

The State of Alaska, Department of Transportation and Public Facilities, required the applicant to move the driveway access to the east boundary, within the 50' section line easement. This changed the acreage area of the original plan for the driveway and utilities from 0.48 acre to 0.57 acre, of which 0.13 acre is within the section line easement and considered public access. Therefore, the total acreage adjustment is 0.67 acre (0.23 acre for the tower site and 0.44 acre for the driveway and utility easement).

Therefore I move to amend the lease associated with Ordinance 17-117 and IM 17-157 as follows:

1) In Section 4. Rent

To strike the reference to 0.71 acres and replace it with 0.67 acres.

To strike the rent amount of \$922.88 and replace it with \$875.55 in both places

2) In Section 9. Access and Driveway Maintenance

To amend the first sentence of Section 9.1.1 to correct the specified access to the property to read as follows (with the remaining sentences of Section 9.1.1 left unchanged):

Access to the Leased Premises will be from the Parks Highway in accordance with the scenic byway requirements and will ~~be placed along the adjoining 20' Power Line Easement within the Wheatley Subdivision, Plat No. 73-7T, already in place~~ **accessed along the east boundary, within the 50' section line easement.**

3) EXHIBIT B

To strike the existing Exhibit B and replace it with an updated Exhibit B to reflect the new access location and calculate the driveway and utility area.

4) Addition of vicinity map

To include the attached vicinity map as Exhibit B1 and amend section 12 of the lease to add it to the list of exhibits.

SITE PLAN

SE 1/4 NE 1/4 SOUTH OF PARKS HWY.
IN SECTION 15, TOWNSHIP 24 NORTH,
RANGE 5 WEST, SEWARD HERMAN, AK

SURVEYOR'S NOTES

1. BASIS OF BEARING IS PER RECORD PLAT OF WHEATLEY SUBD. PLAT NO. 73-7, TALKEETNA RECORDING DISTRICT.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
4. SURVEY COMPLETED IN FEBRUARY AND APRIL 2017.
5. THIS SURVEY DOES NOT REPRESENT A SURVEY OF THE PARENT PARCEL. REAL PROPERTY SHOWN HEREON ARE APPLICABLE TO THE TELECOMMUNICATIONS SITE. THERE MAY BE OTHER IMPROVEMENTS NOT SHOWN.
6. TRUSTEE'S DEED RECORDED AS BOOK 154 AT PAGE 847, SITES A "MEMORANDUM OF UNDERSTANDING BETWEEN MATANUSKA-SUSTINA BOROUGH AND THE STATE OF ALASKA" RECORDED IN THE TALKEETNA RECORDING DISTRICT IN BOOK 72 AT PAGE 224. SAID MEMORANDUM DEDICATES A 150' SCENIC BUFFER AND RESTRICTS ACCESS. SEE DOCUMENT FOR STIPULATIONS.
7. TOPOGRAPHIC LINES SHOWN HEREON ARE GENERATED FROM THE MATANUSKA-SUSTINA BOROUGH LIDAR & IMAGERY PROJECT.

- REVISION: 1 - ACCESS EASEMENT RELOCATION
REVISION: 2 - LEASE AREA AND ACCESS EASEMENT REVISION
REVISION: 3 - ACCESS WIDTH REVISION
REVISION: 4 - MSH TOPO ADDED
REVISION: 5 - ACCESS EASEMENT RELOCATION

SITE NAME: SUNSHINE CREEK
SITE NUMBER: AK101

ADDRESS: 36682 S. PARKS HWY.
WILLOW, ALASKA 99686
MATANUSKA-SUSTINA BOROUGH

SURVEY WORK PERFORMED BY:

Inste
WirelessGroup LLC
1190 N. FAIRFAX ST. #700
ALEXANDRIA, VA 22314
703-638-8009

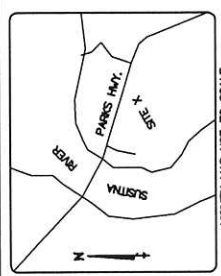
SURVEY WORK PERFORMED BY:

Adark
GEMATICS LLC
5099 E. BLUE LUPINE DR. #104, WASTILLA AK 99654
(907) 376-8800 FAX (907) 376-9669 ADARKSURVEY.COM

DRAWN BY: TENDRA CHECKED BY: TERRY JOB #: 17-0805
SHEET 1 OF 1

- LEGEND:**
- MEASURED DATA N 90°00'00" W
 - RECORD DATA (N 90°00'00" W)
 - PROPERTY BOUNDARY LINES
 - ADJACENT PROPERTY LINES
 - CENTERLINE
 - RECOVERED 5/8" REBAR ○
 - SET 5/8" REBAR (L.S. 9106) ●
 - POWER POLE P/P ⌀

