

Attn: Randy Vigil Project Manager

Reference Number POA-2016-12

Dear Randy,

I am attaching a few other development sketch plats that were considered prior to settling on the current development plan.

We considered other access points however there were none feasible, either due to zoning issues, utilities, or excessive costs to construct streets.

You will see due to the location of the wetlands at the lower southern portion of the property it is unavoidable for any viable development to happen without affecting these wetlands. When development of housing requires streets to be built there needs to be housing created adjacent to the streets for the entire length of the streets, otherwise the cost of the streets will be too high for the development to happen. In other words we cannot build 850 feet of street without having lots and housing built along the street; it is the only way to repay the costs of the street construction. It is unfortunate of the location of the wetlands, but due to road construction costs, and higher engineering and design cost to build the upper steeper portion of the property, our current plan makes the most sense logistically, economically, and functionally. Another important issue I should mention is that State DOT would only allow one access point to our property, this combined with CBJ's requirement that a shared roadway has to be built to CBJ spec. This along with the utilities required all our design options to place the access point in the same location, same width, and same grades.

Thank you,

Richard Harris

Alternative properties considered previous by the Applicant ,for the purpose of purchase and Development .

Below are sever properties that we considered for development before deciding on 7400 Glacier highway. There is very little availabale land to concider in the Juneau area. There were some small lots available only allowing for single famiuly or duplex homes.Zoning did not allow for further development. Other properties did not work logistically, or financially.

Lot-1 Channel View Subd. USS 2433 Juneau Rec. Dist. LAND \$ 249,000.00 Active D-3 15 Ac.
 This Parcel was less cost per acre, however it was delineated as all wetlands . We felt this was more detrimental to the enviroment and less likely a good candate for the development.

Lot X Uss 2391 Juneau Rec Dist. Mendenhall Loop Rd. LAND \$ 579,900.00 Active D-5 3 Ac.
 This Parcel was Zoned at a much lower density than we needed in order to build the type of housing we want to build. The sellers also disclosed that CBJ had previously placed restrictions on the property , requiring many street improvmnts to existing Lee St. ROW in order to develop the property. Driving the price to high to develop.

Other Properties considered at the time of our purchase.

LAND Lemon Cr. \$ 1,200,000.00 Fr.USS 668 Juneau recording Dist. 39 Ac.
 This Parcel was the proper zoning for our desired development , However this Parcel also consisted entirely of wet lands , again much more detrimental for the enviroment and not a good candate for development.

LAND DOUGLAS \$ 800,000.00 USS 708 Legal Address Juneau 100 Ac.
 This parcel was decided that it was just too large for the type of development that we wanted to do.

LAND MENDENHAI \$ 966,552.00 Lot 8A1 Vintage Blvd. Juneau 40,273 SqFt.
 The price per acre is just too high. Also
 The Vintage ParK land Covenants would not allow for the type of development that we want to build.

LAND AUKE BAY \$ 3,490,000.00 nhn Glacier Highway Juneau 3.44 Ac.
 This Parcel is a beautiful waterfront property, however the price was just to high to develop.

There were several undeveloped lots on Sasha Ave. in the Mendenhall Valley. We asked the owner if he would sell but he declined.

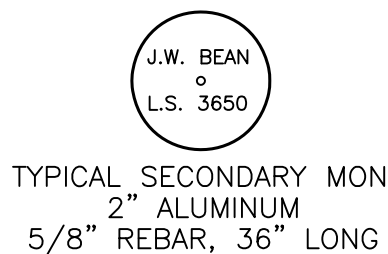
LEGEND

- ⊗ B.L.M. 2" BRASS MONUMENT RECOVERED THIS SURVEY
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
- 3" ALUMINUM MONUMENT, T&N ENGINEERING
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- REBAR & CAP, SET BY JW BEAN
- REBAR & CAP, SET BY JW BEAN
- SURVEYED
- - - UNsurveyed
- CENTERLINE
- - - SURVEY TIE
- - - EASEMENT
- - - CREEK

(R1) = AS PER PLAT NO. 95-56

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF NORTH FROM A FOUND 3" ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 TO A FOUND 3" ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 AS SHOWN ON RECORD PLAT NO. 95-56.



CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT R. H. DEVELOPMENT, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AS MANAGER/ MEMBER HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

Date _____, 2015

R. H. DEVELOPMENT, LLC
RICHARD A. HARRIS
OPERATING AGENT

NOTARY ACKNOWLEDGMENT:

STATE OF ALASKA)

FIRST JUDICIAL DISTRICT) S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2015 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICHARD A. HARRIS, OPERATING AGENT, R. H. DEVELOPMENT, LLC TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND 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.

Notary Public for Alaska _____

My Commission Expires _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY & BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

Dated: _____, 2015.

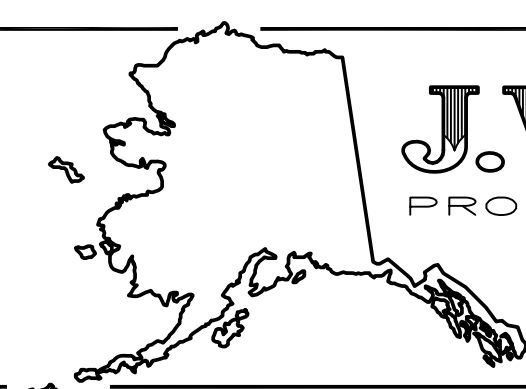
Attest: _____
Director
City & Borough of Juneau
Department of Community Development

Clerk
City & Borough of Juneau

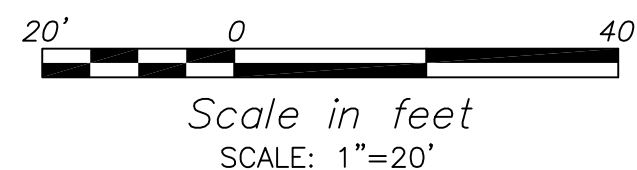
CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

