

Chair
Tania Harrison

Vice Chair
Mark Hall

Commissioners
Chris Bolin
Sarah Trumblee
Kris Ranney
Gail Foode
Sean Den Adel

City Planner
Amanda Hadley
Coward

**PLANNING COMMISSION REGULAR MEETING
Monday November 10, 2025, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Tania Harrison, Vice Chair Mark Hall, Commissioners Chris Bolin, Sarah Trumblee, Kris Ranney, Gail Foode, and Sean Den Adel

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT CALENDAR

- a. Record excused absence of Tania Harrison and Chris Bolin from the October 28, 2025, Special Meeting

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers

Prince William Sound Economic Development District (PWSEDD)

Kristin Smith, Executive Director.....Page 1

- b. Audience comments regarding agenda items (3 minutes per speaker)

8. PLANNER'S REPORT.....Page 2

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- a. Letter of Interest for a Portion of Lot 3, Block 7A, Tidewater Development Park, Old Sea Grants Building by Prince William Sound Science Center (PWSSC).....Page 3

- b. Letter of Interest for a Portion of Tract A, USS 833, Wastewater Treatment Facility by Cordova Telecom Cooperative (CTC).....Page 7

- c. Hazard Mitigation Plan Review and Comment Period.....Page 13

- d. Land Disposal Map Review Regarding Rural CAP's Mutual Self-Help Housing Program.....Page 15

11. AUDIENCE COMMENTS

12. COMMISSION COMMENTS

13. ADJOURNMENT

You may submit written public comments via email to planning@cityofcordova.net, mail comments to City of Cordova, PO Box 1210, Cordova, AK 99574, or delivered to City Hall directly. Written public comments must be received by 4:00 p.m. on the day of the meeting.

Your Voice Matters—Help Shape the Future of Prince William Sound

Take our short community survey and share what matters most—jobs, housing, transportation, small businesses, and more.

What's Happening

The Prince William Sound Economic Development District is developing its next five-year Comprehensive Economic Development Strategy (CEDS), a roadmap for regional investment, job creation, and community resilience.

Why It Matters

- Guide where funding and resources are focused for the next five years.
- Ensure community voices from across Prince William Sound are heard.
- Build a shared regional vision for a strong, more resilient future.

Take the Prince William Sound Community Survey Today!

Your feedback will guide future investments, job creation, and community priorities across the region

Scan the QR code or visit
pwsedd.org/ceds-survey



Planner's Report

To: Planning and Zoning Commission
From: Amanda Hadley Coward, City Planner
Date: Monday November 10, 2025
Re: Recent Activities and Updates

1. Planning & Zoning Numbers Up to October 10, 2025:

- 21 - Building Permits
- 3 - Conditional Use Permits
- 1 – Variance Application
- 2 - Site Plan Review
- 19 - Letters of Interest
- 3 - Resolutions Passes by Planning Commission
- 5 – Published Requests for Proposals (RFP)
- 4 – Plats Administratively Approved
- 2 – Plats Under Administrative Review

2. Second Street Progress DOT:

DOT has been boring and getting samples for bedrock along Second Street with the help of our Public Works Streets Division.

3. City Council Decisions on Land Disposal:

- Ordinance 1236 1st Reading Approved: Purchase & Sale Agreement with CEC for a 2.14 Acre Portion of ATS 220.
- Lots 19-25, Block 6, Original Townsite: For the construction of a new Ilanka Cultural Center building. Staff is to negotiate an agreement with Native Village of Eyak (NVE). Negotiations are currently underway.
- ASLS 79-263 a 2.155 Acre Portion: For the realignment of the Shepard Point Road. Staff is to negotiate an agreement with NVE. Negotiations are currently underway.
- The City T-Dock: Staff is to Publish a Request for Proposals (RFP) for a lease of a portion of the City T-Dock.
- Lot 2, Block 7, North Fill Development Park: Staff is to publish an RFP for a lease or a purchase.
- Lots 1 & 2, Block 5, Odiak Park Subdivision: Staff is to publish an RFP for a lease or a purchase.
- A Portion of Lots 11-14, Block 32, Original Townsite: Staff is to publish an RFP for a lease or a purchase.
- Lot 1, Block 7A, Tidewater Development Park (Breakwater Fill Lot): Staff is to negotiate an agreement for a purchase with Camtu's Alaska Wild Seafoods. Negotiations are currently underway.



AGENDA ITEM # 10a
Planning Commission Regular Meeting Date: 11/10/2025
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Monday November 10, 2025

ITEM: Letter of Interest from the Prince William Sound Science Center

NEXT STEP: Recommendation on Disposal and Disposal Method

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE:

Requested Actions: Recommendation on Disposal and Disposal Method
Applicant: Prince William Sound Science Center
Legal Description: A Portion of Lot 3, Block 7A, Tidewater Development Park (Old Sea Grants Building on the North Harbor Loading Dock)
Area: Approximately 750 Square Foot Structure
Zoning: N/A

II. RECOMMENDED ACTION & NEXT STEP: Staff has provided the following motions for the Planning Commission to open the agenda item for discussion:

“I move to recommend that City Council dispose of A Portion of Lot 3, Block 7A, Tidewater Development Park (AKA The Old Sea Grants Building) a Structure that is Approximately 750 Square Feet as outlined in Cordova Municipal Code 7.40.060 B by *”

Choose one of the following to insert for the asterisk:

1. Negotiate an agreement with the party who submitted a letter of interest to lease the property. (Prince William Sound Science Center)
2. Invite sealed bids to lease the property.
3. Offer the property for lease at public auction.
4. Request sealed proposals to lease the property.

III. FISCAL IMPACTS: The property would remain part of the City’s lease revenue and sales tax revenue.

IV. BACKGROUND INFORMATION: The Prince William Sound Science Center (PWSSC) is the current lessor of the structure and has leased it since August 24, 1999. The current lease expires on December 31, 2025. The lessor would like to continue to lease this structure and has submitted their letter of interest to the City.

Staff has no concerns with this proposed lease as this structure has had a long history of being leased without issue to this applicant.

Commissions Considerations

The Letter of Interest is attached for review. The Planning Commission shall make two decisions regarding this memo: First, is if the requested property should or should not be leased. If it is determined that the best interest of the City is to lease the subject property they shall second, determine by what method they recommend the land be disposed of (direct negotiation, sealed bids, public auction, or request for proposals).

Planning Commission’s recommendation will then be move forward to the City Council for their review and determination.

Applicable Code:

7.40.040 - Letter of interest to lease or purchase.

C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 7.40.060(B).

7.40.060 - Methods of disposal.

B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

7.40.030 – Land Disposal Map

5. Leased: These properties are currently under lease and not considered available but can be the subject of a letter of interest during the final year of the lease term.

V. LEGAL ISSUES: Legal review of the lease agreement will be required prior to final approval by Council.

VI. SUMMARY & ALTERNATIVES: The applicant would like to lease an approximate 750 square foot structure known as the Old Sea Grants Building located on the North Harbor Loading Dock. The Planning Commission may make a motion to recommend or not recommend the lease of this property.

VIII. ATTACHMENTS:

- A. Subject Property
- B. Letter of Interest

**OLD SEA GRANTS BUILDING
A 750 SQ FT STRUCTURE LOCATED ON A PORTION OF
LOT 3, BLOCK 7A, TIDEWATER DEVELOPMENT PARK**

**Subject
Property**



PO Box 705
Cordova, AK 99574

907.424.5800
pwssc@pwssc.org

www.pwssc.org

25 October 2025

Dear City of Cordova,

We are submitting this letter of interest to renew our lease of the Old Sea Grant building located on a portion of Lot 3, Block 7A, Tidewater Development Park

There are approximately 2-3 people utilizing this as storage space for supplies and equipment. It is used as a staging area from which we deploy and retrieve instrumentation and supplies onto and off of vessels using the crane on the dock when we are departing on and returning from research cruises. The individuals using the facility will need to access it occasionally as required by their job/project. When removing/storing equipment they would be parking on the street near the old science center building or temporarily on the dock as necessary to load/unload items.

We are requesting to renew the lease for an additional two years. This facility has been an important asset and although we have new facilities, they are not in a location that allows us to easily aggregate and deploy the supplies we use in research cruises, both on our own vessel and chartering vessels owned by other entities in the community. We appreciate your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Tyler Tulloch". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Tyler Tulloch, COO
Prince William Sound Science Center



AGENDA ITEM # 10b
Planning Commission Regular Meeting Date: 11/10/2025
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner & Kevin Johnson, Public Works Director

DATE: Monday November 10, 2025

ITEM: Letter of Interest from Cordova Telecom Cooperative for a Lease of a Portion of Tract A, USS 833 (Wastewater Treatment Facility Lot)

NEXT STEP: Recommendation on Disposal and Disposal Method

☐ INFORMATION	☐ RESOLUTION
☒ MOTION	☐ ORDINANCE

I. REQUEST OR ISSUE:

Requested Actions: Recommendation on Disposal and Disposal Method
Applicant: Cordova Telecom Cooperative (CTC)
Legal Description: A Portion of Tract A, USS 833 (Wastewater Treatment Facility Lot)
Area: Approximately 9,000 Sq. Ft.
Zoning: Public Lands and Institutions District

II. RECOMMENDED ACTION & NEXT STEP: Staff has provided the following motions for the Planning Commission to open the agenda item for discussion:

“I move to recommend that City Council redesignate a Portion of Tract A, USS 833 on the land disposal maps from “Unavailable” to “Available” and to dispose of a portion of approximately 9,000 square feet as outlined in Cordova Municipal Code 7.40.060 B by *”

Choose one of the following to insert for the asterisk:

1. Negotiate an agreement with the party who submitted a letter of interest to lease the property. (Cordova Telecom Cooperative)
2. Invite sealed bids to lease the property.
3. Offer the property for lease at public auction.
4. Request sealed proposals to lease the property.

III. FISCAL IMPACTS: The property would become part of the City’s lease revenue and possessory interest tax.

IV. BACKGROUND INFORMATION: Cordova Telecom Cooperative (CTC), as part of their “ReConnect” grants award have begun the process of bringing fiber-optic to every home and business in Cordova. In addition to that, they are in the process of preparing to install a fiber-optic submarine cable from Cordova to Seaward and Juneau, with branches off the main cable to multiple communities along the route. This undersea cable will need a place to land and connect to an onshore site that then hooks into the rest of the fiberoptic infrastructure in Cordova.

CTC is requesting that the City lease a roughly 9,000 square foot portion of the lot where the Wastewater Treatment Facility (WWTF) is located. This location would be used to construct a cable landing station.

Zoning: Public Lands and Institutions District

This zoning district is intended to include major open lands and major public and quasi-public institutional uses, including government office buildings and existing land reserves for public and institutional use. Per the Cordova Municipal Code (CMC) 18.38 a utility installation and structure is a permitted use.

Land Disposal Map Designation

On the 2025 Land Disposal Maps this lot is designated at “Not Available”. To make this lot available for the applicant to lease a portion of this property, the Commission would need to make a motion to redesignate the lot from “Not Available” to “Available”. The public would then be noticed for a 30-day period. Following the noticing period, the City Council will then hear the agenda item for their decision on disposal and disposal method.

Staff Assessment

Planning & Zoning Staff:

Staff has no concerns with this proposed land lease as it will be a beneficial utility that will serve the community. Given the sensitive City infrastructure located at this site, Staff would not support another entity occupying this space unless it was another community benefiting utility and would support Direct Negotiations.

Public Works Staff:

The Water and Sewer Division has been involved in early conversations regarding this request. Initial concerns were regarding the loss of ground space for inventory storage and future expansion needs. The preferred layout would include the proposal to potentially clear / blast space on the southwest side of the property. Understanding that it may be financially infeasible, Staff believes that a 30 X 30 footprint within the existing ground space would be manageable if coordinated with CTC. Access issues were discussed and ultimately determined to not be an issue as after construction, CTC and others would need limited access and any major access needs can be coordinated with the City as needed.

Commissions Considerations

The Letter of Interest is attached for review. The Planning Commission shall make two decisions regarding this memo: First, is if the requested property should or should not be leased. If it is determined that the best interest of the City is to lease the subject property they shall second, determine by what method they recommend the land be disposed of (direct negotiation, sealed bids, public auction, or request for proposals).

Planning Commission’s recommendation will then be move forward to the City Council for their review and determination.

Applicable Code:

7.40.040 - Letter of interest to lease or purchase.

C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 7.40.060(B).

7.40.060 - Methods of disposal.

B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

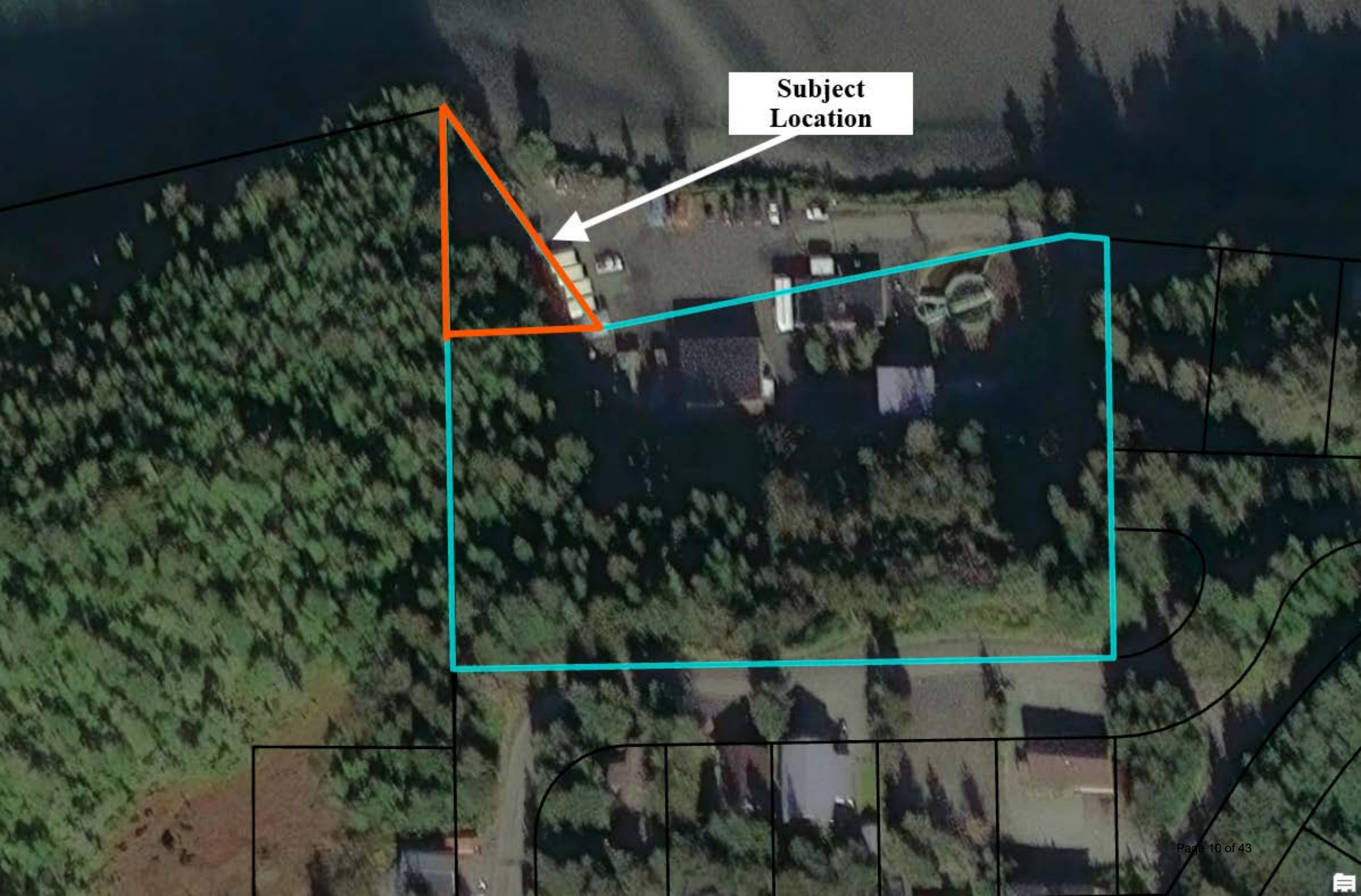
V. LEGAL ISSUES: Legal review of lease or purchase agreement will be required prior to final approval by Council.

