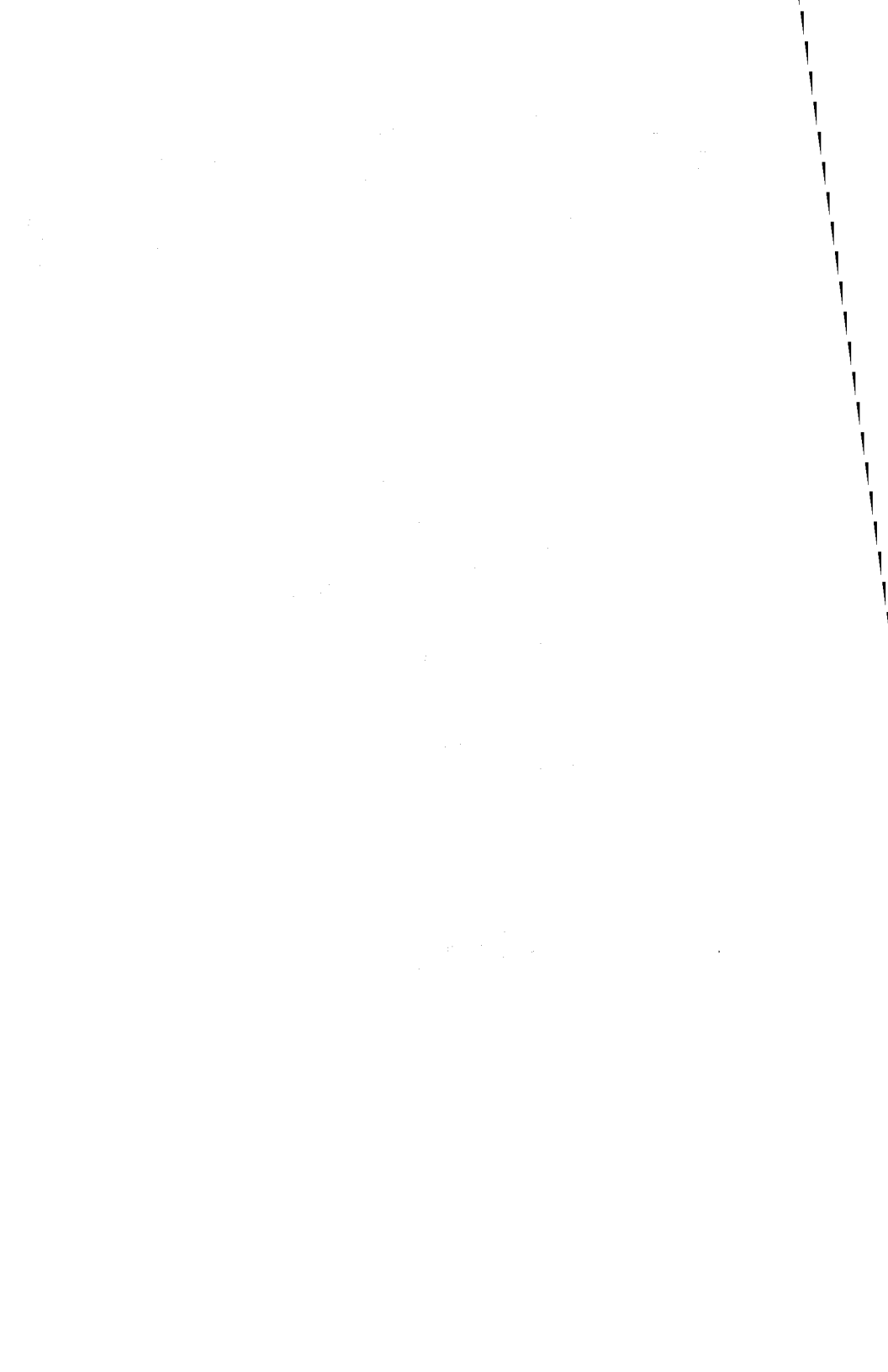


**RECOMMENDATIONS**  
**BY**  
**THE LOCAL BOUNDARY COMMISSION**  
  
**IN ACCORDANCE WITH AS 44.47.567**  
**AND**  
**ARTICLE X, SECTION 12**  
**CONSTITUTION OF THE STATE OF ALASKA**

\*\*\*\*\*

**Received**  
**January 19, 1994**  
**8:30 a.m.**



The following recommendations by the Alaska Local Boundary Commission are incorporated in the Annual Report. Copies may be obtained from the Department of Community and Regional Affairs.

## CHAPTER III RECOMMENDATIONS FOR ANNEXATION

This chapter presents three formal recommendations to the Second Session of the Eighteenth Alaska Legislature for annexation pursuant to Article X, § 12 of Alaska's Constitution. The first recommends the annexation of approximately 21 square miles to the City of King Cove. Recommendations 2 and 3 collectively propose the annexation of 44.6 acres to the City of Seldovia.

Under the law, these annexations receive automatic legislative approval 45 days after presentation to the legislature (or at the end of the session, whichever is earlier) unless disapproved by a concurrent resolution of the legislature. The boundary changes take effect upon legislative approval and demonstration that the municipalities involved have complied with the federal Voting Rights Act.