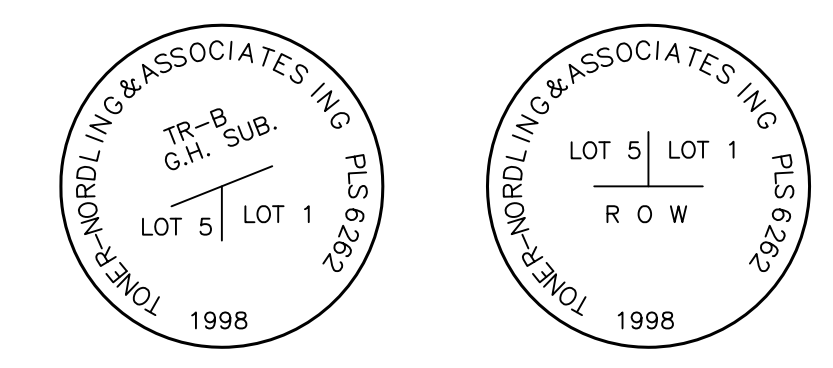
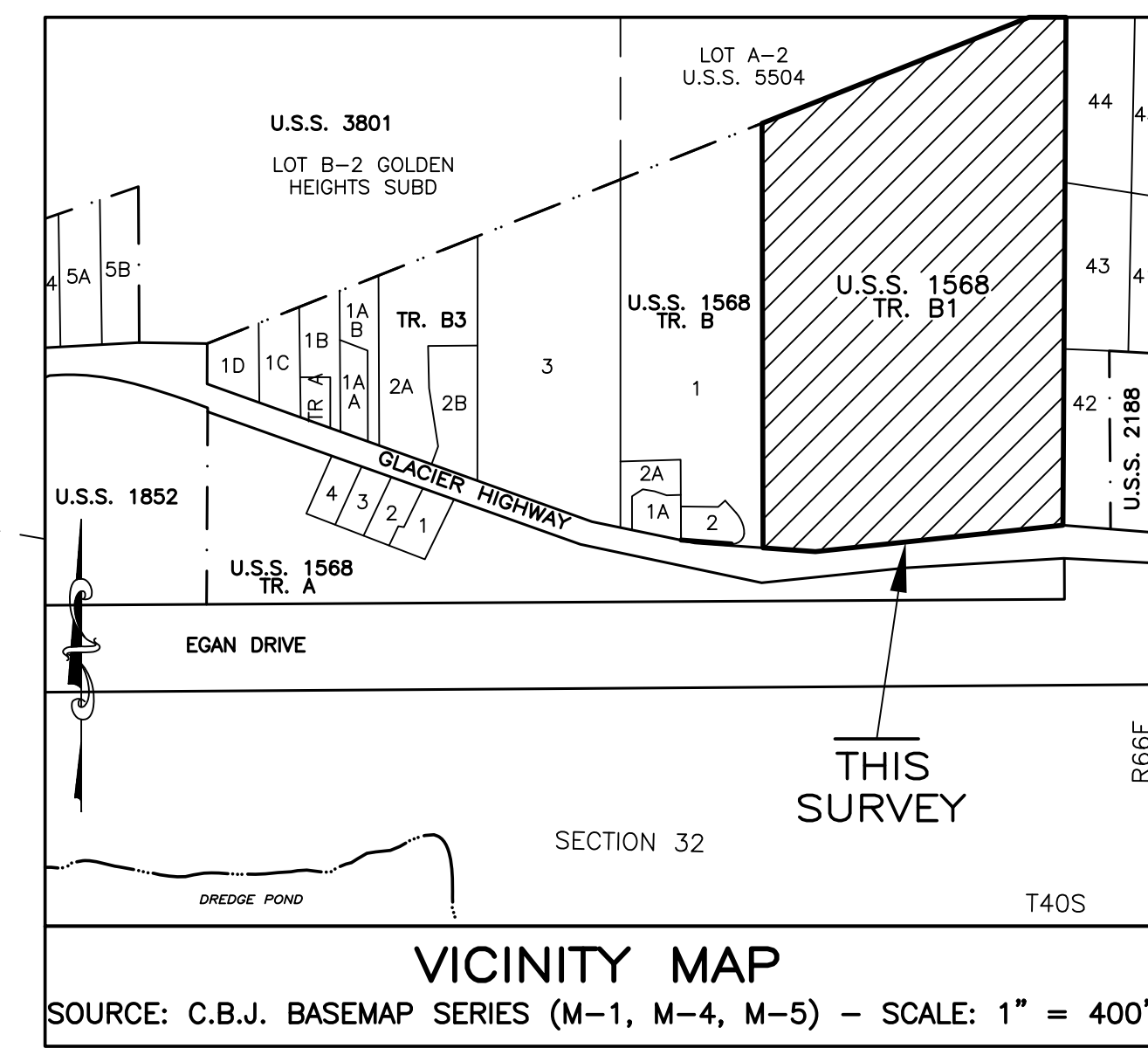