VI. SUMMARY & ALTERNATIVES: The applicant would like to lease an approximate 9,000 square foot portion of Tract A, USS 833 to build a structure that will house the fiber optic utility connection where the underwater sea cable and land cable connection will meet. The Planning Commission may make a motion to recommend or not recommend the lease of this property.

VIII. ATTACHMENTS:

- A. Subject Property
- B. Letter of Interest

**Subject
Location**



October 31, 2025



Sam Greenwood
City Manager, City of Cordova
601 First Street, Cordova, AK 99574

RE: Cordova Telecom Cooperative Letter of Interest to Lease

Dear Ms. Greenwood:

I am writing this letter on behalf of Cordova Telecom Cooperative, Inc. (CTC) to request consideration to lease a portion of land at the east end of the Wastewater Treatment Facility, Tract A, USS 833 located off Whitshed Road. We are seeking to utilize this space for our cable landing station (CLS), which will house fiber-optic submarine cables and associated equipment.

In 2023 and 2024, CTC was awarded two separate USDA Rural Development broadband infrastructure grants under the “ReConnect” program. These grants include building fiber-to-the-premises (FTTP) for all participating homes and businesses in the grant scope for both Cordova and Pelican, and they include the construction of fiber-optic submarine cables from Cordova to Seward and Juneau, with branch units to multiple communities en route.

Over the last two years, CTC and our partners have been looking for the optimal location in Cordova to bring our cables ashore and construct our CLS, a facility where the cable terminates and contains the associated equipment and power. After extensive review and collaboration with the City of Cordova, we have found the eastern end of the wastewater treatment facility to be the ideal location for two reasons. The first is that the marine route survey found this area to be the optimal site to bring a cable ashore. The second is that this area is already designated to house public utilities, and thus, utilizing the far corner for additional services would add to the community’s benefit.

As we have completed the marine route survey and have begun the next engineering phase, trying to identify another viable landing location would be too costly and may impede the timeline for these projects. These submarine cables will provide multiple benefits to our community, including critical redundant communication paths, improved internet speeds, and making Cordova the new internet hub of Southcentral Alaska. Additionally, maximizing the use of existing public utility space is an added value as other alternative spaces may mean developing land that could otherwise be used for homes or other structures.

We appreciate your consideration on the matter and should you have any questions, please feel free to contact me.

Sincerely,

Jeremiah Beckett
CEO
Cordova Telecom Cooperative
907-424-2345
jeremiah@ctcak.coop

Below is the proposed area we are looking to lease at the wastewater treatment facility. We are currently exploring multiple design options and seeking to minimize our footprint.

CTC Waterworks Land Lease Interests

CTC needs roughly 9000' footprint, 30x30, for a Cable Landing Station (CLS)

A ~ requires blasting and excavation, expensive but leaves the city footprint alone

B ~ requires yard reorganization, city loses minimal land of the existing footprint



FISH in Alaska - Project Overview

Fiber Internet Serving Homes (FISH) in Alaska is a multiyear strategic project being delivered by Cordova Telecom Cooperative (CTC). CTC has been awarded over \$100M in grants from the USDA to deliver fiber-based broadband internet services across Southcentral Alaska to the communities of Chenega, Cordova, Nanwalek, Port Graham, Pelican, and Yakutat.

This project will deliver Fiber-To-The-Home (FTTH) to six rural off-road communities, interconnect thirteen Alaskan communities, and deliver over seven hundred miles of essential middle-mile subsea fiber connectivity for southcentral Alaska.

Upon completion, Cordova and all Chugach Tribes will be connected via fiber and have a communications infrastructure in place that will last generations. All households and businesses will have access to gigabit internet services, our communities will have resilient infrastructure, and Cordova will become a strategic hub for all Alaska internet traffic.



AGENDA ITEM # 10c
Planning Commission Regular Meeting Date: 11/10/2025
PLANNING COMMISSION COMMUNICATION FORM

FROM: Kevin Johnson, Public Works Director

DATE: Monday November 10, 2025

ITEM: City of Cordova 2025 Hazard Mitigation Plan Review and Input

NEXT STEP: Review and Provide Comments

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE:

Requested Actions: Review and Provide Comments
Applicant: City of Cordova
Legal Description: N/A
Area: N/A
Zoning: N/A

II. RECOMMENDED ACTION & NEXT STEP: Staff has provided the following motions for the Planning Commission to open the agenda item for discussion:

“I move to recommend the City of Cordova 2025 Hazard Mitigation Plan be finalized with no additional comments from the Planning Commission”

This motion will open the agenda item for discussion. If during the discussion it is determined that there are specific or general comments from the Planning Commission, the motion can be amended to include those comments that the Commission as a body determines should be made.

III. FISCAL IMPACTS: Access to FEMA mitigation grant funding for projects is reliant on having a current approved Hazard Mitigation Plan.

IV. BACKGROUND INFORMATION: The City of Cordova Hazard Mitigation Plan (CHMP) was last updated in 2018 and is valid for a 5-year period. Cordova received State grant funding to hire a consultant to help update the CHMP. Staff began the process with the consultant by reviewing the 2018 plan to determine what needed to be carried over. Following that, a small group of local stake holders was asked to review the first draft of the 2025 CHMP. Comments from that review were used to prepare the second draft of the plan.

The second draft of the 2025 CHMP was released for public review on 10/28/2025 with a request for comments to be provided by 11/10/2025.

In addition to the general public review, we ask that the Planning Commission review the plan, discuss it at the 11/10/25 meeting, and provide comments if determined necessary. Additional historical context or events, geographic areas of concern, and similar items that appear to be missing from the plan should be kept in mind while reviewing and discussing the plan. We ask that the Commission take specific notice to the mitigation projects mentioned in section 5.4 (further described in appendix C, Table C-2) and determine if there are other projects that should be considered.

Following tonight's review, all comments received during the general public comment period and comments from the Planning Commission will be taken by staff to be reviewed and considered for incorporation into the final draft. A final draft of the plan will then be sent to the City Council for final approval.

V. LEGAL ISSUES: N/A

VI. SUMMARY & ALTERNATIVES: The Planning Commission is being asked to review the current draft of the 2025 City of Cordova Hazard Mitigation Plan and provide additional input and comments as necessary. Any comments will be considered in the final drafting of the document prior to it going to City Council for final approval.

VIII. ATTACHMENTS: Due to its size, the Draft of the 2025 CHMP can be found on the City website at the link below: <https://www.cityofcordova.net/city-of-cordova-2025-local-hazard-mitigation-plan-draft-available-for-public-review/>

Or by scanning this QR Code:





AGENDA ITEM # 10d
Planning Commission Regular Meeting Date: 11/10/2025
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Monday November 10, 2025

ITEM: Land Disposal Map Review

NEXT STEP: Recommendation on Land Identified as Possible for Development

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE:

Requested Actions: Recommendation on City Property for Possible Development by RurAL CAP
Applicant: City Council Request
Legal Description: City Lands
Parcel Number: N/A
Area: City Limits
Zoning: N/A

II. RECOMMENDED ACTION / NEXT STEP: Staff has provided the following motions for the Planning Commission to open the agenda item for discussion:

“I move to recommend that City Council review the following City property as identified *(insert legal descriptions here) by the Planning Commission for possible land disposal to RurAL CAP’s self-help housing program.”

III. FISCAL IMPACTS: The property could become part of the City’s lease or purchase revenue and possessory interest tax revenue or property tax revenue if it was eventually disposed of for development.

IV. BACKGROUND INFORMATION: On Wednesday September 03, 2025, the City Council had a Workshop where they invited the Planning Commission to attend this joint meeting. The presenter was the non-profit RurAL CAP - Mi’shell French, Shay Bowman, and Bob Marquez spoke as representatives of their program. As guest speakers they gave a presentation on the Mutual Self-Help Housing program.

Link to City Council Workshop Meeting:

<https://www.youtube.com/live/1lGUNGAXHDo?feature=shared>

Excerpt from their website:

<https://ruralcap.org/client-services/housing/mutual-self-help-housing/>

“In partnership with USDA Rural Development and Alaska Housing Finance Corporation, RuRAL CAP’s Mutual Self-Help Housing program gives first time homebuyers an opportunity for affordable home ownership with no down payment.

The program operates on the principles of sweat equity. Groups of six to 12 participants build one another’s homes, working together under the direction and coaching of a RuRAL CAP construction supervisor. These families must perform at least 65% of the labor and work at least 35 hours per week. Homebuyers work on all homes in the project, and no one moves in until all the homes are finished. Once completed, a community of single-family homes replaces the once vacant lot. The participants’ sweat equity eliminates the need for a down payment and reduces the size of their mortgage.

The building process enriches the families and the community. Families gain new skills, a home with little out-of-pocket expense, a sense of ownership, and affordable mortgage loans with interest as low as 1%, while communities gain an increase in property tax base, a vibrant neighborhood, and an economic boost via the purchase of local building material and the hiring of local subcontractors.”

The Planning Commission Regular Meeting

On Tuesday September 09, 2025, the Planning Commission discussed the development options that RuRAL CAP offers for housing development assistance. Using the Land Disposal Maps as a guide, the Commission determined criteria to be used in identifying City owned land that may be viable for one of the programs that RuRAL CAP offers.

Criteria that the Planning Commission used to identify land was proximity or availability to water, sewer (septic), road access. The Commission also discussed lot size as a factor when determining locations. The following lots were determined viable with questions from the Planning Commission needing further clarification from Staff.

- 1) New England Cannery Road - City Quarry/Burn Pile Area
- 2) Old Town – 31 lots
- 3) Old Town – Upper Davis Ave – 4 lots
- 4) Odiak Park – (2 lots) CRH + Center Drive
- 5) Whitshed Road – Corner of CRH on Roadway
- 6) Power Creek Road – Behind Pioneer Cemetery
- 7) Power Creek Road – Very End Lot
- 8) Eyak Lake – CRH Under Water Tank

M/ Hall S/Den Adel

Vote: 6 yea, 0 nay, and 1 absent (Bolin). Item was referred back to Staff to bring additional information to the Planning Commission for review.

Full Video: <https://www.youtube.com/live/-SBObRmjxWU?feature=shared>

Staff identified lots and parcel information as requested by the Planning Commission.

- 1) New England Cannery Road - City Quarry/Burn Pile Area – **A Portion of Lot 1, Section 15, ASLS 79-258** – Plat 99-15 – Parcel Number 02-041-999
- 2) Old Town – 31 lots - Plat 1-12 – **Lots 4-17, Block 4, Railway Addition**, Lots 1-3, 10-12, & 16-24, Block 3, Railway Addition, and Lot 1, Block 26, Original Townsite.

Parcel Numbers 02-060-459, 02-060-452, 02-060-451, 02-060-450, 02-060-600, 02-060-483, 02-060-460, 02-060-484, 02-060-461, 02-060-485, 02-060-486, 02-060-487, 02-060-488, 02-060-465, 02-060-489, 02-060-466, 02-060-490, 02-060-467, 02-060-491, 02-060-468, 02-060-492, 02-060-469, 02-060-493, 02-060-470, 02-060-494, 02-060-471, 02-060-495, 02-060-472, 02-060-473, 02-060-496, and 02-041-999

- 3) Old Town – Upper Davis Ave – 4 lots – **Lots 1-3, Block 33, Original Townsite** and **A Portion of the Old Proposed Reservoir, Block 32, Original Townsite** - Plat 1-11 – Parcel Numbers 02-061-503, 02-061-502, 02-061-501, and 02-061-460
- 4) Odiak Park – (2 lots) CRH + Center Drive – **Lots 1 & 2, Block 5, Odiak Park Subdivision** – Plat 79-5 – Parcel Numbers 02-072-820 & 02-072-822
- 5) Whitshed Road – Corner of CRH on Roadway – **A portion of ASLS 79-265** - Plat 82-11 - Parcel Number 02-086-100
- 6) Power Creek Road – Behind Pioneer Cemetery – **A portion of USS 1668** – Survey USS 1668 - Parcel Number 02-071-600
- 7) Power Creek Road – Very End Lot – **A portion of Tract A, ASLS 79-259** – Plat 82-6 – Parcel Number 02-063-500
- 8) Eyak Lake – CRH Under Water Tank – **A portion of USS 900** – Survey 900 - Parcel Number 02-087-200

For a single-family home in the Medium or Low Density Residential Districts the code requires 4,000 square feet per lot. According to that code and the RuRAL CAP project they are looking for an area of land where six (6) to twelve (12) single-family homes can be built.

Approximate Sizing Requirement for Residential Single-Family Lots:

Six (6) lots 24,000 square feet.

Eight (8) lots 32,000 square feet.

Ten (10) lots 40,000 square feet.

Twelve (12) lots 48,000 square feet.

The Planning Commission directed Staff to research the identified lots and bring the agenda item back with the answers to the above questions. They may now make a motion to refer the item back to Staff for additional information or make a recommendation to City Council from the information given.

V. LEGAL ISSUES: N/A

VI. SUMMARY AND ALTERNATIVES: The Planning Commission is reviewing lands owned by the City for possible development where 6-12 single family homes could be constructed. The Planning Commission may make a motion to recommend or not recommend the disposal of City property to City Council.

VII. ATTACHMENTS:

- 1) RuRAL CAP's FAQ's
- 2) 2025 Land Disposal Maps
- 3) Topographic Maps (5-Meter Contours)
- 4) Plats



RurAL CAP's

Mutual Self-Help Housing Program

Frequently Asked Questions

WHAT IS THE MUTUAL SELF-HELP HOUSING?

