

Subject: WFR PARCEL 1

Date: Tue, 13 Apr 2004 11:21:12 -0800

From: Rick Bennett <rbennett@rmconsult.com>

To: Michelle Young <michelle_young@dot.state.ak.us>

Michelle,

The existing ROW line shown across Parcel No. 1 on the Wasilla-Fishhook ROW plans is based on the toe of the road fill from the TNH survey for this project. The TNH survey was completed before the Bogard-Nelson project was constructed and the road was moved to the east. TNH has updated their survey to include the improvements for the Bogard-Nelson project and the current ROW plans show the existing road and improvements. We prepared ROW plans before the Bogard-Nelson project was constructed and the existing road was located within Lot 20.

Since the Parks Manor Subdivision plat does not specify a ROW width on the plat, the existing ROW was defined by the prescriptive rights for the Wasilla-Fishhook Road that was constructed in 1973. There may be a difference of opinion on where the toe of the road was located, but it clearly is located within Parcel 1.

The lack of as-builts and ROW maps for this project makes it hard to know exactly where the road was constructed in 1973, but the road had been there for at least 30 years before new construction.

Rick



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April 14, 2004

R&M No. 041026

Ms. Michelle Young
Project Agent

State of Alaska
Department of Transportation & Public Facilities
P.O. Box 196900
Anchorage, AK 99519-6900

RE: Wasilla-Fishhook Road Rehabilitation, Bogard Road to Seldon Road
(partial), Project STP-O525(12)/54302

Dear Michelle:

The right-of-way for the Wasilla-Fishhook Road, across Lot 20, Block 2, Parks Manor Subdivision, recorded in the Palmer Recording District as Plat No. 71-27 is based on the following information:

1. The Wasilla-Fishhook Road is a historic road that has existed since the early 1900s. It was maintained by the Alaska Road Commission and was formerly known as the Fishhook-Knik-Goose Bay Road, Federal Aid Secondary "A" Route 525. According to the 1959 Omnibus Act Quitclaim Deed, this road is described as "From North boundary of military reservation at Goose Bay northeasterly along Knik Arm past Knik Lake through Wasilla to FAS Route 580 at Fishhook Junction".
2. Parks Manor Subdivision, Plat No. 71-27, states that Lot 20 is subject to existing road right-of-way. The plat graphically depicts the centerline of Fishhook Road; however the right-of-way width is not defined on the plat. The subdivision was recorded on May 17, 1971.
3. The State of Alaska, Department of Highways, constructed the Wasilla to Fishhook, Grading and Drainage, Project No. S-0525(6) from August, 1973 to May, 1974. The typical road section shows a width of 28 feet +/-, plus side slopes and ditches.

4. The State of Alaska, Department of Highways, constructed the Wasilla to Fishhook, Surfacing, Project No. S-0525(7) from September, 1974 to October, 1974.

5. The State of Alaska, Department of Highways, constructed the Wasilla to Fishhook, Paving, Project No. TQS-RS-0525(8) from August, 1976 to July, 1977.

6. State of Alaska, Right of Way Maps, Project No. RS 0525 (5) (B4972), Wasilla to Fishhook Junction, dated April, 1982, shows the road and improvements located within said Lot 20.

7. State of Alaska, Right of Way Map, Project No. HRO 0525 (10) / 51648, Bogard Road Intersection Improvements: Wasilla Fishhook, Nelson & Crusey Street, approved July 10, 2000, shows the existing road and right-of-way located within said Lot 20.

8. The State of Alaska Department of Transportation contracted Tryck Nyman Hayes, Inc. (TNH) to provide engineering and surveying services for the Wasilla-Fishhook Road Rehabilitation Project. TNH started field surveys in August, 2000. The field surveys included the location of the existing road and the toe of the road embankment.

9. TNH contracted with R&M Consultants, Inc. (R&M) to prepare right-of-way maps for this project. R&M prepared right-of-way base maps in 2001 which show the existing road and right-of-way located within said Lot 20. The right-of-way line within said Lot 20 was defined by the toe of the existing road embankment as surveyed by TNH in 2000.

10. The Bogard Road Intersection Improvements were constructed in 2001 and 2002. This project shifted the roadbed to the east. A portion of the road, slopes, ditches, utilities and other improvements are located within said Lot 20 and the existing right-of-way.

11. R&M prepared right-of-way maps for the Wasilla-Fishhook Road Rehabilitation project in May, 2003.

12. The Matanuska-Susitna Borough (MSB) granted preliminary plat approval for the Wasilla-Fishhook Road Rehabilitation project right-of-way maps on July 31, 2003 and confirmed the preliminary approval via a letter from the MSB Platting Division dated August 11, 2003.

Ms. Michelle Young
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Please call me at 522-1707 (646-9631 direct line) if you have any questions or would like further information.

Very truly yours,

R&M Consultants, Inc



Rickey P. Bennett, PLS
Chief of Right of Way Services