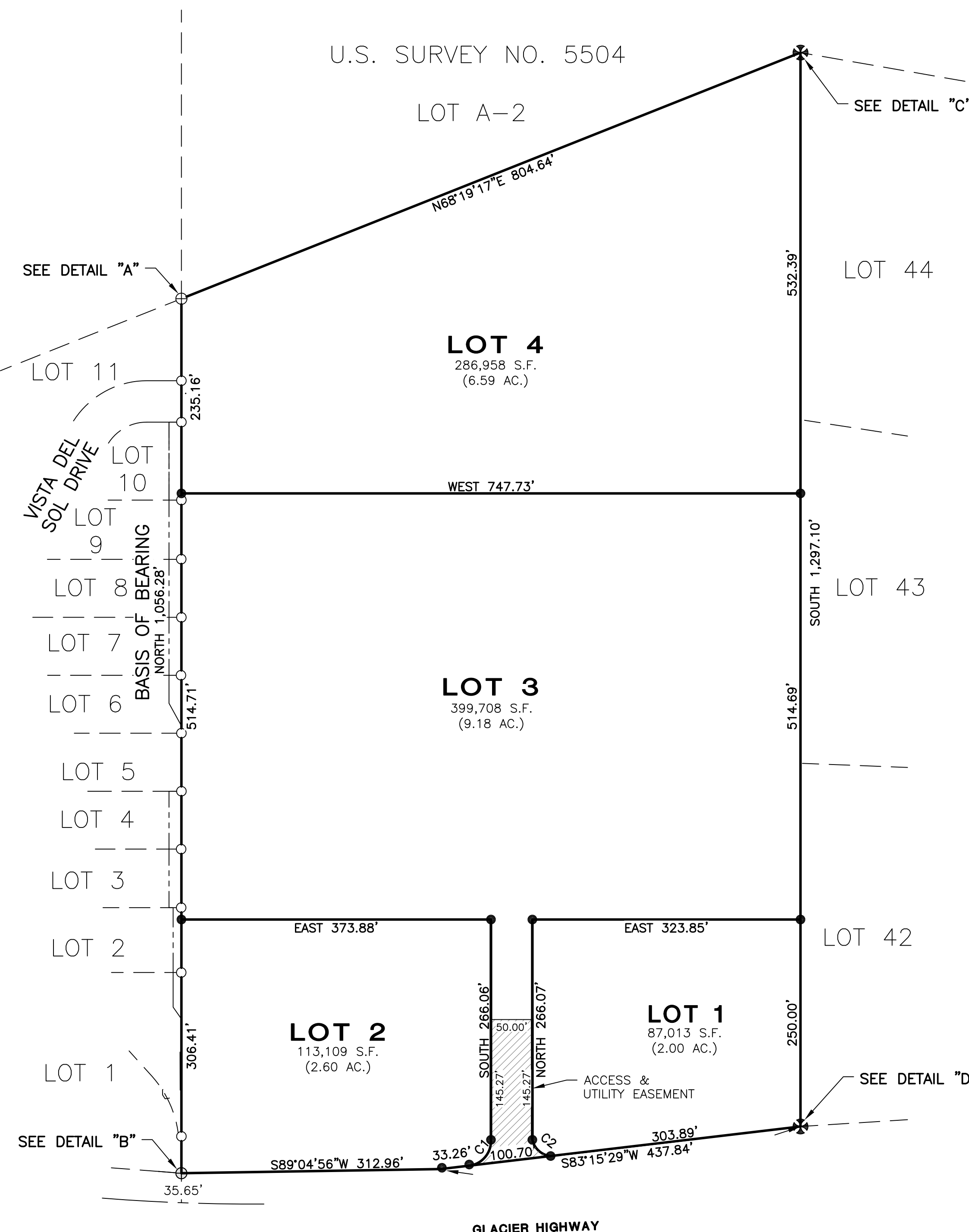
Date _____