**“[The LBC] may consider any proposed local government boundary change. It may present proposed changes to the legislature during the first ten days of any regular session. The change shall become effective forty-five days after presentation or at the end of the session, whichever is earlier, unless disapproved by a resolution concurred in by a majority of the members of each house.”**

*Alaska Constitution, Article X, § 12.*

*Darroll Hargraves, Chairperson  
Shelley Dugan, Vice-Chairperson,  
4th Judicial District*



*Frances Hallgren, 1st Judicial Dist  
Myrtle Johnson, 2nd Judicial Dist  
H. Toni Salmeyer, 3rd Judicial Dist*

## Local Boundary Commission

### RECOMMENDATION NUMBER ONE TO THE SECOND SESSION OF THE EIGHTEENTH ALASKA LEGISLATURE

A recommendation for the annexation of approximately 21 square miles to the City of King Cove.

#### INTRODUCTION AND DESCRIPTION OF THE AREA

On April 12, 1993, the City of King Cove petitioned the LBC to annex approximately 28.44 square miles. The area in question is inhabited by 8 residents. Just under one-fifth of the territory consisted of submerged lands (4.88 square miles). The remaining 23.56 square miles consisted of lands extending along the length of the eastern and northern boundaries of the city and continuing along portions of the City's western and southern boundaries. Existing facilities and prospective developments in the territory proposed for annexation include the following:

- Gould Subdivision;
- King Cove airport;
- Road leading to airport;
- Portion of City's sanitary landfill;
- Portion of Ram Creek Subdivision;
- Proposed Delta Creek hydroelectric project;
- Proposed Delta Creek water project; and
- Proposed Lenard Harbor port facility.

#### PROCEEDINGS

The major steps taken in the formal annexation proceedings are summarized below:

- 04/02/93 – King Cove City Council adopted Resolution 93-12, authorizing the petition.
- 04/12/93 – The City of King Cove lodged its petition with DCRA. DCRA's technical review of the petition disclosed minor errors in the petition.

- 05/03/93 – The City of King Cove filed corrections to its petition.
- 05/04/93 – DCRA accepted the petition for filing.
- 05/14/93 – Notice of the filing of the petition was published for the first time in *The Dutch Harbor Fisherman*, a newspaper of general circulation in King Cove.
- 05/17/93 – Notice of the petition was published in the *Alaska Administrative Journal*.
- 05/19/93 – Notice of the petition was mailed to 17 interested parties. A copy of the petition was provided to the Aleutians East Borough and the City of Cold Bay.
- 05/21/93 – The second notice of the petition was published in *The Dutch Harbor Fisherman*.
- 05/24/93 – The second notice of the petition was published in the *Alaska Administrative Journal*.
- 05/26/93 – Notice of the petition was posted in eight locations in the territory proposed for annexation and the adjacent area. The petition was made available for public review at the King Cove City Clerk's office.
- 05/28/93 – The third notice of the petition was published in *The Dutch Harbor Fisherman*.
- 05/31/93 – The third notice of the petition was published in the *Alaska Administrative Journal*.
- 07/06/93 – The deadline for the filing of responsive briefs and comments was reached. No briefs had been filed. The Aleutians East Borough wrote a letter in support of the proposal.
- 07/30/93 – DCRA published its draft report on the annexation proposal recommending the annexation of 21 square miles. The report was distributed to 28 parties.
- 08/10/93 – Notice of the Commission's October 1 hearing on the annexation was mailed to 42 parties. DCRA requested that the City post the hearing notice in 8 locations by September 9. DCRA also wrote to KSCP-AM and KDLG-AM requesting that they broadcast announcements of the hearing through September 30. DCRA requested publication of the hearing notice in the subsequent four issues of the *Alaska Administrative Journal*.
- 08/27/93 – The deadline for comments on DCRA's draft report was reached. Comments regarding the report and the annexation proposal were submitted by Harry Gould, Sr. (2 letters opposing annexation), homeowners in the Gould Subdivision (opposing annexation), the Bureau of Indian Affairs, the

Department of the Interior and the City of King Cove. Notice of the LBC's October 1 hearing on the annexation was first published in *The Dutch Harbor Fisherman*.

- 09/08/93 – DCRA issued its final report, maintaining the recommendation that the Commission approve the annexation of 21 of the 28.44 square miles petitioned for annexation.
- 09/10/93 – The second notice of the hearing was published in *The Dutch Harbor Fisherman*.
- 09/24/93 – The third notice of the hearing was published in *The Dutch Harbor Fisherman*.
- 10/01/93 – Commissioner Hargraves and Commissioner Hallgren traveled to King Cove. Upon arrival, they toured the territory proposed for annexation. At 7:00 p.m. the Commission convened its hearing on the annexation proposal. Commissioners Hargraves and Hallgren were present at the King Cove Community Building. Commissioners Dugan, Johnson and Salmeier joined the hearing by teleconference from the Kodiak Island Borough Assembly Chambers. Following the hearing, the Commission voted unanimously to amend the petition to reduce the area proposed for annexation from 28.44 square miles to 21 square miles. After the petition was amended, it was approved unanimously.
- 10/15/93 – Arrangements were made for publication and posting of notice of opportunity for reconsideration and the 11/09/93 meeting of the LBC.
- 11/09/93 – The LBC adopted a 10-page written statement outlining the major considerations leading to its decision in this matter. Copies were provided to the parties required by law. The decision of the LBC became final at this point. Parties had the opportunity to seek reconsideration of the decision.
- 11/24/93 – Deadline to request reconsideration of the LBC's decision. No requests were filed.