Since 1971, the Mutual Self-Help Housing Program, in partnership with USDA Rural Development, has assisted thousands of low-income, rural families, and individuals to achieve home ownership. Under this program, qualifying families and individuals jointly contribute home-building labor under the guidance of a skilled construction supervisor. The family's labor requirement becomes their down payment. The labor provided by the family is known as "sweat equity." The costs associated with purchase of the lot, materials and sub-contractor labor needed to construct the home are financed through USDA Rural Development's 502 direct mortgage loan program. Each family or individual must be able to qualify for a mortgage loan through USDA Rural Development in order to participate in the program. Hard work, commitment, and willingness to work cooperatively with the other participants in the program is the key to its success. Self-Helpers share a common goal of homeownership and commit themselves to sharing in the work that will make that goal a reality. The commitment for each family is 35 hours per week. 17.5 of those hours can be completed by the family's volunteers. Families do not take occupancy to their home until all of the homes in the group are complete. Self-Helpers build homes, friendships, neighborhoods, and communities.

WHAT IS RurAL CAP?

RurAL CAP is a private, statewide, non-profit organization working to improve the quality of life for low-income Alaskans since 1965. RurAL CAP provides resources and services to enhance child and family development, improve housing, save energy, develop leadership, promote environmental conservation, prevent substance abuse, and foster independent living. Governed by a 24-member Board of Directors representing every region of the state, RurAL CAP is one of the largest and most diversified not-for-profit organizations in Alaska.

HOW DO I GET STARTED?

- Complete a Pre-Screen Application and Credit Information Release Form found at www.ruralcap.com/rhp/selfhelp/ or at the Soldotna RurAL CAP office.
- Provide a \$35 Application Fee with your Pre-Screen Application, check payable to RurAL CAP. This helps to offset the cost to pull a tri-merge credit report from a third party credit bureau.
- Mail or drop off the completed forms to our address *located at the Blazy Mall*:
RurAL CAP Mutual Self-Help Housing
44539 Sterling Hwy, Suite 206
Soldotna, AK 99669

WHAT IF MY CREDIT ISN'T VERY GOOD?

As a potential Self-Helper, you will receive useful information about your credit report and how to repair derogatory credit, if needed. One-on-one counseling and guidance in repairing damaged credit is an important role of RurAL CAP's Mutual Self-Help Housing Program staff. If you don't have a traditional credit history, you will receive assistance in putting one together utilizing non-traditional sources such as rental history and utilities. Acceptable credit is important and necessary to qualify for the mortgage loan needed to finance the construction of the home through the Mutual Self Help Housing Program. We understand that every credit history is different and the reasons for such are incredibly personal. Often, with sound budgeting and guidance, many of our clients with blemished credit are able to credit qualify for a mortgage loan approximately 6-12 months after beginning the process of credit repair with our staff. Here are some indicators of creditworthiness that home loan lenders look for:

- Monthly obligations are current with a history of timely payments.
- Minimum of 2 accounts are reporting with at least a 12 month history of payments. (Authorized user accounts do not count unless the applicant can provide proof they have been making the payments for a minimum of 12 months on that account.)
- No more than one payment over 30 days late reported on any account within the last 12 months.
- Rents are paid in a timely manner with no more than 1- 30 day late payment reporting in a 12 month period.
- Foreclosures over 36 months old are generally acceptable, but; further analysis is required for those less than 36 months old.
- Child support payments are current with no arrearages.
- No federal debt delinquencies (i.e. student loans, etc.)
- Any collection accounts should be reporting PAID in full for a minimum of 6 months or applicant to have evidence of written repayment plan with the collection agency and proof of 6 months history of payments on each collection account.
- **Chapter 13 Bankruptcies** should be discharged for a minimum of one full year AND minimum of 12 months good repayment history on all other debts.
Chapter 7 Bankruptcies should be discharged for a minimum of 36 months AND minimum 12 months good repayment history on all other debts. If bankruptcy was discharged less than 36 months, client must have a valid reason, beyond their control, for extenuating circumstances leading up to the bankruptcy that can be verified.

Remember: You will have an opportunity to explain late payments. There may be exceptions for situations that arise that are out of your control.

WHAT ABOUT INCOME AND OTHER REQUIREMENTS NEEDED TO QUALIFY FOR A USDA 502 HOME LOAN?

USDA Rural Development is looking for a stable and continuing source of income. To fit the income maximums, your household may not earn more than 80% of the county median income with certain adjustments (see the current chart specific to Kenai Peninsula Borough on page 3). If you meet these guidelines, the next step is to determine if your income is sufficient to handle a house payment and the rest of your monthly debt. As a rule of thumb, your housing payment should not exceed 29% of your gross monthly income, and your total debt (including your new house payment) should not exceed 41%.

HOW MUCH WILL MY HOUSE PAYMENT BE?

That is a difficult question to answer. A feature of the USDA 502 loan is an interest rate that is subsidized based on your household's annual income. The interest rate can be reduced down as far as 1% with terms as long as 38 years, based upon income qualifications. Once you provide income information for your family, our RurAL CAP Homeownership Program Manager can provide you with an estimated monthly mortgage payment amount based upon your income and the house plan you may qualify for. Generally, our mutual self-help housing families pay 3-5% less for their mortgage payments than they pay in rent!

Current USDA Income Guidelines for the Kenai Peninsula Borough:

FAMILY SIZE	MAXIMUM INCOME ALLOWABLE
1 - 4	\$86,500.00
5 - 8	\$114,150.00

HOW MUCH OUT-OF-POCKET CASH WILL I NEED?

You'll need to provide some of your own tools and safety items such as a hand saw, hammer, safety glasses, ear plugs, chalk line, nail apron, work gloves and shoes/boots, etc. when you turn in your pre-screening application, RurAL CAP will collect \$35.00 to cover the cost of obtaining your credit report through a third-party credit bureau. When RurAL CAP determines that you would qualify for the 502 direct mortgage loan, staff will collect \$30.00 from each borrower in order to submit the full mortgage loan application to USDA Rural Development for underwriting. Lastly, after your mortgage loan is approved, but; before construction of the home is started, RurAL CAP will collect a \$150.00 Tool Deposit when you sign the Association/Construction Agreement. All other costs associated with construction of the home including insurance, construction interest, property taxes, materials, utilities connections and temporaries, lot purchase, and sub-contractor labor will be

financed in your mortgage loan. Once the house is complete, you will need to be prepared to purchase or provide your own refrigerator, washer, and dryer. You will also need to be prepared to pay any deposits required to establish your utilities through HEA, Enstar, and your phone/cable/satellite provider, directly to those companies.

WHAT IF I'VE NEVER BUILT A HOUSE BEFORE?

Part of RurAL CAP's job is to teach you all that you need to know to properly construct a home. Before you break ground in the spring, you will attend preconstruction meetings to learn and practice carpentry and safety skills. During the construction period, RurAL CAP's construction supervisor will provide professional supervision and guidance at the worksite.

MAY I PICK THE LOCATION OF MY HOUSE?

You may have a choice of the lot your home is located within the current inventory of property that RurAL CAP has available for the building season. You may not construct a home using the self-help housing program on a lot you currently own.

WHAT ABOUT THE DESIGN OF THE HOUSE?

RurAL CAP has 3 & 4 bedroom house designs for the Self-Helpers to choose from. The plans range from 1,100 to 1,500 square feet. The mortgage loan amount you qualify for will determine the size and design of the houses you may select from.

No changes or alterations may be made to the plans.

HOW LONG WILL IT TAKE TO BUILD MY HOUSE AND HOW MUCH TIME WILL I BE REQUIRED TO COMMIT EACH WEEK?

Estimated construction time is 12 months for all the homes to be completed. ***Remember no one moves in until all homes are finished.*** The commitment is 35 hours a week per Self-Help household. Volunteers may contribute 17.5 of those labor hours per week for each household.

WHAT IF I WANT TO SELL MY HOUSE IN A FEW YEARS?

You may sell your house at any time after occupancy. There could be monetary benefits to occupying the property a minimum of 10 years after taking occupancy, however. Please speak to RurAL CAP staff to learn more about this.

IS THE PROGRAM FOR FAMILIES AND MARRIED COUPLES ONLY?

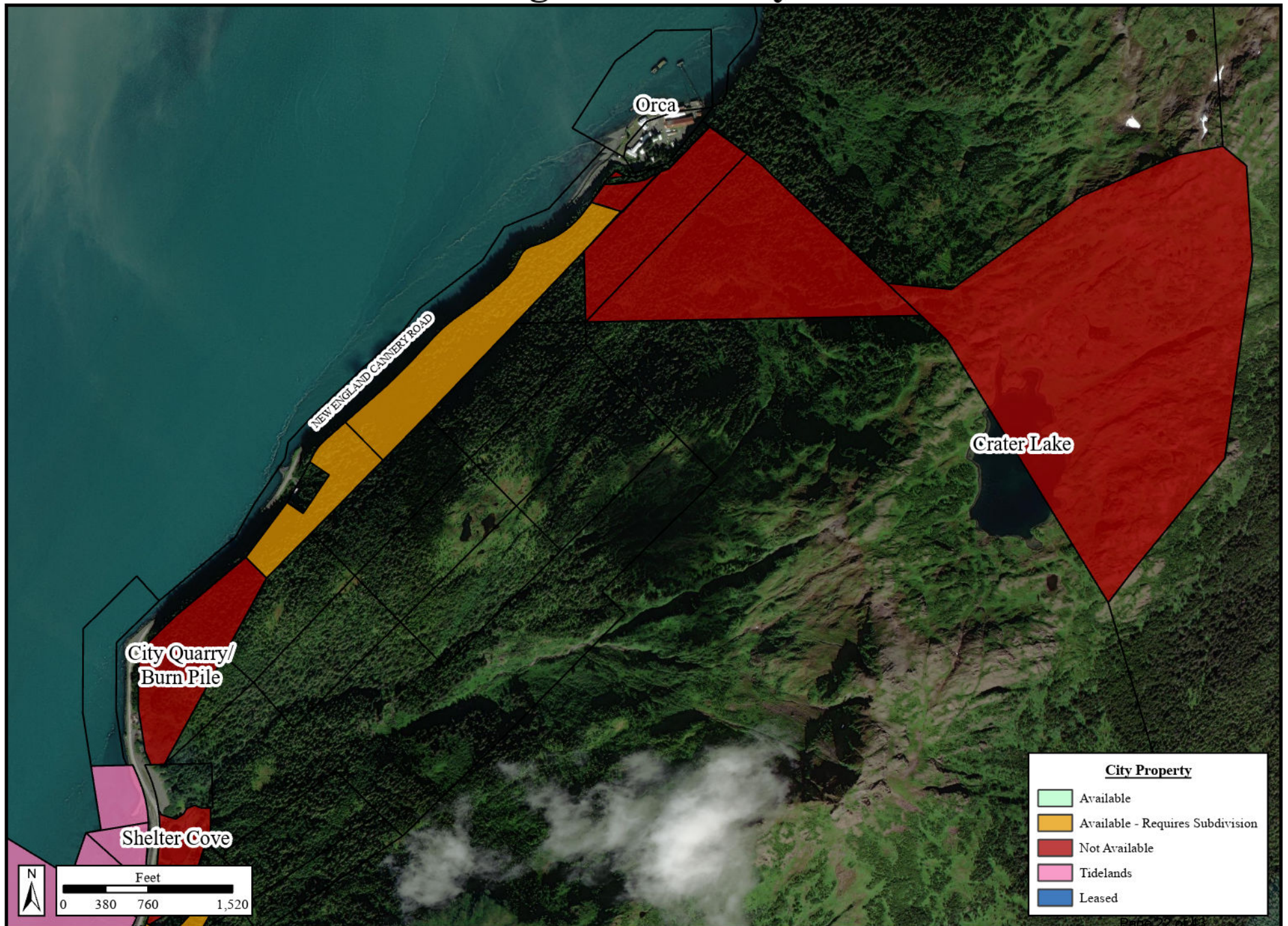
No! The Mutual Self-Help Housing Program is for anyone who qualifies to build a home through the program, regardless of age, ethnicity, race, religion, or marital status and who can commit to the 35 hour a week labor contribution.

WHAT IF I WANT TO CHANGE SOMETHING ON THE HOUSE PLANS?

No changes can be made to the house plans.



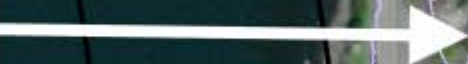
New England Cannery Road

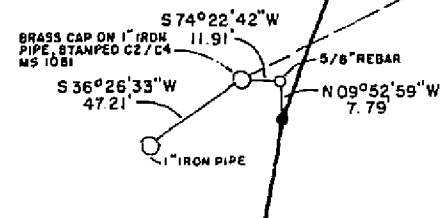
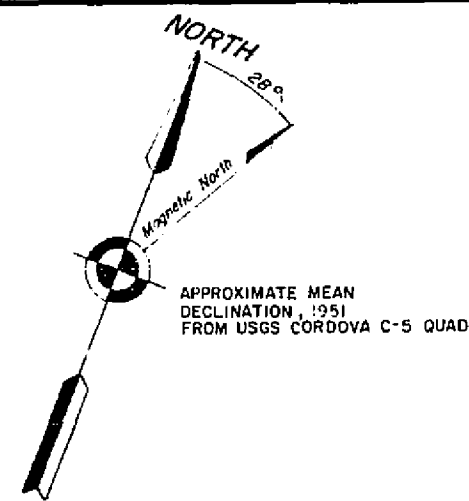


New England Cannery Road

Subject Property

02-041-999



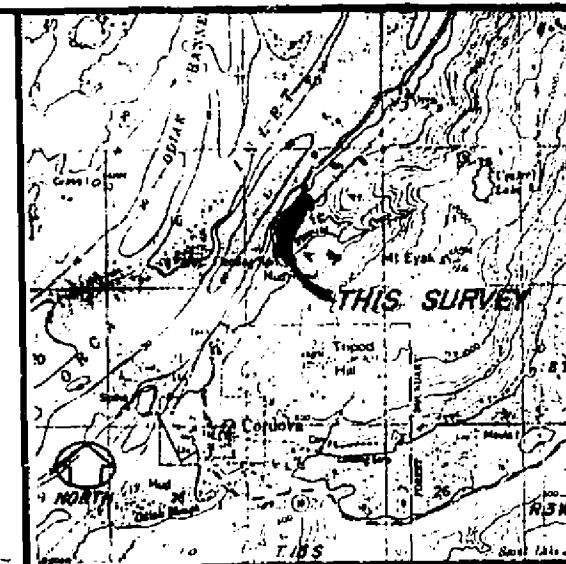


DETAIL
NO SCALE

ORCA
INLET

COR. 1, ASLS 79-258
Lot 1 = 60°34'12.497"
Long: 145°44'12.022"
NAD 1927

MINERAL SUR. NO. 1061-ARMSTRONG EXTENTION
ASLS 79-262



VICINITY MAP
FROM USGS CORDOVA C-5 QUAD 1951 SCALE: 1" = 1 MILE

SURVEYOR'S CERTIFICATE

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

DATE 19 Mar 97 REGISTRATION NO. 3239-S

Tom Rosadiuk
REGISTERED LAND SURVEYOR

CERTIFICATE OF CLAIMANT

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE LEGAL CLAIMANTS AS SHOWN HEREON AND THAT WE HEREBY APPROVE THIS SURVEY AND PLAT.
ADL NO. 201515
Diana L. Lambert 11/19/99
DATE
AUTHORIZED OFFICIAL
CITY OF CORDOVA