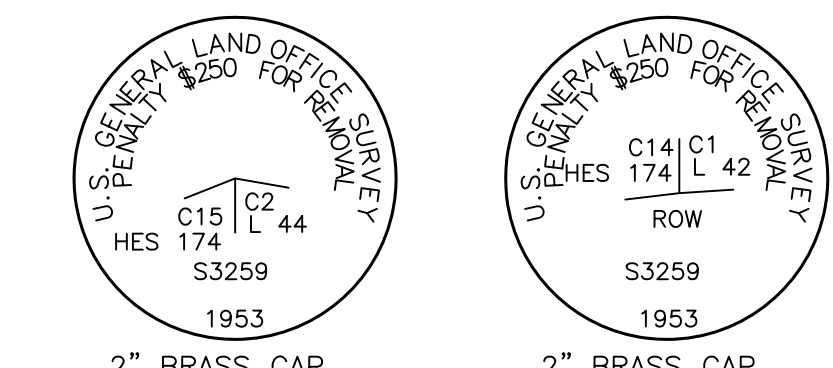
J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER
PROJ:



VISTA DEL SOL SUBDIVISION
PHASE II
(PLAT NO. 2012-18)



3" ALUMINUM MONUMENT **DETAIL "A"**



2" BRASS CAP **DETAIL "C"**

CURVE TABLE				
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING & DISTANCE
C1	100°16'02"	25.00'	43.75'	S43°07'33"W 38.38'
C2	72°22'05"	25.00'	31.58'	N48°22'15"W 29.52'

NOTES:

- ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
- ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES
- WHERE MEASURED BEARING AND/ OR DISTANCE DIFFER FROM THE RECORD, THAT OF RECORD IS SHOWN IN PARENTHESIS, ALONG WITH THE SOURCE DOCUMENT/ PLAT NOTE.
- THE ON LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.

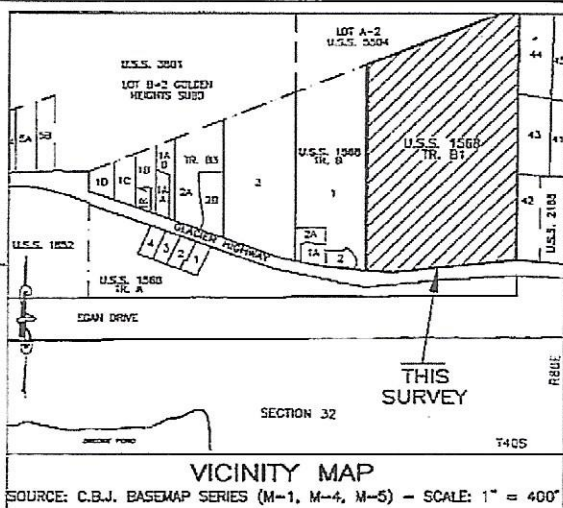
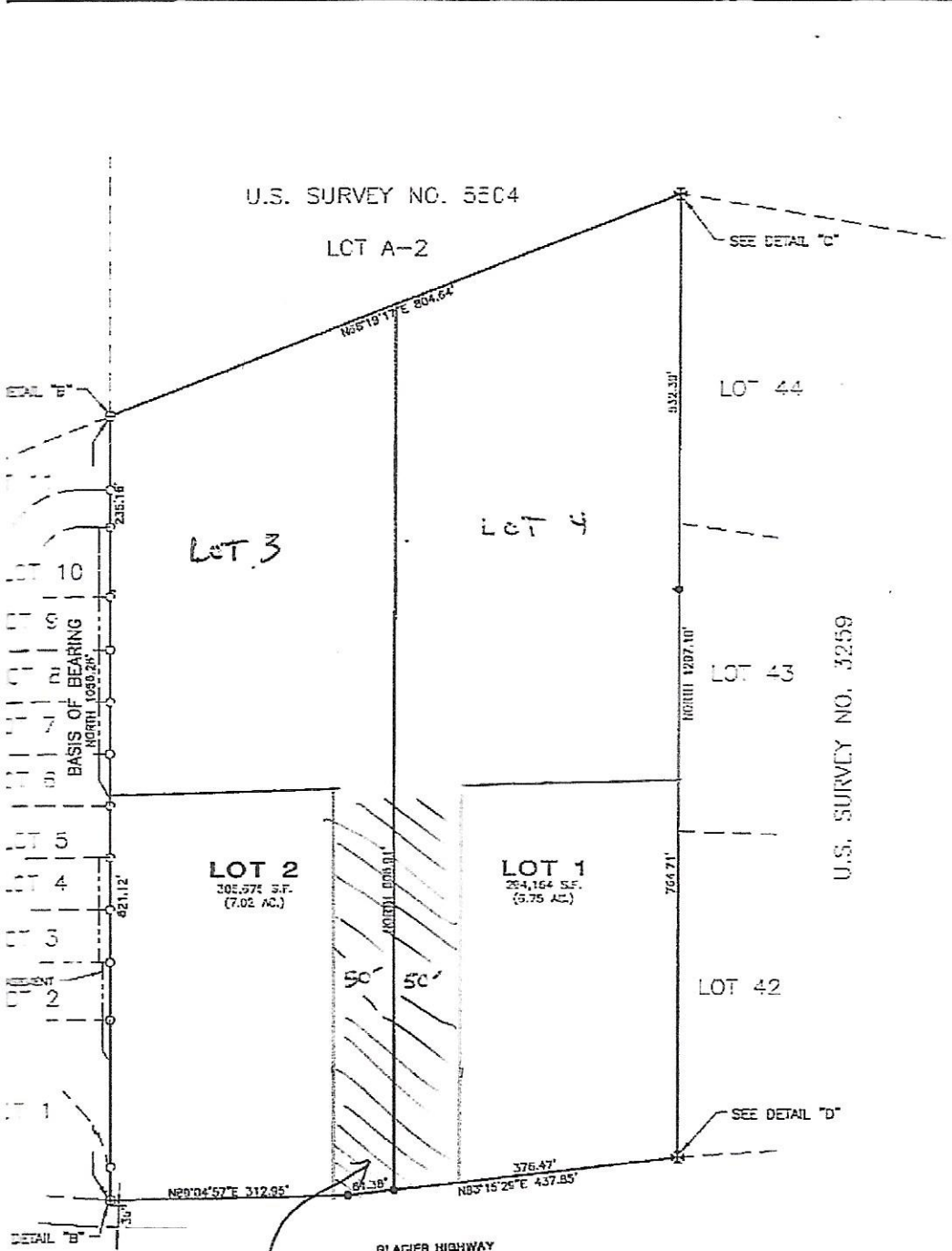
**PLAT OF
TRACT B1,
LOTS 1, 2, 3 & 4
U.S. SURVEY NO. 1568
WITHIN CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT**