### CONCLUSIONS

Based upon the record, the LBC reached the conclusions outlined below regarding the annexation proposal. Further information on the LBC's conclusions regarding this matter is provided in the LBC's 10-page decisional statement on the annexation of territory to the City of King Cove. A copy of the decisional statement is available upon request.

1. Given the existing and potential development, there is a need to extend the City of King Cove's authority for planning, platting and zoning to the area in question. There is also a need to formalize the City's authority to provide police and fire protection to the area. The City of

King Cove can provide the needed services more efficiently than any other municipality. As such, the standard set out in 19 AAC 10.090 concerning the need for city government is satisfied.

2. While the area proposed for annexation is much less developed than the area within the existing boundaries of the City of King Cove, the character of the territory in question is compatible with the existing city. Thus, the standard set out in 19 AAC 10.100 is met.

3. The annexation will have little impact on locally generated revenues or intergovernmental revenues of the City. By the same token, it will cause little, if any, increase in the expenses of the City. The economy within the proposed boundaries of the City includes the human and financial resources necessary to provide essential city services on an efficient, cost-effective level. Thus, the standard prescribed by 19 AAC 10.110 is met.

4. The City of King Cove is a first class city operating under a manager form of government. The City provides a broad range of services to its 871 residents. Its current operating budget totals more than \$2 million, 73% of which is funded through locally generated revenues. The annexation would add approximately 8 residents to the City's population. The post-annexation population of the City of King Cove would remain large and stable enough to support city government. Thus, the standard set out in 19 AAC 10.120 is met.

5. The boundaries requested by the City of King Cove in its petition of April 12, 1993, include more land and water than is necessary to provide the full development of essential city services on an efficient, cost-effective level. However, the boundary standard set out in 19 AAC 10.130 is satisfied by amending the petition to exclude 7.44 square miles of the area proposed for annexation.

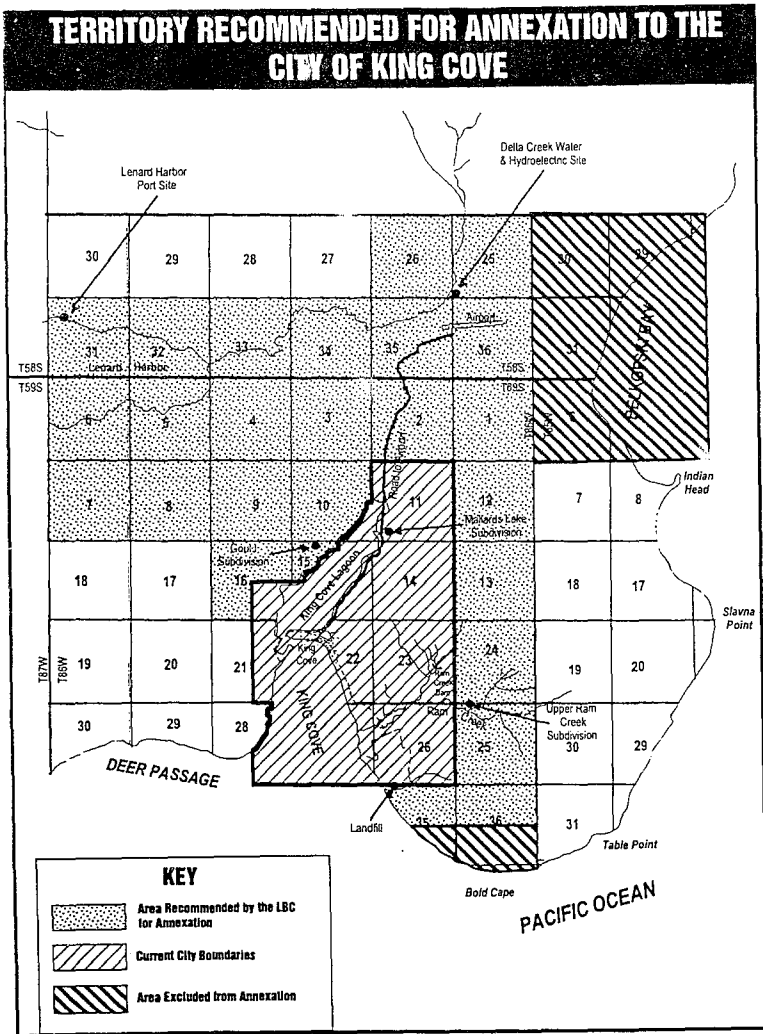
6. The proposed annexation serves the balanced best interests of the City of King Cove, the Aleutians East Borough, the territory proposed for annexation and the State of Alaska. The balanced interests of the various parties involved in this matter warrant the use of the legislative review process to implement the annexation. Thus, the standard set out in 19 AAC 10.140 is satisfied.

