

## Perl Island Overview

Perl Island was homesteaded by Harley Hess who passed away several years ago. His homestead comprised the northwest shoreline of the island, going from the cliffs on the western edge to the cliffs on the northern shoreline. The red line in the photo below shows the general area of the homestead.



In the late 1970's Harley sold the property to a group of realtors, who then sold the land subject to a set of covenants, conditions, & restrictions (CCR's) which involved a plat describing a number of "Area Use Parcels" each consisting of one acre more or less. The rest of the original homestead was designated as common use property. When a buyer purchased an interest in the "Perl Island Ranch" the buyer received a 1/35th undivided interest in the entire 160 acres, along with a 50 year lease to their "Area Use Parcel" where a single family home could be built. This lease automatically renews for another 50 years. Essentially the result was something that can best be described as a condominium ownership of land with each area lease being similar to the buyer's unit. A buyer should read the CCR's for a complete understanding.

The land itself includes approximately one mile of ocean beachfront which is common area. During the summer months the beach is a great area for having bonfires using driftwood. Along the northeast corner of the beach is an area where the prevailing currents and winds push all manner of logs & flotsam up onto the beach, great for beachcombing.

Two unimproved airstrips are on the property, one approximately 1000' long, the other approximately 1400' long with a slight dogleg in the middle. People who own property there do limited maintenance of these strips. Last summer, 2017, several taildraggers with tundra tires operated off of these strips, however they should definitely be viewed with caution.

There are several small freshwater lakes on the Ranch property, the largest being approximately 800' x 1100'. It is a shallow lake that is fed by a couple of streams and flows out to the ocean, except when the outlet is blocked by sand washed up by winter storms. In the past coho salmon have spawned in this lake. The Loutrel's "Area Use Parcel" fronts on southeast shore of the lake and has a small creek running along one side of the parcel.

Perl Island has no bears living there, but has several head of cattle left over from the time when Harley homesteaded the property. In the past, the island was used as a fox farm, but little evidence of foxes exist, except for the ruins of small cabins used at one time to trap the foxes up in the forests.

There are only two methods of getting to and from Perl Island. The first, by air, can be done

by bush plane or helicopter. While a float plane could land on the larger lake, taking off would likely be a problem. The trip from Homer via a bush plane can be made on a good day by flying "over the top", a trip of just under 40 miles. A flight through the pass behind Jackaloff Bay to Rocky Bay on the outer coast is also an option, as is the flight path around the end of the Kenai Peninsula. Weather plays a large role in these decisions.

The second way to get there is by boat from Homer or Seldovia. It is approximately 50 miles by water from Homer. Winds, tides and currents are a big consideration. There is no truly safe anchoring spot off Perl Island. Landing crafts have been used to transport cargo to the beach. Smaller boats can be beached, but must be able to be pulled above the tide line for safety, which necessitates a method to launch them when leaving.