<p>OWNER: R. H. DEVELOPMENT, LLC RICHARD A. HARRIS OPERATING AGENT PO BOX 32403 JUNEAU, ALASKA 99803</p>	<p>SURVEYOR: JW BEAN, INC. PROFESSIONAL SURVEYOR 1070 ARCTIC CIRCLE JUNEAU, ALASKA 99801</p>
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DATE: 10-15-2015 SCALE: 1"=100' SHEET 1 OF 1

E:\GDM\BEAN\HARRIS\13343-HARRIS\13343-HARRIS-4LDT-SUB.DWG 10/15/2015 2:07:08 PM AST

ALTERNATE PLAT SKETCH



VICINITY MAP
SOURCE: C.B.J. BASEMAP SERIES (M-1, M-4, M-5) - SCALE: 1" = 400'



CBJ Requires
Spur Road to be built
For Shared Driveway.
Same as our current
Plan.

UTILITY & ACCESS EASEMENT For Lot 1, 2, 3, 4
EACH LOT would HAVE minimum LOT WIDTH

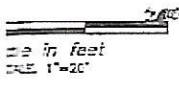
- NOTES:
1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
 2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
 3. DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
 4. WHERE MEASURED BEARING AND/ OR DISTANCE DIFFER FROM THE RECORD, THAT OF RECORD IS SHOWN IN PARENTHESIS, ALONG WITH THE SOURCE DOCUMENT/ PLAT NOTE.
 5. THE CN LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120: BEST MANAGEMENT PRACTICES.

PLAT OF
**TRACT B1,
LOTS 1, 2 & 3, 4**
U.S. SURVEY NO. 1568
WITHIN CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

OWNER:
R. H. DEVELOPMENT, LLC
RICHARD A. HARRIS
OPERATING AGENT
PO BOX 32403
JUNEAU, ALASKA 99803

SURVEYOR:
JW BEAN, INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU, ALASKA 99801