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS 5 DAY OF January, 1999
FOR the City of Cordova
Phyllis J. Korman
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: 4-7-02

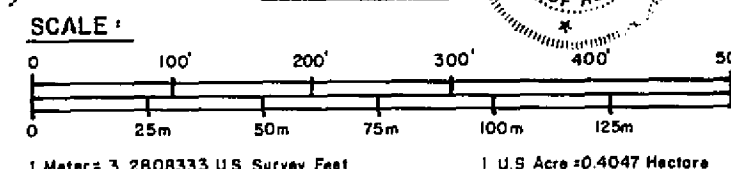
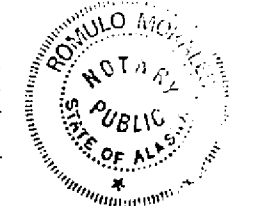


CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF LAND, AND THAT THE STATE OF ALASKA IS OWNER OF ASLS 79-258, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.
4/2/97 John Ray
DATE DIRECTOR
DIVISION OF LAND

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS 2nd DAY OF April, 1997
FOR Jane Anvik
Paul J. Anvik
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: 12-10-2000



DATE OF SURVEY Beginning May 31, 1980 NAME OF SURVEYOR Tom Rosadiuk
Ending June 10, 1980

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 79-258

A REPLAT OF
A PORTION OF U.S.M.S. No. 1061 AND A
PORTION OF LOT 1 WITHIN SEC. 15, T.15 S,
R.3 W, CRM., ALASKA

DRAWN BY: C.L. Wells APPROVAL RECOMMENDED: 4-2-97
DATE 7/22/80 Statewide Platting Office Date
SCALE: 1" = 100' CHECKED: PHS FILE NO. ASLS 790258

NOTES

1. THE FOUND BLM MONUMENT MARKED "W.C. LOT 10 S3103" IS NOT A RECORD MONUMENT. LOT 10 WAS NOT PLATTED AS PART OF USS 5103 AND DOES NOT EXIST.
2. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH G.S.I. 79-57.
3. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE TRUE MEAN.
4. THE U.T.M. AND METRIC DATA BEING SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
5. BASIS OF BEARING FOR THIS SURVEY IS A TRUE MEAN BEARING OF N11°24'51"E AS COMPUTED FROM THE GEODETIC POSITIONS BETWEEN USC&GS "BUNCO" AND CORNER 1 OF ATS 957 ON THE PLAT OF ATS 957, RECORDED FILE NO. 76-3 CORDOVA DISTRICT RECORDERS OFFICE.
6. ALL STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE ALASKA STATE PLANE COORDINATE SYSTEM ZONE 3.
7. THE RIGHT OF WAY OF THE NEW ENGLAND CANNERY ROAD WAS ESTABLISHED FROM ANGLES COMPUTED FROM ATS 957 RECORD. BEARINGS AND DISTANCES ARE AS RECORD. MONUMENTS SHOWN ON THE PLAT OF ATS 957 FOR CORNERS 4 AND 5 WERE SEARCHED FOR BUT NOT FOUND.

EASEMENTS & EASEMENT NOTES

1. 50 FOOT WIDE PERPETUAL PUBLIC ACCESS EASEMENT(S) PROVIDING AT LEAST PEDESTRIAN ACCESS SHALL BE RESERVED TO EACH OF THE LINEAL EASEMENTS ALONG WATER BODIES. THE MUNICIPALITY SHALL IDENTIFY SAID ACCESS EASEMENTS AND SHALL NOTIFY THE STATE OF THE LOCATION OF THE EASEMENTS. SAID ACCESS EASEMENTS MAY BE ALTERED IN LOCATION TO ACCOMMODATE FUTURE SUBDIVISION(S) CONDUCTED UNDER THE TERMS OF A MUNICIPAL SUBDIVISION ORDINANCE AUTHORIZED BY A.S. 29.33.
2. AN ACCESS EASEMENT 50 FEET IN WIDTH, MEASURED UPLAND FROM THE LINE OF MEAN OR ORDINARY HIGH WATER EXISTS ALONG ALL NAVIGABLE AND PUBLIC WATER BODIES PURSUANT TO A.S. 38.05.127 AND 11 AAC 53. EASEMENTS ALONG SUCH BODIES OF WATER SHALL FOLLOW THE LINE OF MEAN OR ORDINARY HIGH WATER.
3. TO ANY CONTROL STATION SET BY THE UNITED STATES COAST AND GEODETIC SURVEY, BUREAU OF LAND MANAGEMENT, UNITED STATES GEOLOGICAL SURVEY, CORPS OF ENGINEERS, NATIONAL GEODETIC SURVEY, THE DIVISION AND PRIVATE SURVEYORS TO AT LEAST CLASS I STANDARDS, AN EASEMENT EXISTS FOR ACCESS TO THE CONTROL STATION FROM THE NEAREST PRACTICAL PROPERTY BOUNDARY TO THE CONTROL STATION, AND A FIVE FOOT WIDE DIRECT LINE OF SIGHT EASEMENT FROM THE CONTROL STATIONS WHERE APPLICABLE.

MINERAL SUR. NO. 1061-KEYSTONE MINE

SPECIAL NOTE:
FOR ADDITIONAL BOUNDARY INFORMATION, SEE THAT PLAT ENTITLED "RECORD OF SURVEY OF U.S. SURVEY 252", FILED ON FEB. 22, 1995, AS PLAT NO. 95-1 IN THE CORDOVA RECORDING DISTRICT.

LEGEND

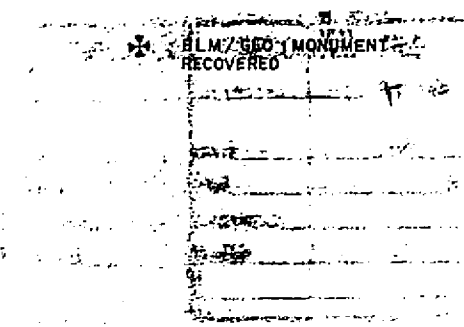
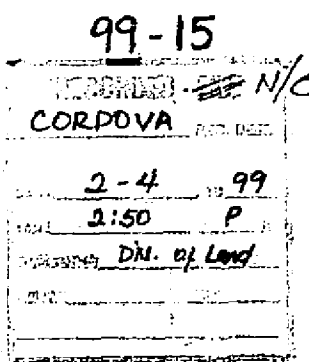
- 5/8" x 30" REBAR W/ 1/2" ALUM. CAP, SET THIS SURVEY.
- 2-1/2" x 36" ALUM. PIPE W/ 3" ALUM. CAP, SET THIS SURVEY
- DNR MONUMENT RECOVERED

PLAT APPROVAL

PLAT APPROVED BY THE CITY PLATTING AUTHORITY
THIS 25th DAY OF October, 1996
Mark J. O'Neil
CHAIRMAN, PLANNING COMMISSION

APPROVALS

PLATTING OFFICER: Tom Rosadiuk DATE: Sen 5, 1999
CITY MANAGER: Tom Rosadiuk Feb 2, 1999



CORDOVA RECORDING DISTRICT

BEARING TREE DATA			
Cor. 1	B.T. 1 S11°03'W 13.0' 12" Hem.	B.T. 2 S46°57'E 22.5' 18" Hem.	B.T. 3 N28°03'E 19.4' 30" Hem.
WC-C2	N58°38'W 17.4' 14" Hem.	N86°52'E 28.7' 18" Hem.	S47°22'W 28.7' 16" Hem.
(record BT to True Cor.)			

Line- Marker	S83°21'W 6.5' 10" Hem.	S72°39'E 13.3' 8" Hem.	S13°39'E 10.4' 6" Hem.
C-3	S58°08'E 12.3' 8" Hem.	N26°52'E 33.2' 7" Hem.	N50°08'W 34.1' 16" Hem.
C-4	N73°29'E 33.3' 24" Spruce	N39°52'W 64.4' 36" Spruce	S89°52'22"W 62.88' Ref. Mon. (WC C1, S 252)

BASIS OF COORDINATES

(Cor. 1, ATS 957)
Lot: 60°33'54.282"
Long: 145°44'34.158"
NAD 1927

BASIS OF BEARING

(Cor. 1, ATS 957)
Lot: 60°33'54.282"
Long: 145°44'34.158"
NAD 1927

USC & GS "BUNCO"

USC & GS "BUNCO"
Lot: 60°33'54.282"
Long: 145°44'34.158"
NAD 1927

US SURVEY No. 252

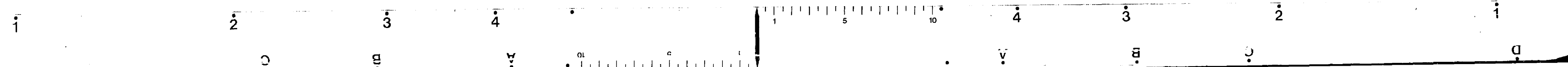
MINERAL SUR. NO. 1061-ORCA MINE

MINERAL SUR. NO. 1061-WHITING
TIDE WATER EXTENTION
(UNPATENTED)

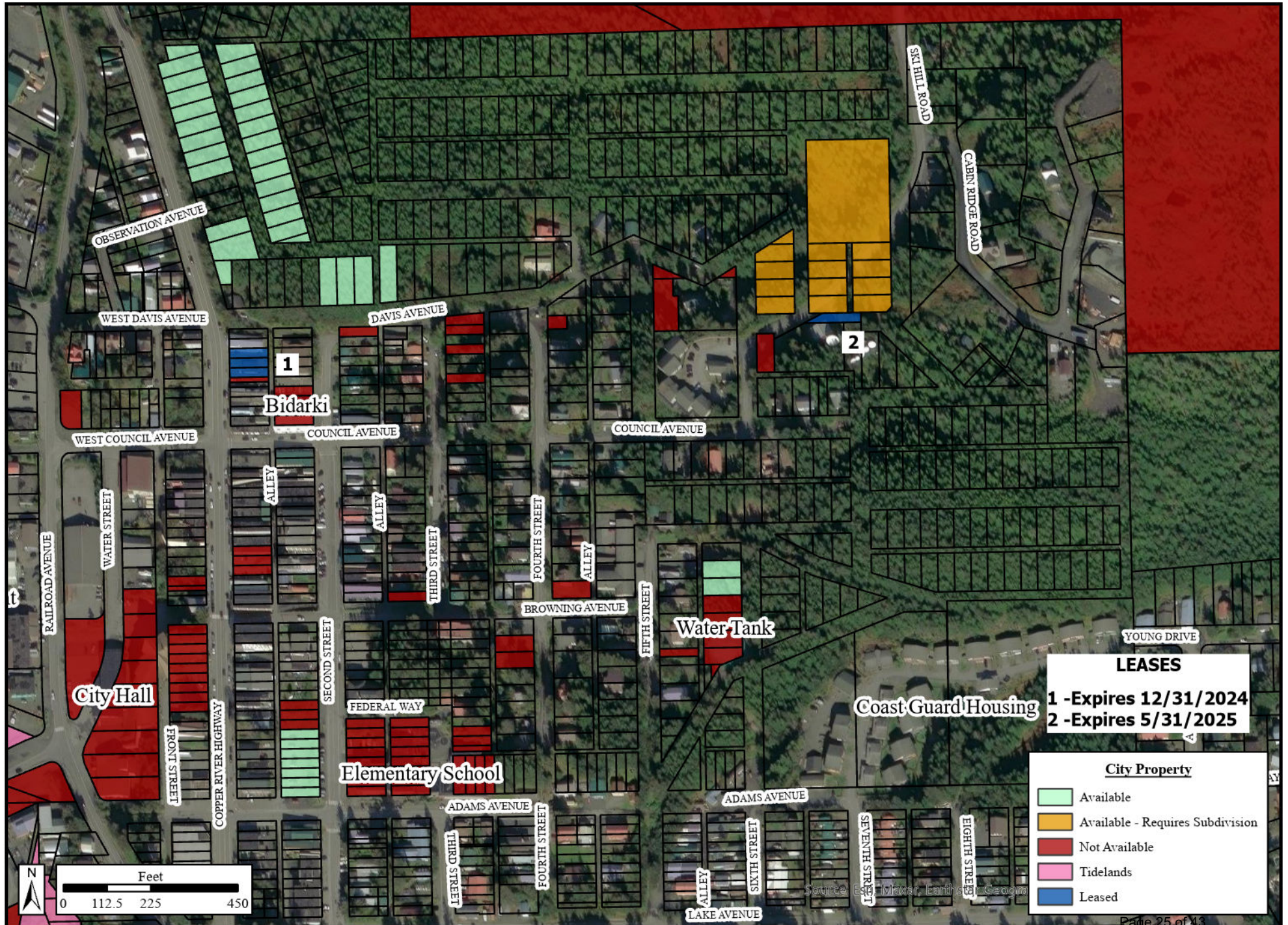
ASLS 79-258

21.55 ACRES

MINERAL SUR. NO. 1061-BURTON EXTENTION
(UNPATENTED)



Old Town



Subject Property

02-060-459
02-060-452
02-060-451
02-060-450
02-060-600
02-060-483
02-060-460
02-060-484
02-060-461
02-060-485
02-060-486
02-060-487
02-060-488
02-060-465
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02-060-468
02-060-492
02-060-469
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02-060-470
02-060-494
02-060-471
02-060-495
02-060-472
02-060-473
02-060-496
02-041-999