**LEGAL DESCRIPTION AND MAP**

The boundaries of the territory hereby recommended for annexation to the City of King Cove are described as follows:

Beginning at the protracted NW corner of the SE 1/4 of Section 16, T59S, R86W, Seward Meridian; thence north to the protracted NE corner of the NW 1/4 of Section 16; thence west to the protracted NW corner of Section 16; thence north to the protracted NW corner of Section 9, T59S, R86W, Seward Meridian; thence west to the protracted SW corner of Section 6, T59S, R86W, Seward Meridian; thence north to the protracted NW corner of Section 31, T58S, R86W, Seward Meridian; thence east to the protracted SW corner of Section 26, T58S, R86W, Seward Meridian; thence north to the protracted NW corner of Section 26; thence east to the protracted NE corner of Section 25, T58S, R86W, Seward Meridian; thence south to the protracted SE corner of the NE 1/4 of Section 36, T59S, R86W, Seward Meridian; thence west to the mean high water line of Deer Passage; thence meandering northwesterly along the line of mean high water of Deer Passage to the point of intersection with the south boundary of Section 26, T59S, R86W, Seward Meridian; thence east to the protracted SE corner of Section 26, T59S, R86W, Seward Meridian; thence north to the protracted NE corner of Section 11, T59S, R86W, Seward Meridian; thence west to the protracted NW corner of Section 11; thence south to the line of mean high water of King Cove Lagoon; thence meandering southwesterly along the mean high water line of King Cove Lagoon to the point of intersection with the south boundary of the NW 1/4 of Section 15, T59S, R86W, Seward Meridian; thence west to the protracted NW corner of the SE 1/4 of Section 16, T59S, R86W, Seward Meridian, the point of beginning; containing 21 square miles, more or less, situated in the Third Judicial District, State of Alaska.

A map showing this area is shown on the next page.



*Darroll Hargraves, Chairperson  
Shelley Dugan, Vice-Chairperson  
4th Judicial District*



*Frances Hallgren, 1st Judicial Distr  
Myrtle Johnson, 2nd Judicial Distr  
H. Toni Salmeier, 3rd Judicial Distr*

### **Local Boundary Commission**

## **RECOMMENDATION NUMBER TWO TO THE SECOND SESSION OF THE EIGHTEENTH ALASKA LEGISLATURE**

A recommendation for the annexation of approximately 42.8 acres to the City of Seldovia.

### **INTRODUCTION AND DESCRIPTION OF THE AREA**

On March 16, 1993, the City of Seldovia petitioned the Local Boundary Commission to annex approximately 42.8 acres. The territory petitioned for annexation consisted of the two distinct groups of property noted below.

1. Remainder of airport. The City petitioned to annex that portion of the State airport not already within its boundaries. The City estimated that the area encompassed approximately 36.6 acres.

During the annexation proceedings, it was discovered that the City's petition had inadvertently excluded a 1985 extension of the north end of the airport runway. The runway extension encompassed approximately 1.8 acres.

2. Enclaves. The City also petitioned to annex what it identified as thirteen enclaves within its corporate boundaries. Collectively, the enclaves comprised approximately 6.2 acres. The thirteen enclaves included all or portions of 36 privately owned lots and segments of public rights-of-way along the waterfront. According to the City, the enclaves were inhabited by 3 persons.

### **PROCEEDINGS**

The major steps in the formal annexation proceedings are summarized below.

03/10/93 - Seldovia City Council adopted Resolution 93-5 authorizing the petition.

- 03/16/93 - Seldovia City Manager completed preparation of the petition.
- 03/17/93 - Petition was lodged with the Department of Community & Regional Affairs (DCRA).
- 04/06/93 - DCRA completed its technical review of petition and accepted the petition for filing.
- 04/08/93 - Public notice of the filing of the petition was published in the *Homer News*, a newspaper of general circulation in Seldovia.
- 04/12/93 - Notice of the petition was published in the *Alaska Administrative Journal*.
- 04/14/93 - Notice of the petition was posted at the Seldovia Post Office, Seldovia Mart, Seldovia City Office and Seldovia Public Library.
- 04/15/93 - Notice of the filing was published for the second time in the *Homer News*. Notice was also posted at the Seldovia Airport, William C. Lethin property, Carl & Helen Hille property and the Deepak Kumar Stokes Cannery.
- 04/19/93 - Notice of the petition was published in the *Alaska Administrative Journal*.
- 04/20/93 - Notice of the filing was mailed to more than 30 parties, including all owners of real property in the areas proposed for annexation, the news media serving the area, officials of the Kenai Peninsula Borough and other government officials.
- 04/22/93 - Notice of the filing was published for the third time in the *Homer News*.
- 04/26/93 - Notice of the petition was published in the *Alaska Administrative Journal*.
- 04/28/93 - A copy of the petition was served on the Kenai Peninsula Borough, the City of Homer and the City of Kachemak.
- 04/29/93 - Copies of the petition were made available for public review at the Seldovia Library and the Seldovia City Office.
- 05/03/93 - Notice of the petition was published in the *Alaska Administrative Journal*.
- 06/04/93 - The deadline was reached for filing responsive briefs and written comments regarding the petition. No briefs were filed, however, written comments were submitted by four parties by this date.
- 06/07/93 - The City of Seldovia responded to the comments from the four parties.