SITE OVERVIEW:
(1"=200')



VICINITY MAP NOT TO SCALE

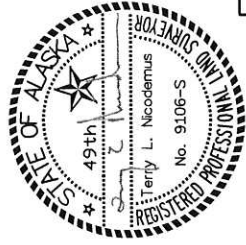
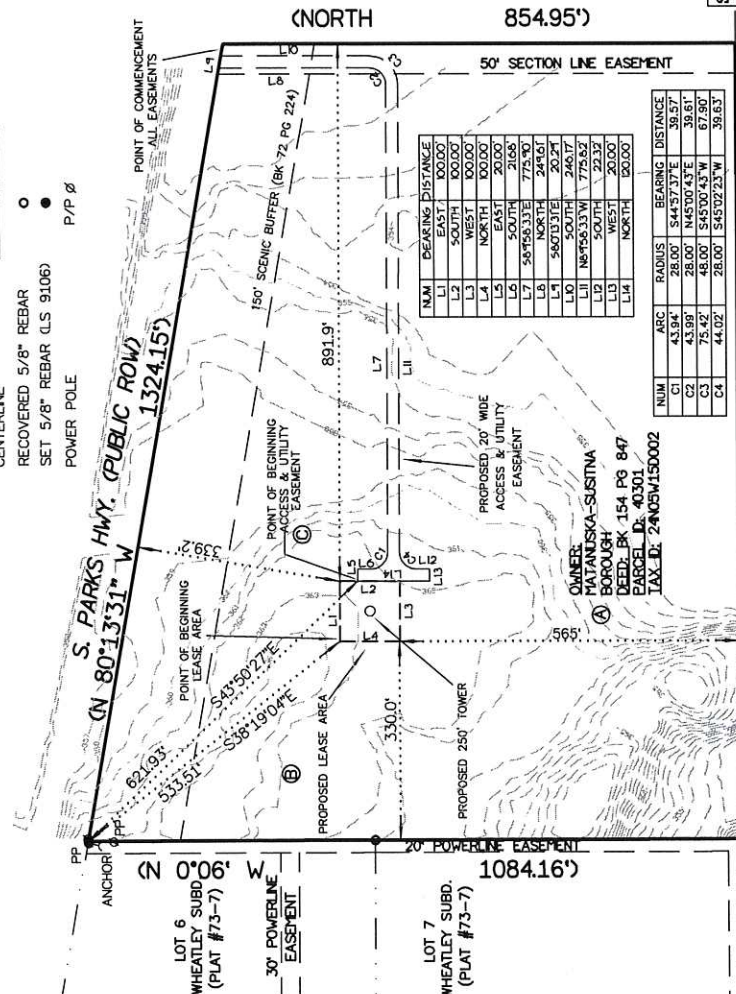
LEGAL DESCRIPTION (PARENT PARCEL)
THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE 1/4 NE 1/4) OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 5 WEST, SEWARD HERMAN, ALASKA, LYING SOUTH OF THE PARKS HIGHWAY.

LEGAL DESCRIPTION (LEASE AREA AS SURVEYED)
A TEN THOUSAND (10,000) SQUARE FOOT LEASE AREA WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE 1/4 NE 1/4) OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 5 WEST, SEWARD HERMAN, ALASKA, LYING SOUTH OF THE PARKS HIGHWAY, IN THE RECORDS OF THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL, THENCE N 80°13'31" W ALONG THE NORTH BOUNDARY OF SAID PARCEL, AND THE SOUTH BOUNDARY OF THE WHEATLEY SUBDIVISION (PLAT #73-7), A DISTANCE OF 1324.15 FEET TO A POINT, THENCE S 80°13'31" W ALONG THE WEST BOUNDARY OF THE WHEATLEY SUBDIVISION (PLAT #73-7), A DISTANCE OF 533.51 FEET TO A POINT, THE TRILE POINT OF BEGINNING.

