

Documents Provided

1. "BPR File #011867.pdf" – ROW Plans Project FH 31-1(1) North Douglas Highway Fish Creek – Outer Pt. Tongass National Forest
2. "BPR Project 31_E_Grading_Plan.pdf" – BPR Plans for Project 31-E Grading & Bridge Douglas Highway Route No. 31 Douglas and Fritz Cove
3. "DOT ROW Map S-959.pdf" – Division of Highways ROW Map Project S-959
4. "Highway Easement Deed AA8443.pdf" – Highway Easement Deed; February 28, 1967; USA/BPR & SOA Department of Highways; Project FH-31-1(1); AA8443
5. "Lot 111 USS 3273 Owners Comments.pdf" - Notes, Patent 1181499 to Loretta Moffett & QCD
6. "USS 3273.pdf" – U.S. Survey Plat

Additional Research

1. BLM Abstract AKJ 011067 Loretta Moffett – Small Tract Act Lot 111, USS 3273, Application Date **February 15, 1958**, Patent issued April 22, 1958
2. BLM Master Title Plat T41S, R67E, CRM
3. BLM Abstract A029336 – ROW Roads 44LD513
 - a. Application date August 12, 1954
 - b. Appropriation Noted November 2, 1955
 - c. Amended Application June 6, 1960
 - d. Appropriation Noted – ROW Grant June 9, 1960
 - e. See file AA-8443 & J-011867
 - f. "Omnibus Road"
4. BLM Abstract AA8443 – AK Dept. of Highways SE
 - a. Application Recv'd July 27, 1967
 - b. Closed without action August 27, 1973
 - c. Easement Deed BPR
5. BLM Abstract J11867 – BPR
 - a. Application Recv'd September 7, 1954
 - b. Closed without action March 2, 1964
 - c. From Mendenhall Bar to Fish Creek – Project 31-E
 - d. Original File Reactivated A-029336 and this closed
6. BLM Township Survey Plat – T41S, R67E, CRM
7. Plat & Field Notes for USS 3273 & 3272

Comments

- Lot 111 of USS 3273 is the subject property
 - USS 3272 lies to the east of USS 3273
 - USS 1287 lies to the west of USS 3273
- USS 3273 surveyed August 1953, approved May 4, 1954 – Labels centerline of N. Douglas Road
 - West of USS 3273 "North Douglas Road (**proposed**)"

- East of USS 3273 in USS 3272 “North Douglas Road”
- Field notes General Description: “The road right-of-way through lots, 99, 100, 123, and 124 has been cleared of all vegetation...”
- Field notes Subdivision of U.S. Survey No. 3272: “The traverse of the center line of the proposed North Douglas Road...” determines the boundary of certain lots.
- USS 3272 surveyed August 1953, approved May 14, 1954 – Labels centerline of N. Douglas Road
 - West of USS 3273 “Centerline Proposed North Douglas Road”
 - East of USS 3273 “North Douglas Road (proposed)”
 - Field notes call out intersecting centerline “Proposed North Douglas Road”
 - Field notes General Description: “The road right-of-way has been cleared of all vegetation;”
 - Field notes Subdivision of U.S. Survey No. 3272: “The traverse of the center line of the proposed North Douglas Road...” determines the boundary of certain lots.
- Application for Lot 111 filed February 15, 1958
- Plans for Project 31-E: P&P sheet labels road in USS 3272 as “under construction in 1954” and centerline in USS 3273 as “Line to be constructed”
- Above referenced BLM case file AA8443 for a Highway Easement Deed appears to relate to a section of the North Douglas Highway between 4 and 7.6 miles further north of the subject parcel. (See title sheet for Project FH 31-1(1) North Douglas Highway – Fish Creek to Outer Pt. that identifies AA8443 as being between Stations 453+00 and 644+50.
- MTP calls for A029336 50’ adjoining Lot 111. The MTP graphically shows 50’ each side of centerline through USS 3273. Case file A029336 is for a road ROW, specifically 44LD513 for FHWA. To the west of USS 3273 is USS 1287. No notation for A029336 is shown through this survey. This is due to the fact that the homestead entry that led to patent for USS 1287 was dated December 3, 1919. While a trail appears to cross the survey as of 1918 it does not appear to be in the location of the current highway. The notation is picked up again to the west of USS 1287 where it enters lots for USS 3543. In this area the ROW is shown as widening from 50’ each side of centerline to 75’ each side of centerline and then narrowing back again.

ROW Map S-959 indicates that parcels within USS 1287 to the west of Lot 111 were acquired by acquisition with the first two, Tracts Lot A-1 and A-2 of Metcalf Subdivision (Plat 76-38W) having a width of 50’ south and 75’ north. The widened acquisition was necessary to accommodate the proposed slope limits. Eventually, the northerly 25’ for Tract Lot A-2 was relinquished (Relinquishment 959-003-3) as it appears that the cut slope runs right along at 50’ north of centerline. The slopes within Lot 111 do not appear to go beyond 50’ north of centerline but it appears that the widening to 75’ across part of Lot 111 was necessary to accommodate existing power poles. Google Street View suggests that the furthest north pole may no longer be in place, but it will be necessary to investigate whether utilities have been permitted within the outer edge of the ROW fronting Lot 111 before a vacation of the outer 25’ is considered.