- 06/21/93 - DCRA issued its draft report concerning the annexation proposal. Copies were distributed to more than 50 parties, including all owners of real property within the area proposed for annexation, news media serving the area and various state and local government officials.
- 07/15/93 - Notice of the August 26 public hearing was mailed to 65 parties. Arrangements were made for publication of the notice in the *Alaska Administrative Journal*.
- 07/22/93 - Notice of the hearing was published in the *Homer News*.
- 07/23/93 - The deadline was reached for filing comments on DCRA's draft report. Comments were submitted by four parties by this date.
- 07/26/93 - Notice of the hearing was posted at the Seldovia Airport, Lethin property, Hille property, Stokes property, Seldovia City Office, Seldovia Post Office, Seldovia Library and Seldovia Mart.
- 08/03/93 - DCRA issued its final report on the proposed annexation. Copies were provided to 66 parties.
- 08/05/93 - Notice of the hearing was published for the second time in the *Homer News*.
- 08/15/93 - DCRA requested that KBBI-AM, a radio station serving Seldovia, broadcast public service announcements of the hearing.
- 08/19/93 - Notice of the hearing was published for the third time in the *Homer News*.
- 08/26/93 - Commissioners Hargraves, Hallgren, Salmeier and Johnson traveled to Seldovia. All four Commission members toured the community, including the areas proposed for annexation, before the hearing.
- The Commission conducted a public hearing on the annexation proposal at the Seldovia Public Library. The hearing began at 7:30 p.m. and ended at approximately 11:00 p.m. Fourteen individuals provided testimony or comments to the Commission. Following the hearing, the Commission asked DCRA for information concerning the possible inclusion of the 1985 airport runway extension.
- 08/27/93 - Notice of the September 10 decisional session was mailed to 66 parties. Notice was also posted at the Seldovia Airport, Lethin property, Hille property, Stokes property, Seldovia City Office, Seldovia Post Office, Seldovia

Library and Seldovia Mart. Additionally, KBBI-AM was requested to broadcast public service announcements of the decisional session.

- 09/02/93 - Notice of the September 10 meeting was published in *Homer News*.
- 09/03/93 - DCRA provided information requested by the Commission at its August 26 hearing concerning the possible inclusion of the 1985 airport runway extension.
- 09/10/93 - Commissioners Hargraves, Salmeier, Hallgren and Johnson met by teleconference to act on the petition. The Seldovia City Office was included among the teleconference sites. During the meeting, the Commission amended and approved the petition. The amendment expanded the area to be annexed to include the 1.8 acre 1985 extension of the Seldovia airport runway. The decision of the Commission was unanimous among the four members who participated.
- 10/01/93 - The LBC adopted a 19-page written statement outlining the major considerations leading to its decision in this matter.
- 10/07/93 - Copies of the LBC's decisional statement were provided to the parties required by law. The decision of the LBC became final at this point. Parties had the opportunity to seek reconsideration of the decision.
- 10/27/93 - Deadline to request reconsideration of the LBC's decision. No requests were filed.

### CONCLUSIONS

Based upon the record, the LBC reached the conclusions outlined below concerning the Seldovia annexation proposal. More detailed information concerning the conclusions of the LBC is provided in the LBC's 19-page decisional document relating to this matter. A copy of the decisional statement is available upon request.

1. Two circumstances particular to this case indicate that the enclaves are probably already under the jurisdiction of the City of Seldovia. The first is that when tidelands and submerged lands (which marked the original city boundaries) were extended in the 1960's, the boundaries of the city were automatically extended (see McQuillin Mun Corp § 7.06, 3rd Ed). The second circumstance is that there has been acquiescence over a very long period of time to the exercise of jurisdiction by the City over the area in question (see McQuillin Mun Corp § 7.09, 3rd Ed). Further, there is a need for city services within the enclaves. City services are also needed at the Seldovia airport. The latter extends to all developed portions of the airport, including the 1.8 acre extension of

the runway inadvertently excluded from the City's petition. The City of Seldovia is most capable of efficiently and effectively providing essential city services to the areas proposed for annexation. The areas proposed for annexation contain extensive development and are in close proximity to the City of Seldovia. Thus, there is a reasonable need for city government in the 42.8 acres petitioned for annexation, plus the 1.8 acre runway extension. The standard set out in 19 AAC 10.090 is satisfied concerning this area.

2. The enclaves and the airport (including the 1.8 acre runway extension) are compatible in character with the territory presently within the City of Seldovia. Thus, the standard set out in 19 AAC 10.100 is satisfied.

3. The City has the capacity, using its existing staff and other resources, to serve the airport and the enclaves on an efficient, cost effective level without any significant increase in expense to the City. Thus, the standard set out in 19 AAC 10.110 is satisfied.

4. The population of the City is large and stable enough to support the extension of the City's boundaries to the area in question. Thus, the standard set out in 19 AAC 10.120 is met.