THENCE EAST A DISTANCE OF 100.00 FEET TO A POINT,
THENCE SOUTH A DISTANCE OF 100.00 FEET TO A POINT, THE TRILE POINT OF BEGINNING.
CONTAINING 10,000 SQUARE FEET, MORE OR LESS. (0.23 ACRES)

LEGAL DESCRIPTION (ACCESS & UTILITY EASEMENT AS SURVEYED)
A TWENTY-FOUR THOUSAND (24,000) SQUARE FOOT ACCESS AND UTILITY EASEMENT, TWENTY (20) FEET WIDE, TEN (10) FEET EACH SIDE OF THE CENTERLINE, WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE 1/4 NE 1/4) OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 5 WEST, SEWARD HERMAN, ALASKA, LYING SOUTH OF THE PARKS HIGHWAY, IN THE RECORDS OF THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL, THENCE N 80°13'31" W ALONG THE NORTH BOUNDARY OF SAID PARCEL, AND THE SOUTH BOUNDARY OF THE WHEATLEY SUBDIVISION (PLAT #73-7), A DISTANCE OF 1324.15 FEET TO A POINT, THE NORTHEAST CORNER OF SAID PARCEL, CORNER TO THE NORTHEAST CORNER OF LOT 6, WHEATLEY SUBDIVISION, PLAT NO. 73-7, THENCE S 43°50'27" E A DISTANCE OF 621.09 FEET TO A POINT, THE TRILE POINT OF BEGINNING.

THENCE EAST A DISTANCE OF 20.00 FEET TO A POINT,
THENCE SOUTH A DISTANCE OF 21.68 FEET TO A POINT OF CURVATURE,
THENCE ALONG A CURVE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 43.94 FEET, CHORD BEARING OF S 43°57'37" E AND CHORD LENGTH OF 30.63 FEET TO A POINT OF TANGENCY,
THENCE S 80°59'33" E A DISTANCE OF 75.90 FEET TO A POINT OF CURVATURE,
THENCE ALONG A CURVE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 43.99 FEET, CHORD BEARING OF N 45°00'43" E AND CHORD LENGTH OF 30.63 FEET TO A POINT OF TANGENCY,
THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL, CORNER TO THE SOUTH BOUNDARY OF SAID PARCEL, CORNER TO THE SOUTH PARKS HIGHWAY RIGHT-OF-WAY,
THENCE S 80°13'31" E ALONG THE NORTH BOUNDARY OF SAID PARCEL AND THE SOUTH BOUNDARY OF THE SOUTH PARKS HIGHWAY RIGHT-OF-WAY, A DISTANCE OF 246.17 FEET TO A POINT OF TANGENCY, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 75.42 FEET, CHORD BEARING OF S 45°00'45" W AND CHORD LENGTH OF 67.90 FEET TO A POINT OF CURVATURE,
THENCE ALONG A CURVE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 44.02 FEET, CHORD BEARING OF S 45°02'23" W AND CHORD LENGTH OF 30.63 FEET TO A POINT OF TANGENCY,
THENCE WEST A DISTANCE OF 20.00 FEET TO A POINT,
THENCE NORTH A DISTANCE OF 120.00 FEET TO A POINT, THE TRILE POINT OF BEGINNING.
CONTAINING 24,986 SQUARE FEET, MORE OR LESS. (0.57 ACRES)



9/6/2017

FLOOD NOTE: THIS PARCEL LIES WITHIN FLOOD ZONE X, PER FEMA MAP NUMBER 02170C3500E, WITH AN EFFECTIVE DATE OF 03/17/2011.

AREA TABLE	SQUARE FEET	ACREAGE
Ⓐ PARENT PARCEL	n/a	n/a
Ⓑ LEASE AREA	10,000 +/-	0.23 +/-
Ⓒ ACCESS & UTILITY EASEMENT	24,986 +/-	0.57 +/-