Old Town



02-060-473

02-060-496

02-060-472

02-060-495

02-060-471

02-060-494

02-060-470

02-060-493

02-060-469

02-060-492

02-060-468

02-060-491

02-060-467

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02-060-486

02-060-485

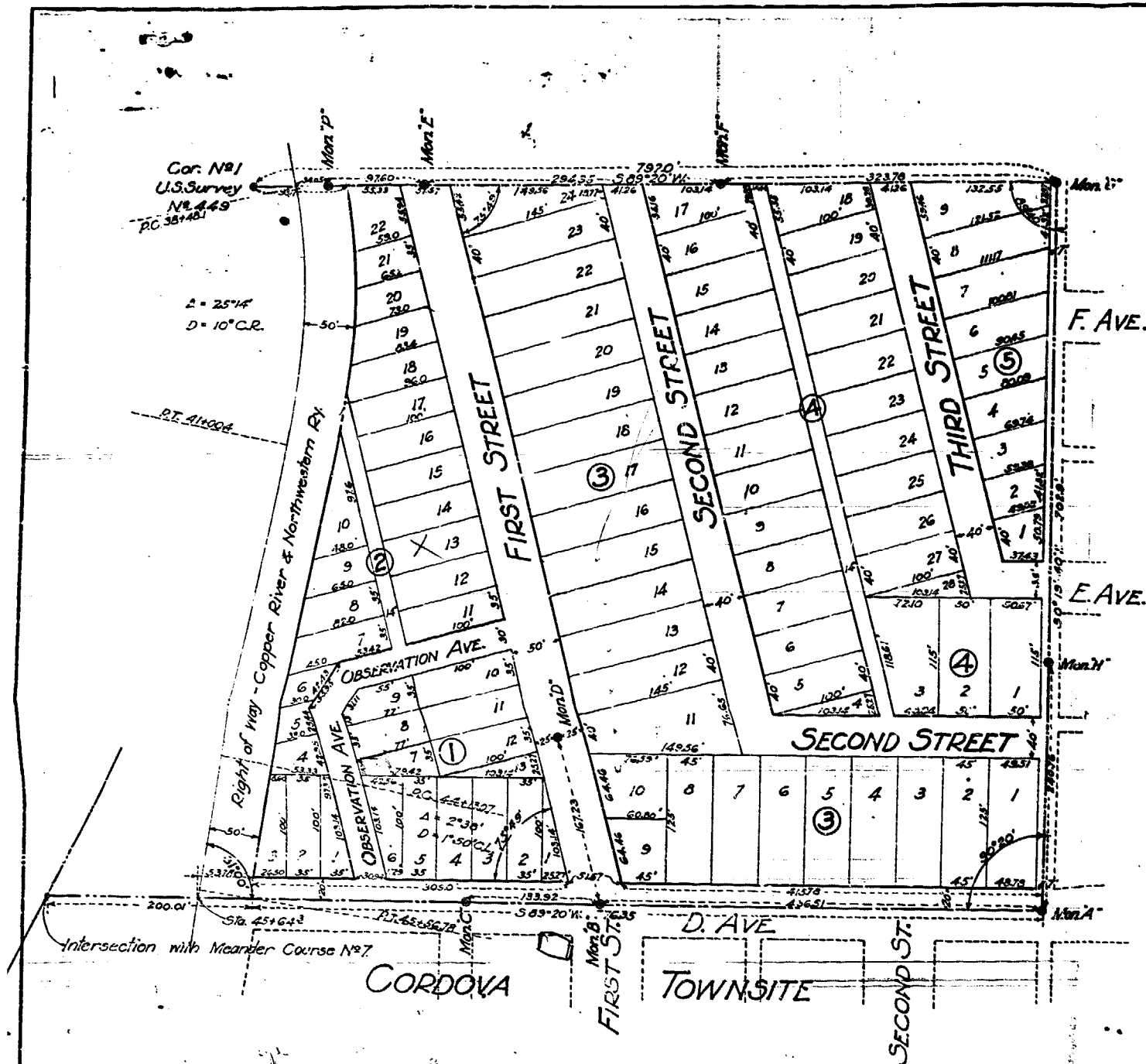
02-060-483

02-060-461

02-060-484

02-060-460

02-060-459



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: The Copper River Railway Company, a corporation organized under the laws of the State of Washington, has caused to be surveyed, laid out and platted as an Addition to the Town of Cordova, Alaska, to be hereafter known as and called "Railway Addition to the Town of Cordova," that certain tract of land embraced in U.S. Survey No. 449 heretofore commonly called the "Thirteen-Acre Tract," conveyed to the Copper River Railway Company by the deed of T.J. Donahoe and wife, bearing date the fifth day of August, 1907, and filed for record in the office of the United States Commissioner and Recorder in and for Cordova Recording Precinct, at Cordova, Alaska, and recorded in said office in Volume One, Deed Records, at page one hundred and two (102); a map or plat of which said "Railway Addition to the Town of Cordova," as so laid out, surveyed, and platted, is hereto annexed and made a part of this Dedication.

And said Copper River Railway Company, a corporation, does hereby DEDICATE to the public the easement and right of way over, upon and along the several spaces marked upon this Plat as streets, avenues, and alleys, to be used as public highways, forever: SAVING AND EXCEPTING from this Dedication, however, the right in the public, or any municipal, state, or national government, or any person whomsoever, to demand or require the right, franchise, privilege, or easement of crossing in any manner the right of way, lines, tracks, roadbed, or property of the Copper River Railway Company or its successors or assigns, (and particularly the right of way, lines, tracks, roadbed or property of the Copper River and Northwestern Railway Company.

IN WITNESS WHEREOF, the Copper River Railway Company has caused these presents to be executed at Cordova, Alaska, on this 9th day of June, A.D. 1917.

Witnesses: J. H. Sellman
W. L. Metten

COPPER RIVER RAILWAY COMPANY
by Caleb Corser
Its Attorney in Fact

UNITED STATES OF AMERICA }
TERRITORY OF ALASKA } Chitina Precinct S.S.

Before me, R.J. DeLeo, a Notary Public in and for the Territory of Alaska, personally appeared Caleb Corser, known to me to be the person named in and who executed the within and foregoing instrument as Attorney in Fact of and for the Copper River Railway Company, and acknowledged to me that he had signed and sealed the same as the act and deed of said Copper River Railway Company, a corporation, for the uses and purposes therein named; and further acknowledged to me that he was duly authorized by said corporation so to execute the same in its behalf.

Witness my hand and official seal at Cordova on this 9th day of June, A.D. 1917.

R. J. DeLeo
Notary Public, Territory of Alaska.
My commission expires Dec. 10, 1918

62107

5 P June 11 17
1 of 2
129
C. J. Anderson

RAILWAY ADDITION
TO
CORDOVA ALASKA
Scale 1"=100'
June 9, 1917.

Old Town

**Subject
Property**

**02-061-503
02-061-502
02-061-501
02-061-460**

3 P Aug 31, 1911
and recorded in book
on page 11
O. A. Tuck

DEDICATION

Know all men by these presents, that I, Geo C. Hazelet, trustee under and by authority vested in me by a certain deed of trust, made and executed on the 24th day of February, 1908, and duly recorded in the office of the recorder of the Cordova recording precinct, Alaska, have caused to be surveyed, laid out and platted as a part of the original Cordova Townsite, all that part or portion of U.S. Survey No 448, not embraced in and made a part of the original plat of said townsite of Cordova, save and except that portion of said U.S. Survey No 448 heretofore conveyed to the Copper River Railway Company, containing thirteen acres more or less, situated at the north-westerly corner of said survey No 448. The plat hereto annexed and upon which this dedication is written is intended to be amendatory of and supplemental to the original plat of said town of Cordova now of record in the office of the recorder for the Cordova recording precinct, in book 1 of plats and blue prints, at page _____ and shall be designated as the Amended Plat of the town of Cordova. I hereby dedicate to the public the easement and right of way over, under and along the several spaces marked upon this amended plat as streets, avenues and alleys, to be used as public highways; provided, however, and this dedication is made upon the express stipulation that I hereby reserve and retain to myself, my successors and assigns the sole and exclusive right and privilege of using said streets, avenues and alleys, and the land covered thereby for the purpose of laying water pipes, conduits and water mains upon, in and through the same, and to convey water therein for private domestic use and for fire protection and other public purposes, and thereby to maintain and operate a water works system for supplying water to the public and for private use: also upon the express stipulation that I hereby reserve and retain to myself, my successors and assigns the sole and exclusive right and privilege of using said streets, avenues and alleys and the land covered thereby for the purpose of erecting and maintaining upon, in and through the same, telegraph, telephone and electric light poles, and to construct, erect and maintain upon said poles, over said streets, avenues and alleys, wires and to conduct thereon and thereby electricity for light and power purposes and to maintain and operate thereon and thereby telephone and telegraph wires for public and private uses: also upon the express stipulation that I hereby reserve and retain to myself, my successors and assigns, the sole and exclusive right and privilege of using said streets, avenues and alleys and the land covered thereby for the purpose of erecting, building and laying thereon and operating in and over the same surface railway tracks, and to operate and run over and upon the same street railways and other cars by means of cable, electric, steam or other motive power for public and private uses. This dedication shall in no manner affect the rights of any of the parties hereto - or of the General public - held, reserved or acquired under the dedication of the original plat of said town of Cordova.

Witness my hand and seal this 17th day of August 1911

Witnesses { Nathaniel Greene
J. J. Burton
George C. Hazlet
Trustee

United States of America } s.s.
District of Alaska }

On this 17th day of August, A.D. 1911, before me, a notary public in and for the District of Alaska, personally appeared Geo. C. Hazelt, trustee, known to me to be the same person named in and who executed the within instrument, and acknowledged to me that he executed the same for the uses and purposes therein named.

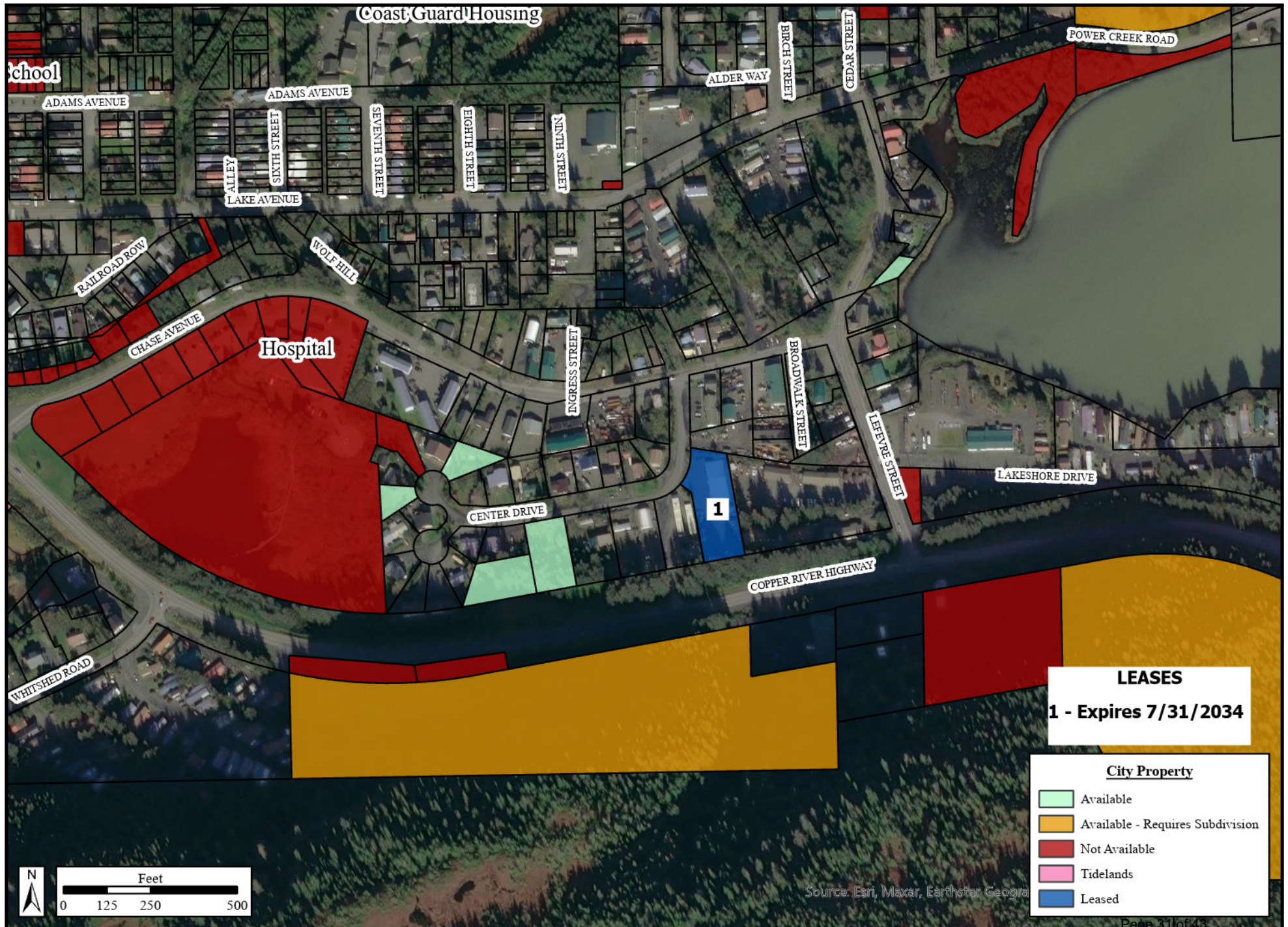
Witness my hand and official seal the day and year in this certificate above written.

Judson Adams
Notary Public for Alaska

DESCRIPTION

The foregoing Amended Plat of the Town of Cordova, Alaska, embraces and contains all of U.S. Survey No 449, a lake and except a parcel of thirteen acres, more or less, said tract being described as follows: commencing at Cor. No 1, being the North-west corner of U.S. Survey No 449; thence East along the north line of survey No 449, a distance of 12.001 chains; thence south 10.65 chains; thence west 4.831 chains, to meander line on shore of Cordova Lake, thence, following meander of Cordova Lake, north 30° 30' east 4.87 chains, thence north 84° 25' east 7.00 chains, to corner No 1 of said U.S. Survey No 449, the place of beginning, containing 13.65 acres

Odiak Park



Odiak Park

02-072-820
02-072-822

**Subject
Property**

CERTIFICATE OF PAYMENT OF TAXES

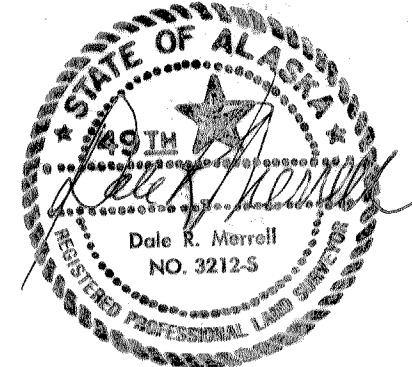
I hereby certify that all current taxes through December, 1979, against the property included in the subdivision or resubdivision have been paid.

Date: 8/10/79 Anna M. Shuck
Tax Collection Official

SURVEYOR'S CERTIFICATE

I the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that the dimensions shown hereon are true and correct.