5. The annexation of the 44.6 acres in question will promote greater efficiency and cost-effectiveness in the delivery of services by the City. Thus, the standard set out in 19 AAC 10.130 is met.

6. The interests of the City of Seldovia, the Kenai Peninsula Borough, the territory proposed for annexation and the State of Alaska will be well served by annexation of the territory in question. The balanced interests of the various parties involved in this matter warrant the use of the legislative review process. Thus, the standard set out in 19 AAC 10.140 is satisfied.

#### **LEGAL DESCRIPTION AND MAP**

The territory hereby recommended for annexation to the City of Seldovia consists of the area described in the City of Seldovia's March 10, 1993 annexation petition. This area is further described as:

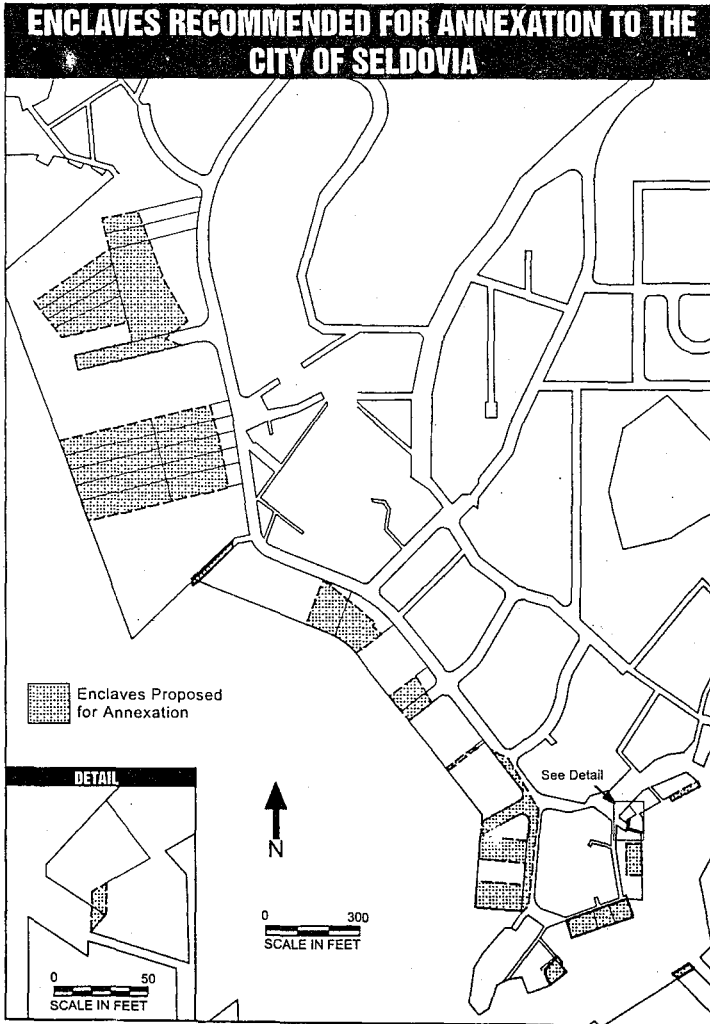
All properties which are enclaves within the perimeter corporate boundaries of the City of Seldovia (i.e. territory that is not under the jurisdiction of the City of Seldovia, but is surrounded by property within its jurisdiction. These include all or portions of the following properties:

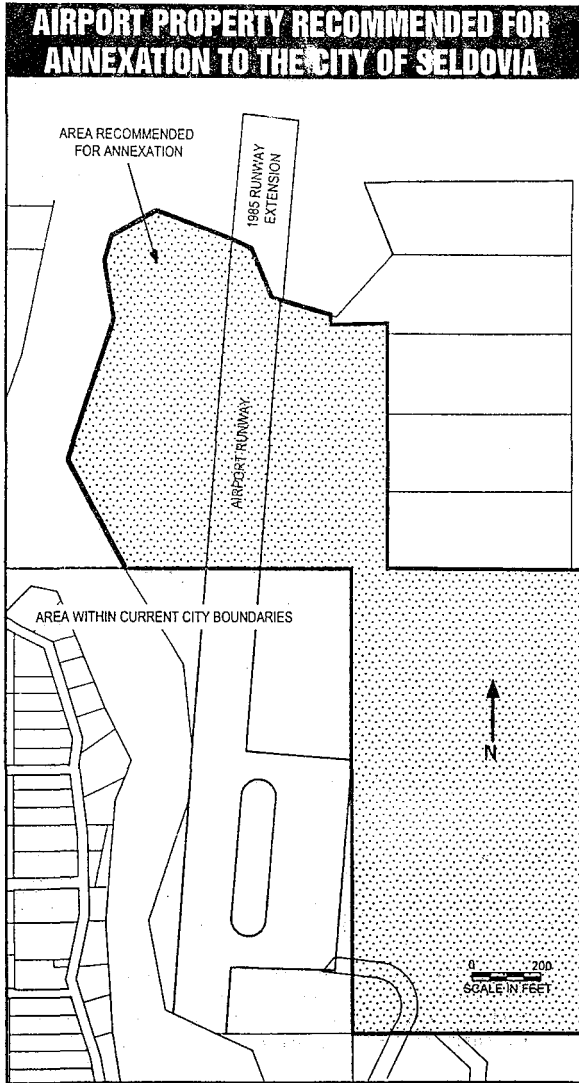
- Tideland Lots: T-25, T-27, T-28, T-29, T-31, T-34 and T-35;
- Block T-4, Lots: T-4, T-5, T-6 and T-7;

