E	75.89'		
L17	N70'47'34"W	38.70'		
L18	S46'30'14"W	50.00'		
L19	S46'26'55"W	59.50'	S45'09'30"W	59.28'
L20	N58'39'49"E	44.98'	N57'14'00"E	45.00'
L21	S31'27'50"E	44.00'		
L22	N06'40'26"W	10.00'		
L28	N77'27'09"E	14.30'		
L29	N12'32'30"W	10.00'		
L30	S77'27'09"W	14.30'		
L31	N12'32'51"W	10.00'		
L32	N49'30'09"E	11.21'		
L33	S49'30'09"W	11.51'		
L34	N40'29'51"W	10.00'		

CURVE	CURVE TABLE				
	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.37'	125.00'	22'10'20"	N32'39'02"E	48.07'
C2	40.07'	30.00'	76'32'12"	S33'38'30"E	37.16'
C3	45.05'	607.96'	4'14'46"	N71'21'04"W	45.04'
C4	148.92'	200.00'	42'39'49"	S62'53'18"W	145.51'
C5	10.00'	450.00'	1'16'26"	S42'14'34"E	10.00'



AMENDED
JAPONSKI ISLAND SUBDIVISION
SEWARD & TONGASS IMPROVEMENTS
STP-0003(072) 67985
SUBDIVISION OF
U.S.S. 1496, LOT 15 INTO
LOTS 15A, 15B, 15C, 15D & 15E
City & Borough of Sitka, Alaska
Sitka Recording District

SURVEYOR: State of Alaska D.O.T./P.F. Southeast Region
OWNERS: STATE OF ALASKA DEPT. OF EDUCATION
SCALE: 1" = 80'
DATE: 1/2007
SHEET 3 OF 3



LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY BOUNDARY LINE (EXISTING)
- SHORELINE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- PROPOSED GATE
- PROPOSED FENCE LINE

PARCEL 1
(1,305,418 SF)

PARCEL 2A
(8,267 SF)

PARCEL 2
(79,469 SF)

PROPERTY STATUS								
TRACT	PARCEL	INTEREST	GRANTOR	GRANTEE	PARCEL SIZE (ACRES)	DATE ACQUIRED	RECORDED DOC. NO.	ACQUIRED ADA/A.L.P. NO.
I	1	(TIDE & SUBMERGED LANDS) I.L.M.A.	DNR	CBS	29.97			
I	2	PORTION OF A.D.L. 20877 TO BE RELEASED TO CBS	ADEED	CBS	1.82			
I	2A	PORTION OF A.D.L. 20877 TO BE RELEASED TO USCG	ADEED	USCG	0.19			

PLAN PREPARED BY:

DOWL
WWW.DOWL.COM

9085 Glacier Highway
Juneau, Alaska 99801
907-780-3533

DATE: 6/24/21

City and Borough of Sitka
DEPARTMENT OF PUBLIC WORKS
100 LINCOLN STREET • SITKA, ALASKA 99835
TEL (907) 747-1804 FAX (907) 747-3158

**SEAPLANE BASE
LAYOUT PLAN
SITKA, ALASKA**

DRAWN: RT	SCALE: AS NOTED
CHECKED: KN	DATE: 6/24/2021
DRAWING NAME: EXHIBIT A - PROPERTY MAP	
SHEET NO. 6	6 / 6

\\ANC-FS\ANC-Projects\23\63021-01\B5CAD\Aviation\ALP\ALP-A29-Property Map-Exhibit A.dwg