Date: July 31, 1979 Dale R. Merrell

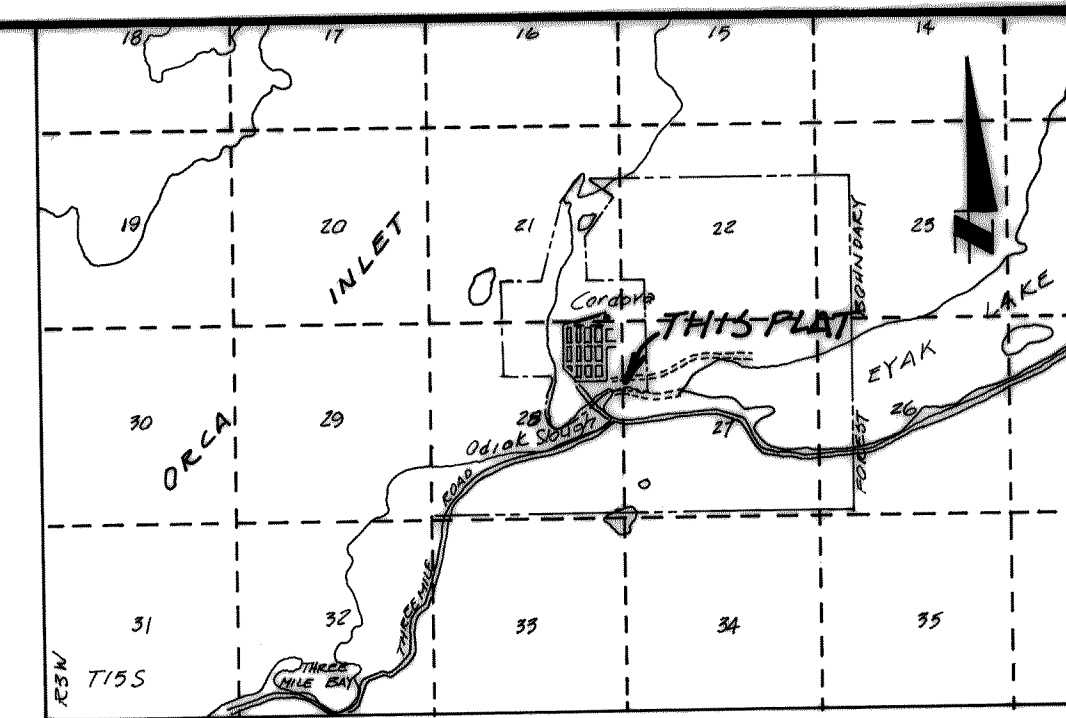


LEGAL DESCRIPTION

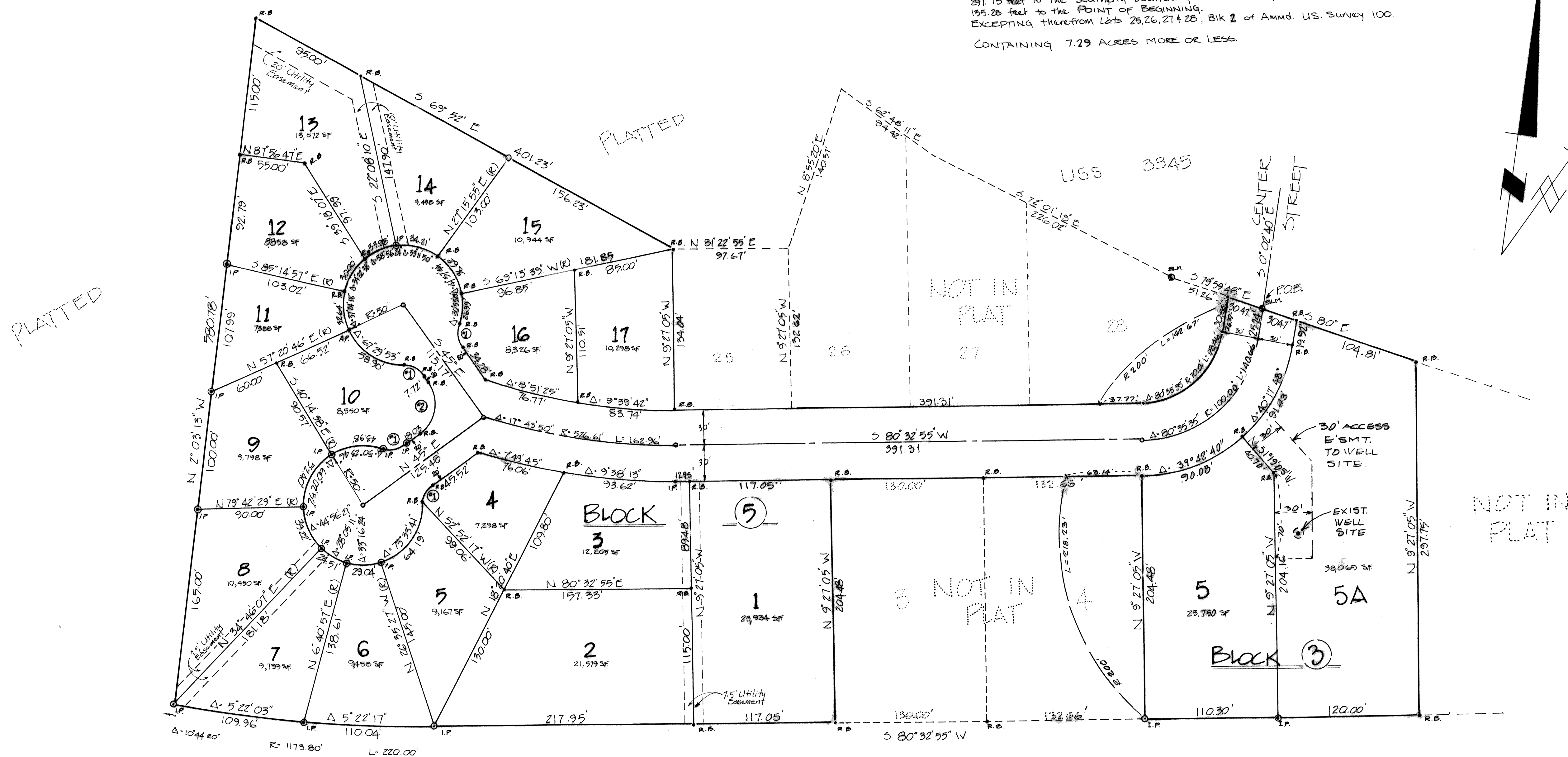
Commencing at a brass cap monument at the center line of Center Street on the southerly boundary of U.S. Survey 3345 the TRUE POINT OF BEGINNING. Thence N 79° 59' 48" W, 81.73 feet to A.P. 2, U.S. Survey 3345; thence N 72° 01' 19" W, 226.02 feet to A.P. 1, U.S. Survey 3345; thence N 62° 48' 11" W, 94.42 feet to the Northeast corner of Lot 4, Blk. 2 of Ammd. U.S. Survey 100; thence S 85° 55' 20" W, 140.97 feet; thence S 81° 22' 55" W, 91.67 feet; thence N 69° 52' W, 401.23 feet to the Northeast corner of Tract A, Ammd. U.S. Survey 100; thence S 02° 03' 13" E, 580.78 feet to the Northerly right-of-way of the Copper River Highway, State of Alaska, Department of Highways, Alaska Project No. S-0851 (18); thence along said right-of-way curve concave to the left through a central angle of 10° 44' 20", a radius of 1173.80 feet and length of arc of 220.00 feet to a point of tangent which is N 9° 27' 05" W, 100.00 feet from a existing center line of tangent; thence N 80° 32' 55" E along the Northerly right-of-way of the aforementioned Copper River Highway, 355.00 feet; thence N 9° 27' 05" W, 204.48 feet to the Northwest corner of Lot 3, Blk. 3 of Ammd. U.S. Survey 100; thence N 80° 32' 55" E, 262.66 feet to the Northeast corner of Lot 4, Blk. 3 of Ammd. U.S. Survey 100; thence S 9° 27' 05" E, 204.48 feet to the Northerly right-of-way of the aforementioned Copper River Highway; thence N 80° 32' 55" E, 230.30 feet to the Southwest corner of Lot 6, Blk. 3 of Ammd. U.S. Survey 100; thence N 9° 27' 05" W, 297.75 feet to the Southerly boundary of U.S. Survey 3345; thence N 80° 00' 00" W, 135.28 feet to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 25, 26, 27 & 28, Blk. 2 of Ammd. U.S. Survey 100.

CONTAINING 7.29 ACRES MORE OR LESS



VICINITY MAP
Scale: 1" = 1 mi.



Note:
Lots 1 and 2 shall be known as a Municipal Well Reserve Subject to the Limitations of Restrictive Use Easement for Municipal Water Supply Well Reserve.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

City of Cordova
Owner

[Signature]
By authorized official

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this August, 1979

Anna M. Shuck
Notary Public for Alaska

CERTIFICATE OF APPROVAL BY THE COMMISSION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Cordova Planning Commission, and that said plat has been approved by the commission by Resolution No. 2079, dated August 10, 1979 and that the plat shown hereon has been approved for recording in the office of the Recorder, Cordova, Alaska.

Date: 8/10/79 [Signature]
City Planning Commission

Sandra L. Redding
Secretary City Planning Commission

[Signature]
City Engineer

Attest: Anna M. Shuck
Clerk

COPPER RIVER HIGHWAY

SCALE: 1" = 50'

CURVE DATA

NO.	Δ	R	T	L
1	55° 09' 08"	20.00'	10.45'	19.25'
2	90° 00' 00"	30.00'	30.00'	41.12'

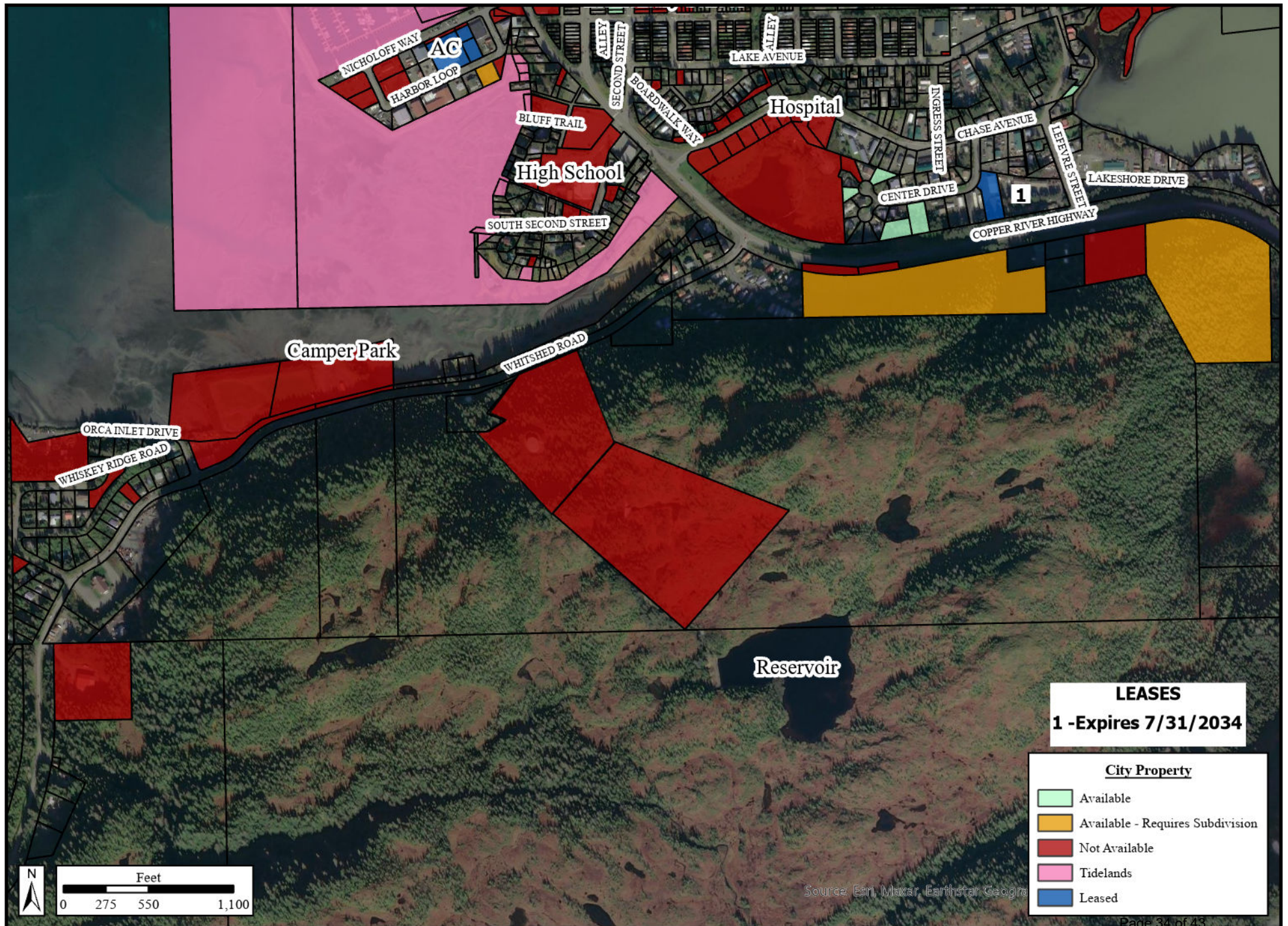
LEGEND

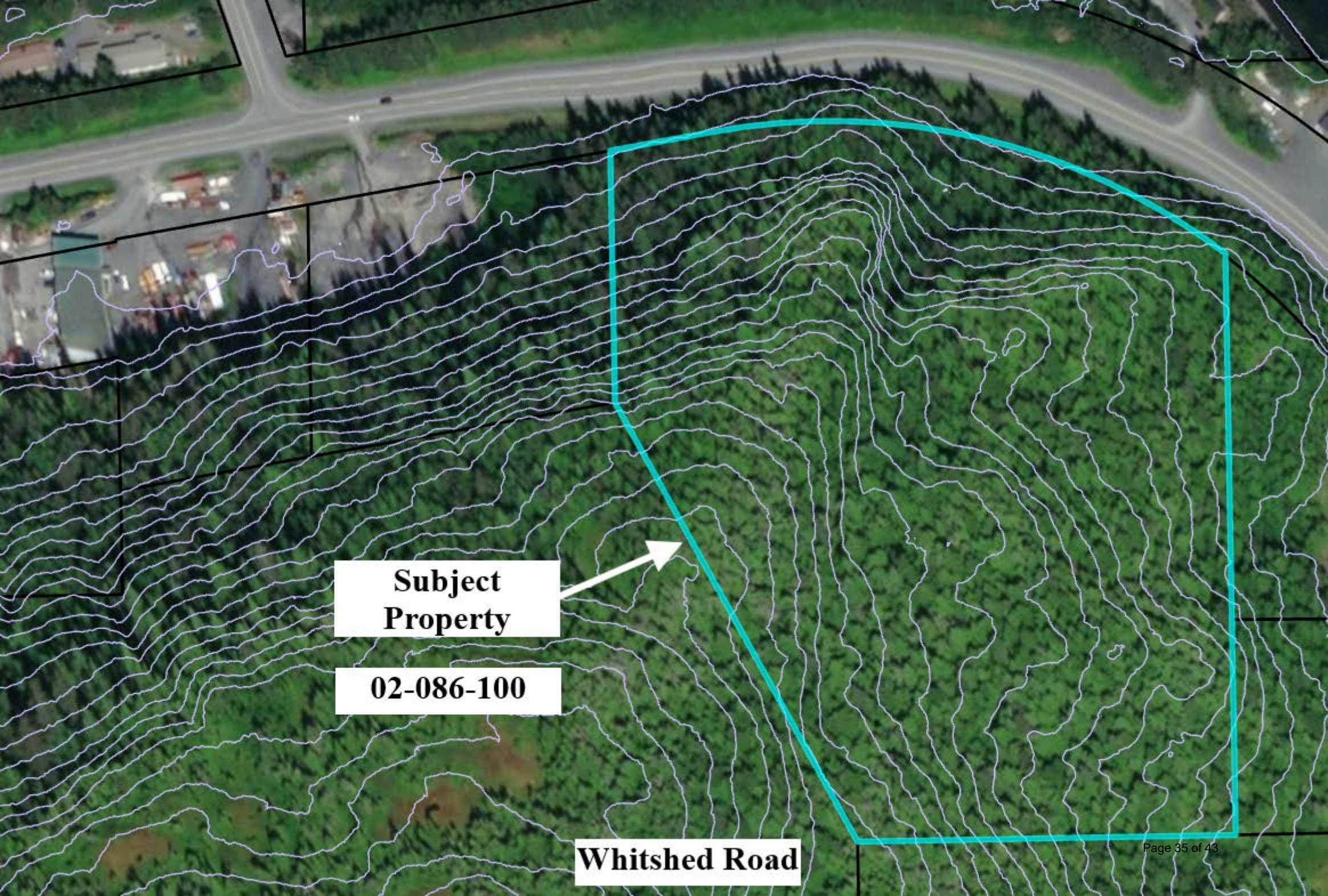
- BLM. MONUMENT
- CORNER NOT SET
- REBAR SET
- 1" GALV. IRON PIPE SET

79-5
RECORD - FILED 3.00
Cordova REC. DIST.
DATE October 22 1979
TIME 2:03 P.M.
City of Cordova
Box 1210
Cordova, Ak. 99574