- Block T-5, Lots: T-5, T-6, T-7, T-8 and T-9;
- Block 4, Waterfront Resubdivision #1, Lots: 2, 3, 4, 5, 6, 7, 8, and 9;
- Block 5, Waterfront Resubdivision #1, Lots 5, 6, 7, 8, and 9;
- Block 6, Waterfront Resubdivision #2, Lots 6, 7, 8 and 12;
- Block 13, Waterfront Resubdivision #1, Lots 2 and 4;
- Dock Street right-of-way between Lot 10, Block 5, Waterfront Resubdivision #1 and Lot 1, Block 6, Waterfront Resubdivision #1;
- Right-of-way between Lot 12, Block 6, Waterfront Resubdivision #2 and Lot 1, Block 10 Waterfront Resubdivision #2;
- Right-of-way between Lots 3 and 4, Block 10, Waterfront Resubdivision #2;
- Peninsula Street between Lot 12, Block 10, Waterfront Resubdivision and Lot 4, Block 13, Waterfront Resubdivision #1;
- Bay Street right-of-way adjacent to Lot T-25; and
- Right-of-way, part of and adjacent to Peninsula Street, adjacent to Lot T-33 and part of Lot 1, Block 31, Seldovia Townsite.

And, within Section 32, T8S, R14W, Seward Meridian, portions of the Seldovia Airport Property not within the current boundaries of the City of Seldovia. This includes Government Lot 1, except Lagoon Acres Subdivision, Plat No. 86-1, Seldovia Recording District; that portion of Government Lot 4 lying east of U.S. Survey 1770 and that portion of the E 1/2 NE 1/4 SW 1/4 lying northwesterly of Airport Road.

Maps showing these areas appear on the following pages.





*Darrell Hargraves, Chairperson*  
*Shelley Dugan, Vice-Chairperson*  
*4th Judicial District*



*Frances Hallgren, 1st Judicial District*  
*Myrtle Johnson, 2nd Judicial District*  
*H. Tomi Salmeier, 3rd Judicial District*

## Local Boundary Commission

### RECOMMENDATION NUMBER THREE TO THE SECOND SESSION OF THE EIGHTEENTH ALASKA LEGISLATURE

A recommendation for the annexation of approximately 1.8 acres to the City of Seldovia.

As noted in the preceding recommendation for the annexation of 42.8 acres to the City of Seldovia, the City inadvertently omitted the 1985 extension of the Seldovia Airport runway from its March 16, 1993 annexation proposal. As further noted in the preceding recommendation, the LBC concluded that the airport runway extension meets the standards for annexation. Consequently, the LBC also approved that property for annexation.

In acting on the City of Seldovia's annexation petition, the LBC stipulated that a legislative recommendation for the annexation of the airport property extension be filed separately from the recommendation for the annexation of the 42.8 acres. This approach is consistently taken by the LBC in situations involving an amendment of a petition to expand the area approved for annexation beyond the original proposal. This is done to fully insulate the original proposal from any claims of wrongdoing arising out of the amendment of the petition.

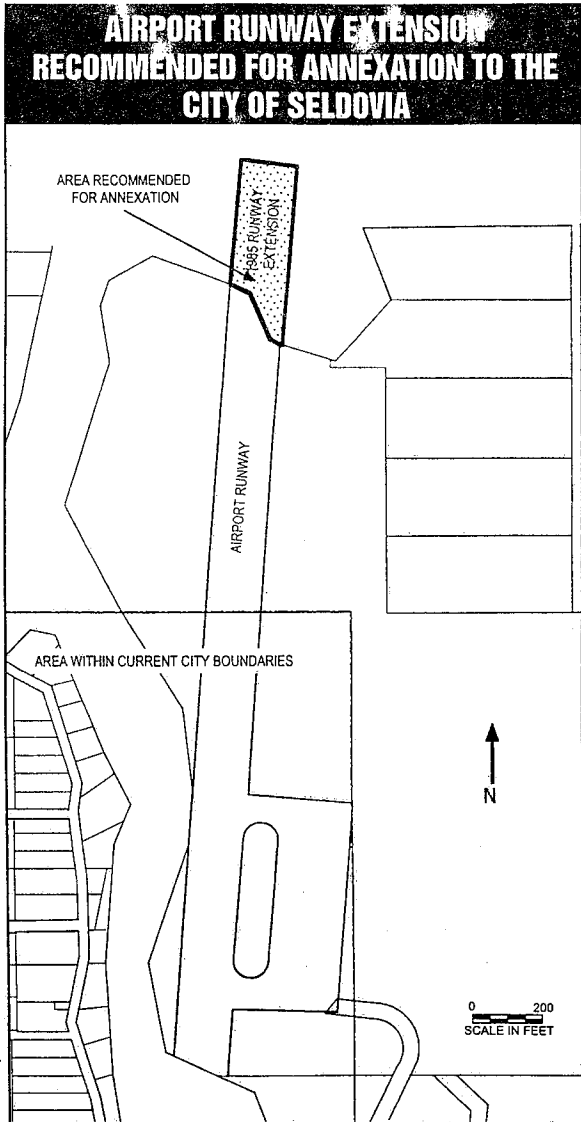
However, the Commission also exercises every reasonable precaution in such cases to ensure that affected parties' rights to due process are upheld. In this particular case, the owner of the property in question and other interested parties provided written expressions of non-objection to the annexation of the property.