FAA 1-A TOWER LOCATION INFORMATION
250' PROPOSED LATTICE TOWER

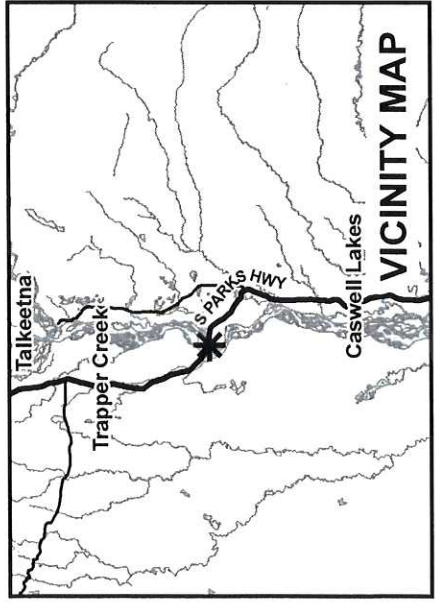
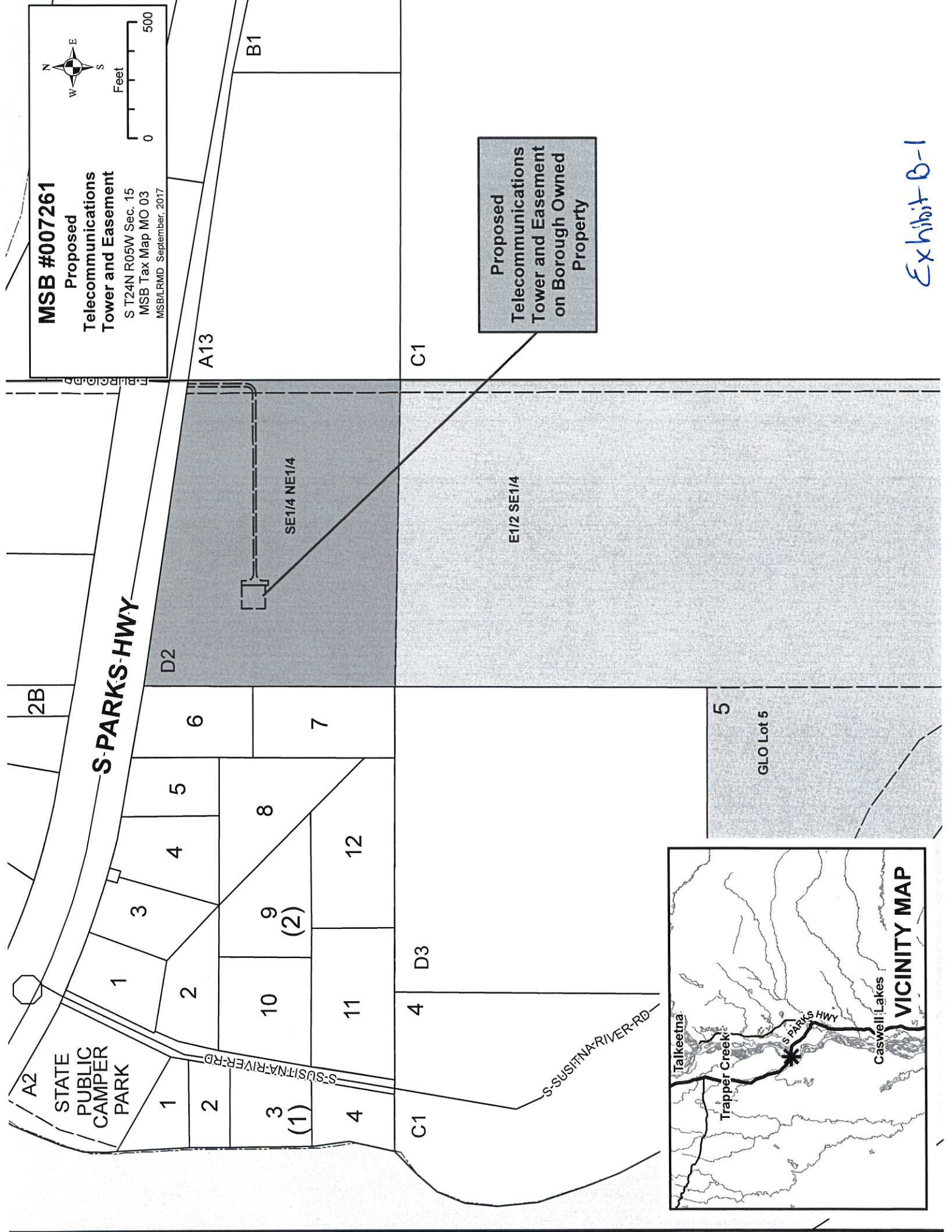
MAD. 83
LATITUDE = 62°10'18.218" N ± 20'
LONGITUDE = 150°09'37.185" W ± 20'
GROUND ELEVATION AT BASE OF TOWER = 361' ± 3' NAVD88
PROPOSED HEIGHT OF TOP OF TOWER ABOVE GROUND = 611'±3'

Exhibit B

MSB #007261

Proposed
Telecommunications
Tower and Easement

S T24N R05W Sec. 15
MSB Tax Map MO 03
MSB/LRMD, September, 2017



VICINITY MAP

Exhibit B-1