ODIAK PARK SUBDIVISION
RE-PLAT
NOTE: REPLAT OF PORTION OF BLK'S 243 OF ODIK PARK SUBDIVISION.
MERRELL AND ASSOC. DESIGN SERVICE
P.O. BOX 10-1051; ANCHORAGE, AK. 99511
DR. BY: P.L.M. DATE: JULY 12, 1979

Whitshed Road



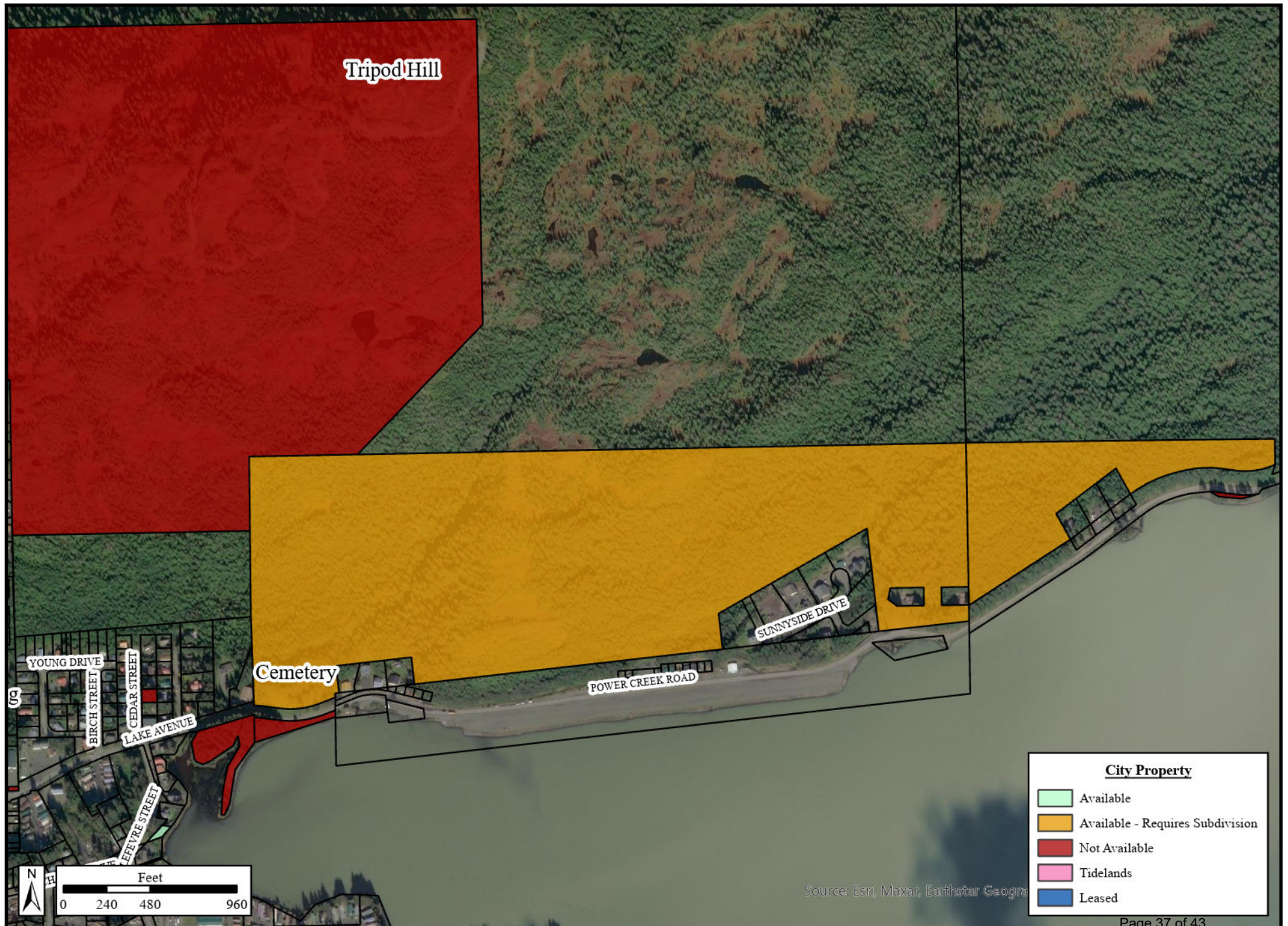


**Subject
Property**

02-086-100

Whitshed Road

Power Creek Road

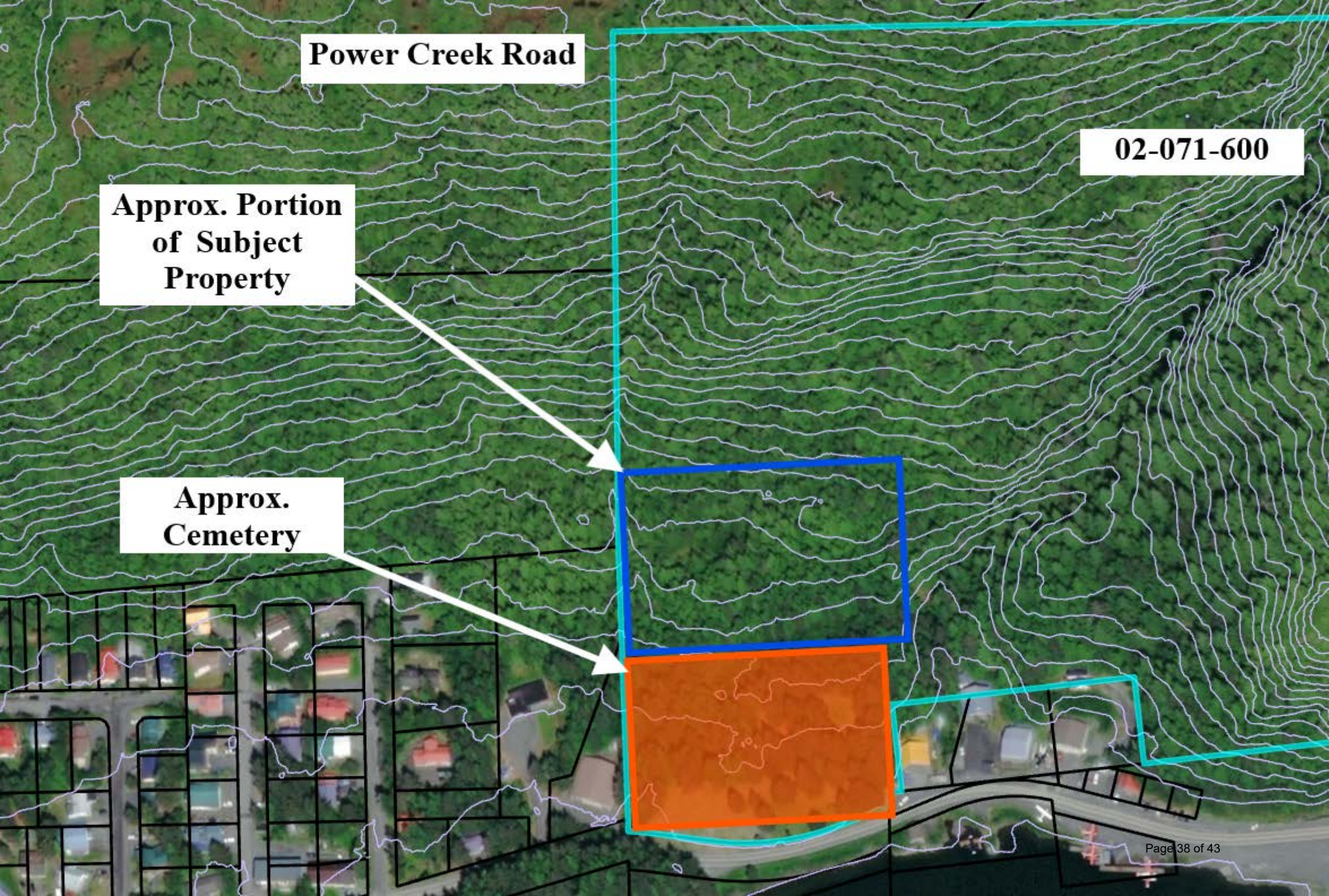


Power Creek Road

02-071-600

**Approx. Portion
of Subject
Property**

**Approx.
Cemetery**

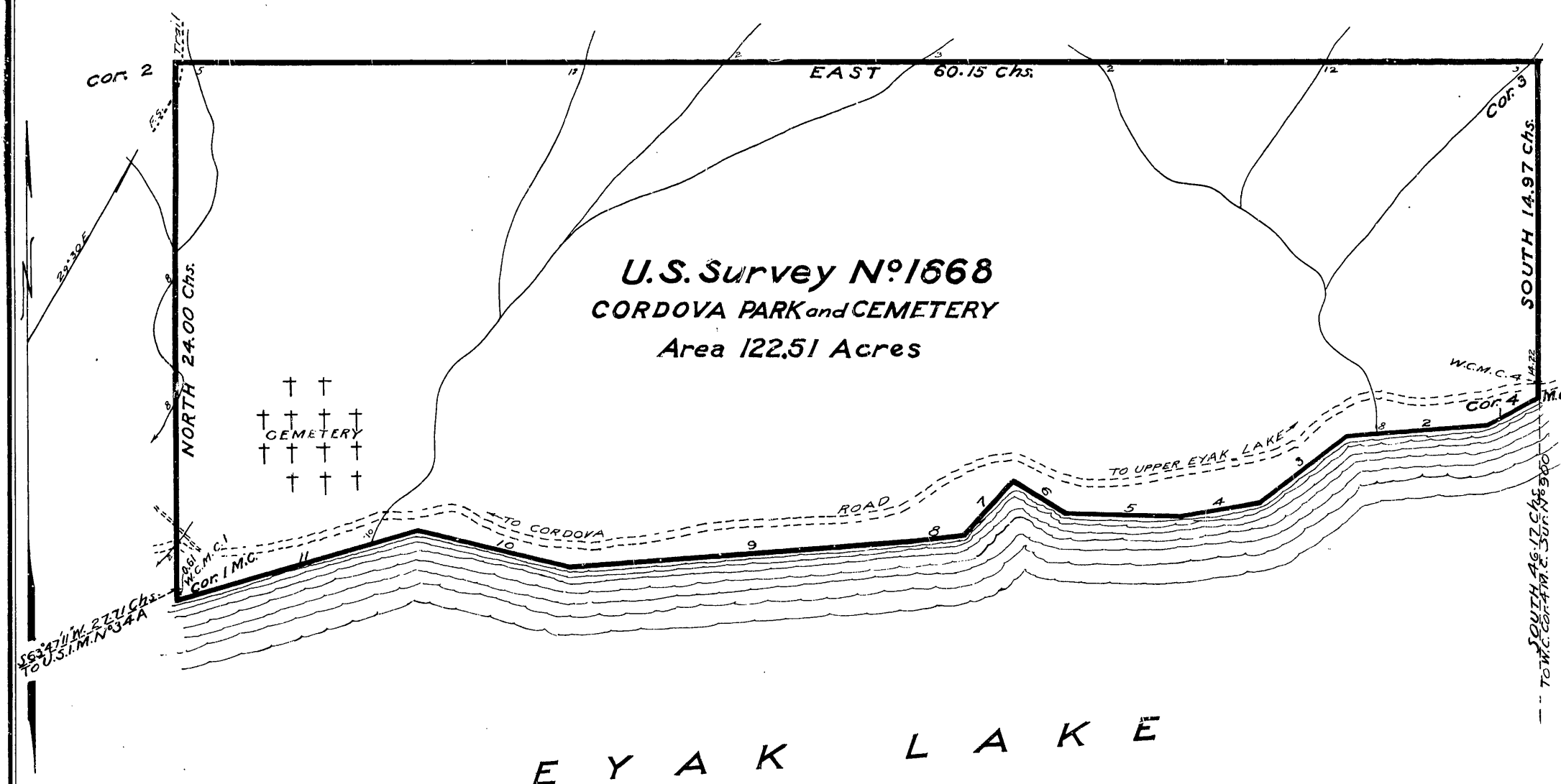


ORIGINAL

MEANDERS
From Cor. No. 4 MC

1 - S62°45'W.	2.55 Chs.
2 - S85°30'W.	6.30 "
3 - S52°30'W.	4.71 "
4 - S80°45'W.	3.51 "
5 - N88°30'W.	5.13 "
6 - N58°45'W.	2.66 "
7 - S43°00'W.	3.10 "
8 - S84°00'W.	2.32 "
9 - S84°54'W.	15.30 "
10 - N76°30'W.	6.81 "
11 - S73°33'W.	11.38 "

To Cor. No. 1 M.C.



EYAK LAKE

DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE
Washington, D.C. July 7, 1928.

The survey represented by this plat having been correctly executed in accordance with the requirements of law and the regulations of this office, is hereby accepted.

Thomas H. Howell
Assistant Commissioner.

P L A T

of

U. S. SURVEY NO. 1668

of

CORDOVA PARK AND CEMETERY

Executed under the provisions of the Act of Congress,
approved September 30, 1890

situated

On Eyak Lake approximately one
mile from the Town of Cordova,

TERRITORY OF ALASKA

Latitude 60°32'28"N.; longitude 145°42'W.

Scale: 5 chains to the inch
Declination 29°30'E.
Area, 122.51 acres.

As executed by E.D. CALVIN, U.S. CADASTRAL ENGINEER,
April 10 to 14, 1926

Under instructions issued by the Public Survey Office
dated April 2, 1926 and approved by the Commissioner
of the General Land Office April 23, 1926.

U.S. SUPERVISOR OF SURVEYS' CERTIFICATE,

Denver Colorado, June 6, 1928.

The original field notes of U.S. Survey No. 1668,
Cordova Park and Cemetery, from which this plat has been
made, have been examined and approved, and I hereby
certify that they furnish such an accurate description
of said claim as will, if incorporated into a patent,
serve fully to identify the premises, and that such
reference is made therein to natural objects and perma-
nent monuments, as will perpetuate and fix the locus
thereof.

And I further certify that this is a correct plat
of said claim, made in conformity with said original
field notes of the survey thereof, and the same is hereby
approved.

Samuel J. Mason
U.S. Supervisor of Surveys.