#### DESCRIPTION AND MAP

The territory hereby recommended for annexation to the City of Seldovia is described as:

The filled area lying above the mean high water line in Seldovia Slough containing the extension of the Seldovia airport runway adjoining the northerly line of Government Lot 1; containing 1.8 acres, more or less.

A map of this area appears following page.



If the two recommendations for the collective annexation of 44.6 acres to the City of Seldovia are approved, the boundaries of the City of Seldovia will be described as follows:

Beginning at the Standard Corner common to Sections 31 and 32 on the Second Standard Parallel South, T8S, R14W, Seward Meridian, Alaska, identical with Corner No. 11, U.S. Survey No. 1771 (U.S.S. 1771);

thence west along the south line of said Section 31, identical with line 11-12 of U.S.S. 1771, to Corner No. 12, a meander corner, U.S.S. 1771, identical with Corner No. 104, Alaska Tidelands Survey No. 219 (A.T.S. 219);

thence continue west along line 104-105 of A.T.S. 219 to Corner No. 105, A.T.S. 219, in Seldovia Bay;

thence northwesterly along line 105-106 of A.T.S. 219 to Corner No. 106, A.T.S. 219, in Seldovia Bay;

thence north along line 106-107 of A.T.S. 219 to Corner No. 107, A.T.S. 219, in Seldovia Bay;

thence east along line 107-1 of A.T.S. 219 to Corner No. 1, A.T.S. 219, identical with Corner No. 13, a meander corner, U.S.S. 1771;

thence northeasterly along the meanders of the eastern shores of Seldovia Bay, identical with the western boundary of Lot 5, George Cook Subdivision, Plat No. D-145, Seldovia Recording District, to the northwest corner of said Lot 5;

thence east along the north line of said Lot 5 to the northeast corner of said Lot 5 on the line common to Sections 31 and 32, T8S, R14W, S.M.;

thence south along the east line of Said Lot 5, identical with the said common line to Sections 31 and 32, to the southeast corner of said Lot 5, identical with Corner No. 14, U.S.S. 1771, identical with the N 1/16 corner to said Sections 31 and 32;

thence east along the north 1/16 line of said Section 32 to Corner No. 63, A.T.S. 219, on the western shore of Seldovia Slough;

thence continue east to Corner No. 64, A.T.S. 219, on the eastern shore of Seldovia Slough, identical with the westerly corner common to Government Lots 1 and 4 in said Section 32;

thence northerly and easterly along the meanders of the eastern shores of Seldovia Slough, thereby including the filled area in Seldovia Slough containing the northerly extension of the Seldovia Airport Runway, to the point of intersection with the western boundary of Lagoon Acres Subdivision, Plat No. 86-1, Seldovia Recording District;

thence easterly and southerly along the western boundary of said Lagoon Acres Subdivision to the southwest corner of said Lagoon Acres Subdivision, identical with a point on the line common to Government Lots 1 and 4 in said Section 32;

thence east along the south boundary of said Lagoon Acres Subdivision, identical with the said line common to Government Lots 1 and 4, to the southeast corner of said Lagoon Acres Subdivision, identical with the eastern corner common to said Government Lots 1 and 4, identical with a point on the north-south centerline of said Section 32;

thence south along the north-south centerline of said Section 32, identical to the east line of said Government Lot 4, to the southeast corner of said Government Lot 4, identical with the center 1/4 corner of said Section 32;

thence west along the south line of said Government Lot 4, identical with the east-west centerline of said Section 32, to the easterly right-of-way line of Airport Avenue;

thence southwesterly along the easterly right-of-way line of said Airport Avenue to the point of intersection with line 7-8, U.S.S. 1771;

thence south along line 7-8 of U.S.S. 1771 to Corner No. 8, U.S.S. 1771;

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JOINT JOURNAL SUPPLEMENT

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thence west along line 8-9 of U.S.S. 1771 to  
Corner No. 9, U.S.S. 1771;

thence south along line 9-10 of U.S.S. 1771  
to Corner No. 10, U.S.S. 1771, identical with the  
west 1/16 corner on the south line of said Section  
32;

thence west along line 10-11 of U.S.S. 1771,  
identical with the south line of said Section 32, to  
Corner No. 11, U.S.S. 1771, identical with the Stan-  
dard Corner common to Sections 31 and 32 and the  
Point of Beginning.

Containing 344 acres, more or less.