DATE: 9-09-2015 SCALE: 1"=100' SHEET 1 OF 1



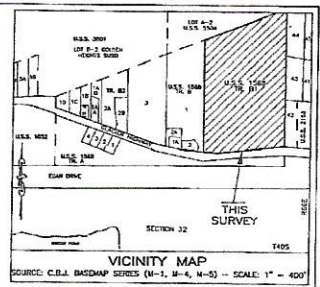
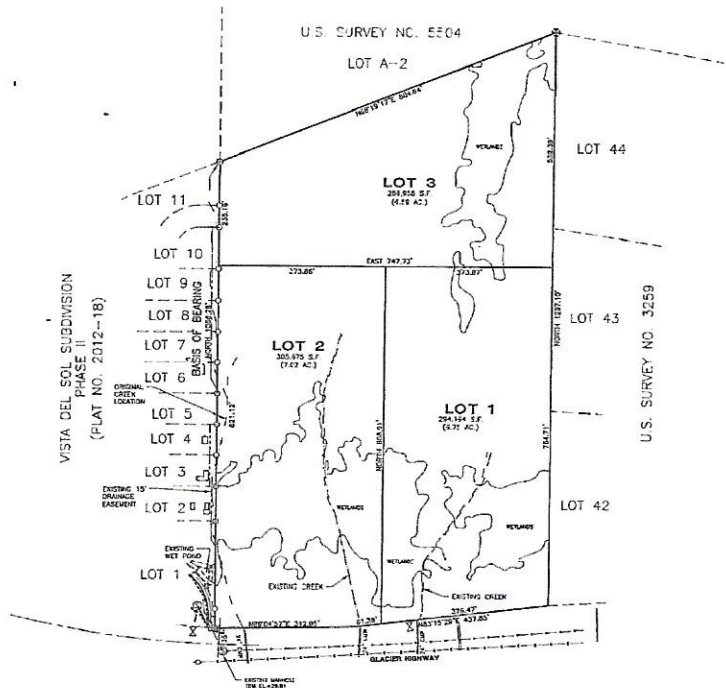
LEGEND

- PRIMARY MONUMENT RECOVERED THIS SURVEY
- 3" ALUMINUM MONUMENT, TYP. ENGINEERING
- STONY MONUMENT RECOVERED THIS SURVEY
- IRON NAIL CAP, SET BY J.W. BEAN
- SURVEYED
- - - UNADJUSTED
- - - - - CONTINGENT
- - - - - SURVEY TO
- - - - - EASEMENT
- - - - - EASEMENT
- - - - - WATER LINE
- - - - - SEWER LINE
- - - - - ELECTRIC
- - - - - DRIVEWAY
- STORM DRAIN
- SANITARY MANHOLE
- WATER VALVE
- CEMENT
- POWER POLE
- FIRE HYDRANT

(N) = AS PER PLAT NO. 95-56

BASIS OF BEARING
 BEARING FOR THIS PLAT IS THE RECORD BEARING OF T FROM A FOUND MONUMENT BEING THE 7 CORNER OF LOT 9 TO A FOUND MONUMENT BEING THE 7 CORNER OF LOT 7 AS SHOWN ON RECORD PLAT NO.

VISTA DEL SOL SUBDIVISION
 (PLAT NO. 2012-18)



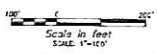
CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT THAT ALL MEASUREMENTS, BEARINGS AND DISTANCES WERE MEASURED AND THAT ALL OVERLAYS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

Date _____



J.W. BEAN
 PROFESSIONAL SURVEYOR
 1079 ARCTIC CIRCLE
 JUNEAU, ALASKA
 (907) 785-8888
 SURVEYOR - PLANNING
 PRICE



NOTES:

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5. THE ON LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS LONG AS THE PLATED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY THE ENGINEERING PLANNING TO CHAPTER 19.12.021. BEST MANAGEMENT PRACTICES.

AN ASBUILT OF TRACT B1
U.S. SURVEY NO. 1568
 WITHIN CITY & BOROUGH OF JUNEAU, ALASKA
 JUNEAU RECORDING DISTRICT

DATE: 8-09-2015 SCALE: 1"=100' SHEET 1 OF 1

DOT would not allow more than one access point off Glacier Hwy.
 CBS Requires spec Road to be built for Shared Driveway.