Measure Area

Planar US Square Feet

Result

Area

Area (sqFt)	Sum (sqFt)
58,879.21	58,879.21

Approx. Portion of Subject Property

02-063-500

Power Creek Road



EASEMENTS & EASEMENT NOTES

- 50 foot wide perpetual public access easement(s) providing at least pedestrian access shall be reserved to each of the lineal easements along water bodies. The Municipality shall identify said access easements and shall notify the State of the location of the easements. Said access easements may be altered in location to accommodate future subdivision(s) conducted under the terms of a Municipal Subdivision Ordinance authorized by A.S. 29.33.
- An access easement 50 feet in width, measured upland from the line of mean or ordinary high water exists along all navigable and public water bodies pursuant to A.S. 38.05.127 and 11 AAC 53. Easements along such bodies of water shall follow the line of mean or ordinary high water.
- To any control station set by the United States Coast and Geodetic Survey, Bureau of Land Management, United States Geological Survey, Corps of Engineers, National Geodetic Survey, the Division and private surveyors to at least Class I standards, an easement exists for access to the control station from the nearest practical property boundary to the control station, and a five foot wide direct line of sight easement from the control stations where applicable.

NOTES

- (Net Area) indicates net area. Net area excludes all shorelands and highway rights of way as shown hereon.
- Gross area is the mathematically computed area or areas of record including shorelands and uplands easements and highway rights of way.
- Tracts traversed by section lines are subject to a 50 foot easement each side of the section line which is reserved to the State of Alaska for public highways under A.S. 19.10.010.
- This survey was accomplished in accordance with G.S.I. 79-58.
- All bearings and distances shown on this plat are true mean.
- Basis of bearing for this survey is N. 81° 22' 53" E., between U.S.L.M. "827" and U.S.G.S. "NARD".

CURVE TABLE

	ARC LENGTH	RADIUS	DELTA	TANGENT
1	231.14	452.15	29° 17' 24"	118.16
2	177.87	500.92	20° 20' 42"	89.88
3	290.17	646.95	25° 41' 53"	147.57
4	364.16	3687.48	5° 39' 30"	182.23
5	106.19	3261.48	1° 51' 56"	53.10
6	299.92	712.95	24° 06' 10"	152.21
7	201.31	566.92	20° 20' 43"	101.73
8	198.77	386.15	29° 29' 34"	101.64
9	141.42	518.15	15° 38' 16"	71.15
10	46.34	434.92	6° 06' 17"	23.19

DEDICATION OF EASEMENTS, PUBLIC UTILITIES AND RIGHTS-OF-WAY

I hereby dedicate for public or private use, as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Date: Sept 11, 1982

James R. Rosadiuk
Director, Division of Technical Services

OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the Director, Division of Technical Services, and that the State of Alaska is owner of ASLS 79-259 as shown hereon. I hereby approve this survey and plat for the State of Alaska.

Date: 9-17-82

James R. Rosadiuk
Director, Division of Technical Services

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 17 day of September, 1982.

Notary for Alaska mile endudis

My commission expires: 12-10-84

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 plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: 8/30/82 Registration No.: 3235

Tom Rosadiuk
Registered Land Surveyor

CERTIFICATE OF CLAIMANT

We hereby certify that we are the legal claimants of the property shown hereon and that we hereby approve this plat of survey.

Date: 9/1/82

Authorized Official
City of Cordova

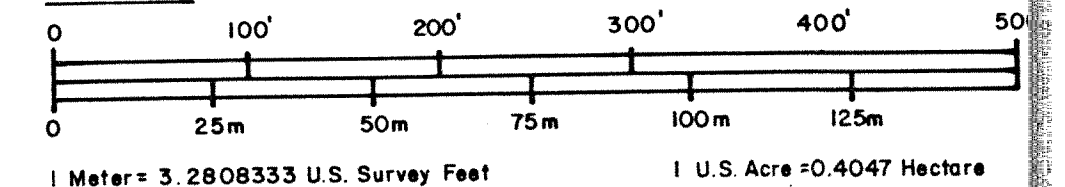
NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 1 day of Sept, 1982.

Notary for Alaska Blaine McShine

My commission expires: 12-8-82

SCALE:

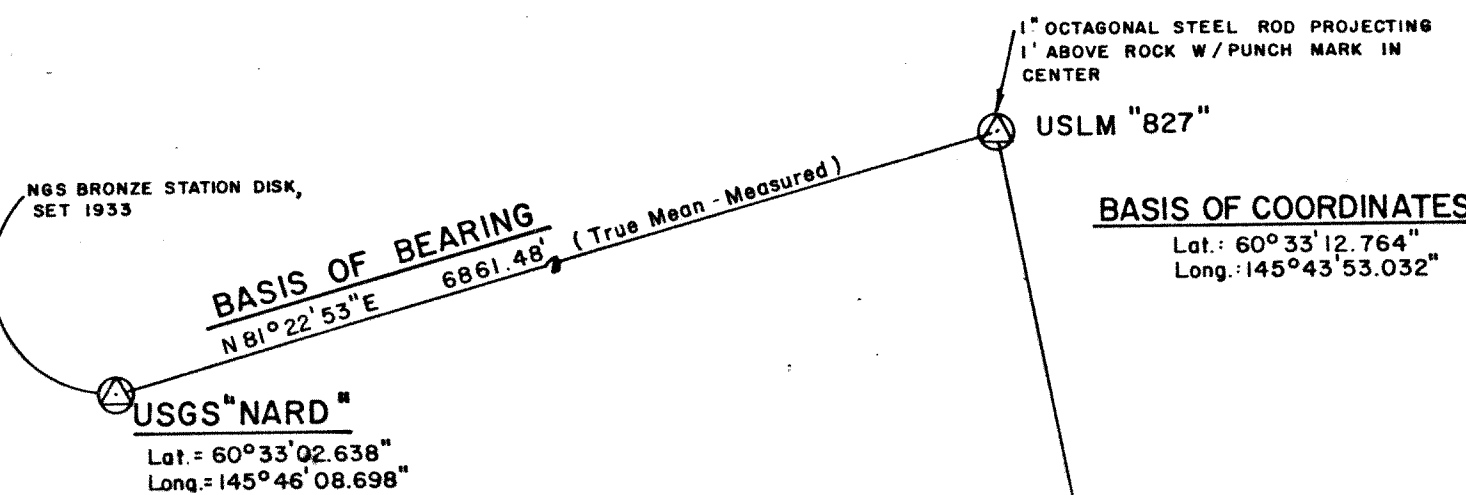


DATE OF SURVEY	NAME OF SURVEYOR
Beginning <u>June 4, 1980</u> Ending <u>June 15, 1980</u>	<u>Tom Rosadiuk</u>

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 79-25
BEING A PORTION OF U.S. SURVEY NO. 5103 WITHIN PROTRACTED SECTIONS 23 & 26, T.15S., R.3W., C.R.M., ALASKA.

DRAWN BY:	APPROVAL RECOMMENDED
<u>C.L. Wells</u> DATE <u>7/23/80</u>	<u>Blaine McShine</u> <u>9-16-82</u> Chief Cadastral Surveyor Date
SCALE <u>1" = 100'</u>	CHECKED <u>LB</u> FILE NO. <u>79-259</u>



EYAK LAKE MEANDERS

MEANDER	BEARING	DISTANCE
1	N81°52'20"W	100.00
2	N53°52'20"W	60.00
3	S74°07'40"W	152.71
4	S58°23'26"W	71.08
5	S65°51'09"W	105.32
6	S75°32'52"W	94.20
7	N84°21'38"W	128.50
8	N59°01'51"W	56.06
9	N59°01'51"W	53.71
10	S75°32'33"W	177.28
11	N88°21'20"W	71.91
12	S62°39'19"W	84.34
13	S35°04'25"W	187.04
14	S70°32'08"W	114.98
15	S50°54'30"W	90.23
16	S74°20'19"W	67.33
17	S56°13'11"W	110.43
18	S58°46'22"W	630.33
19	S58°46'22"W	37.15
20	S65°26'00"W	103.81
21	N79°52'20"W	150.00

BEARING TREE DATA

	B.T. 1	B.T. 2	B.T. 3
WC-C1, 79-259 (WCMC4, S1668)	N58°21'W, 10.4' 10" Hem.	N28°52'E, 28.5' 18" Hem. (Rec.)	
C-2, 79-259 (C3, S1668)	N23°20'E, 41.3' 22" Hem. (Rec.)	N63°10'W, 28.2' 12" Hem. (Rec.)	
Line-marker 79-259	S45°01'W, 14.0' 12" Hem.	N33°01'E, 14.9' 8" Hem.	S53°29'E, 3.0' 10" Spruce
C-3, 79-259	N59°08'W, 20.2' 12" Hem.	N08°52'E, 21.6' 12" Spruce	N76°52'E, 23.7' 8" Hem.
WC,C4, 79-259	S66°55'W, 13.6' 7" Hem.	N16°35'W, 18.2' 16" Hem.	N62°25'E, 21.1' 12" Hem.
WC,C5, 79-259 (C4, L3/C3, L4 S4606)	S11°30'W, 5.3' 8" Hem. (Rec.)	N48°30'W, 19.8' 8" Spruce (Rec.)	
C6, 79-259 (C3, L3 S4606)	S6°E, 25.1' 7" Hem. (Rec.)	S20°W, 33.0' 5" Spruce (Rec.)	
C7, 79-259 (C3, L2/C2, L3 S4606)	N77°30'E, 25.7' 12" Hem. (Rec.)	S13°30'W, 17.2' 9" Hem. (Rec.)	
C8, 79-259 (C3, L1/C2, L2 S4606)	N66°30'E, 35.0' 12" Hem. (Rec.)	S13°30'W, 14.5' 20" Hem. (Rec.)	
C9, 79-259 (C2, L1, S4606)	N78°30'E, 30.1' 20" Spruce (Rec.)	S41°30'E, 18.5' 5" Hem. (Rec.)	
WC,C10, 79-259 (C1, L1/C2, L6 S4606)	N73°30'E, 51.5' 6" Spruce (Rec.)	N22°30'W, 26.4' 12" Hem. (Rec.)	

WC I, ASLS No. 79-259
Lot: 60°32'43.533" N
Long: 145°42'51.403" W

ASLS 79-259
TRACT A
14.51 ACRES

ASLS 79-259
TRACT B
0.095 ACRES

SELECTION INFORMATION

NFCG SELECTION NO. 4
TENTATIVE APPROVAL DATED 7/25/72
PATENT NO. 50-76-0107 DATED 2/6/76

LEGEND

- ⊗ GLO AND/OR BLM MONUMENT RECOVERED
- ⊙ DNR OFFICIAL OR PRIMARY BRASS CAP MONUMENT SET
- DNR OFFICIAL OR PRIMARY BRASS CAP MONUMENT RECOVERED
- COPPERWELD OR EQUIVALENT SECONDARY MONUMENT SET
- ⊙ USCGS, USGS, USCE AND BLM ET POINTS

EYAK LAKE

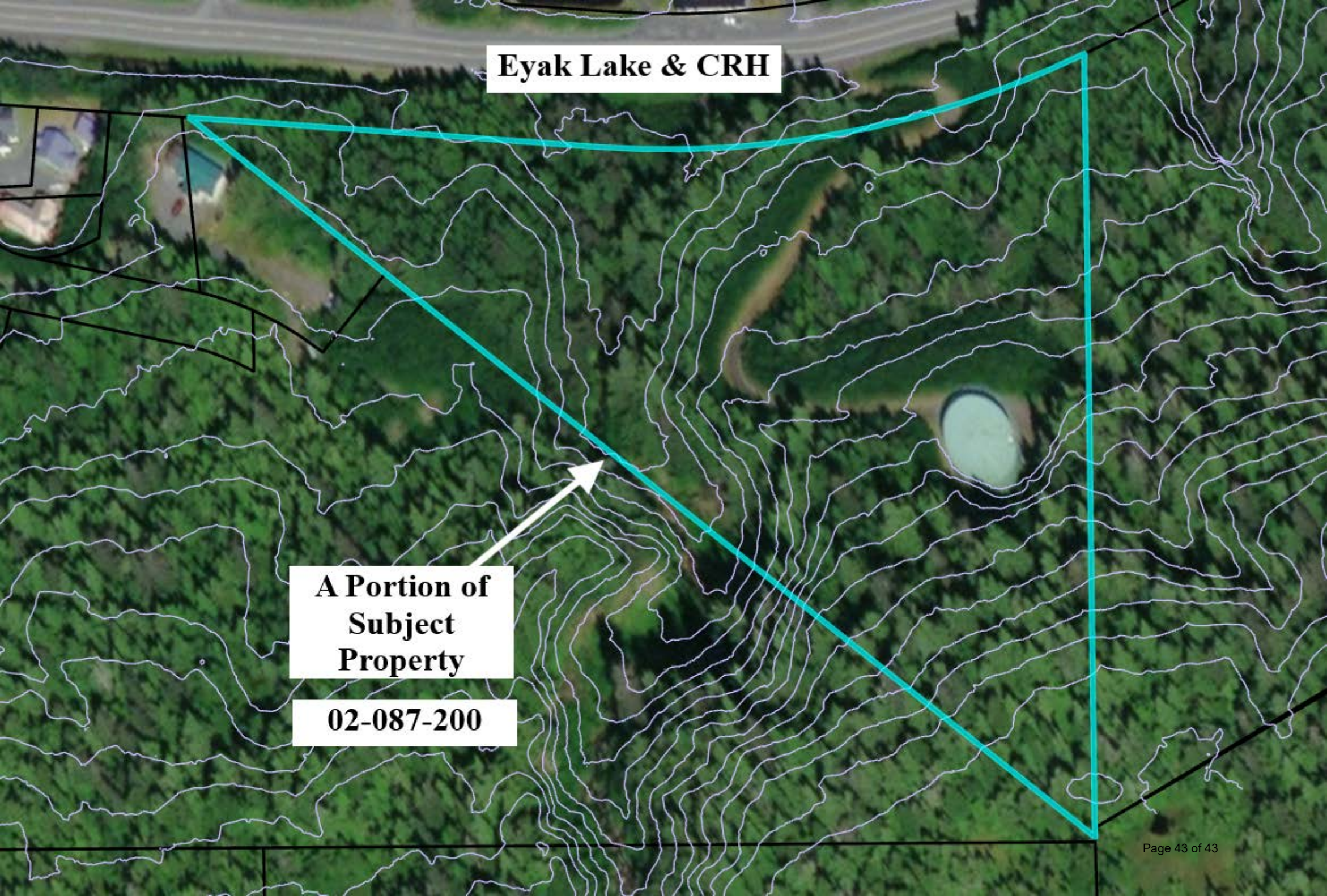
TYPICAL MONUMENT MARKING

TYPICAL BEARING TREE TAG

TYPICAL D.T.S. MONUMENT

Eyak Lake



An aerial photograph of a forested area with white topographic contour lines. A thick cyan line forms a large, irregular polygon across the upper and right portions of the image. A white arrow points from a text box in the lower-left towards the cyan boundary. In the upper-left, there is a small pond and some buildings. A road is visible at the very top.

Eyak Lake & CRH

**A Portion of
Subject
Property**

02-087-200