

**PLANNING DEPARTMENT
STAFF ANALYSIS
PLATTING**

DATE: June 3, 2024

CASE: S12778
Amendment to the commercial tract fragment lot site plan per AMC 21.03.200E., for Alyeska Subdivision, Prince Addition, Tract A, Fragment Lots 1 – 13, and Tract B, Fragment Lots 1 - 13

GRID: SE4517, 4617, and 4714

SITE: ±49.956 acres

LAND USE: Resort, Religious Assembly, Parking, and Residential

UTILITIES: Public water and wastewater

TOPO: Sloping downhill to the northwest

VEGETATION: Mature natural vegetation

ZONING: GRST-2, New Base Resort

COMPREHENSIVE PLAN
Classification: “Resort” per the Girdwood Area Plan

REQUEST

This is a request for amendments to the commercial tract fragment lot site plan for Alyeska Resort, in accordance with AMC 21.03.200E. The purpose of the application is to update the fragment lot site plan to accommodate new development. AMC 21.03.200E. allows commercial tracts “divided into fragment lots in order to facilitate construction of commercial developments requiring multiple phases of construction.”

On December 18, 1987, the final plat of Alyeska Subdivision, Prince Addition, Tracts A through I, was recorded with Plat 1987-131. On December 23, 2008, the commercial tract fragment lot site plan for Tracts A and B was recorded with Plat 2008-126. Now, Alyeska Resort proposes amendments to the fragment lot site plan. This case is being processed concurrently with Case 2024-0061, which are modifications to the Alyeska Resort Area Master Plan and approval of a development master plan.

DEPARTMENTAL COMMENTS

1. Utility easements have been requested.
2. MOA Private Development Division

Peripheral Roads - The subject parcels are adjacent to the followings rights-of-way: Arlberg Avenue is a Class I, Collector. Arlberg Avenue is fully developed, constructed to rural collector standards.

Drafting Comment - Fix the spelling of Arlberg on the preliminary plat.

Plat Notes

- a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
- b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

Private Development has no objection to proposed subdivision subject to the above recommendations and conditions.

3. MOA Addressing Official

No comments

4. MOA Right-of-Way (ROW) Division

ROW has no comment or objections on the proposed action.

5. MOA Municipal Traffic Engineering Department

Traffic Engineering has reviewed the proposed amendment to the Commercial Frag Lot Site plan from underlying plat 2007-89 with the following Comments and recommendations.

Arlberg Road is classified as Classified as a collector roadway and is managed and maintained by the Municipality of Anchorage. Road has sufficient right of way and is currently developed to collector standards per AMC 21.09. It appears to be 24-foot stripped road with a detached pathway to the west.

Proposed frag lot 8 appears to align with proposed internal private road to support development on the adjacent frag lots on the southern portion of Tract B. No dimensions provide for frag lot width. Please provide width for fragment lot 8 and ensure that it is wide enough to support development of a standard private road with an attached sidewalk cross section.

Tract B, Fragment lot 13 – Sheet 1 appears to be eliminating an existing driveway to Arlberg Road. Sheet 2 shows the existing driveway remaining.

Please clarify if driveway is being removed with proposed frag lot amendment and revise either sheet 1 or 2.

Traffic Engineering is requesting that the following plat note be added that reads as follows:

Direct access to Arlberg Road from Tracts A and B requires approval of the Municipal Traffic Department. This note applies to both new and modification of existing access locations.

6. Alaska Department of Transportation (ADOT)

No comments

7. Anchorage Water and Wastewater Utility (AWWU)

- a. These parcels are located within AWWU's certificated water and sanitary sewer service districts.
- b. AWWU water and sanitary sewer are available to this parcel.
- c. No assessments are due upon completion of the platting action.
- d. AWWU has no objection to this platting action.

8. MOA Watershed Management Services

Add Plat note - There are streams located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.

9. Anchorage School District

No comments

ANALYSIS

The current commercial tracts fragment lot site plan shows a total of 22 fragment lots on Tracts A and B, Alyeska Subdivision, Prince Addition. Alyeska Resort is seeking to update the fragment lots and to create four more fragment lots to assist with their development plans. State or Municipal reviewing agencies have no objection to approval of this subdivision.

The *Girdwood Area Plan* identifies the property as "Resort". Arlberg Avenue runs north-south between Tracts A and B. The *Official Streets and Highways Plan* identifies

Arlberg Avenue as a “Class I Collector” street. All of the other roads that access Arlberg Avenue from Tracts A and B are private driveways. Tract A contains Alyeska Resort, including the hotel, restaurants, shops, the tram, parking areas and driveways, the Nordic spa, and trails. Tract B has multifamily housing, the chapel, a helipad, and parking areas. Alyeska Resort plans to build new structures on both Tracts A and B, and approval of this subdivision will allow the construction to be done in multiple phases of development.

The Municipal Traffic Engineering Department is requesting the following three conditions of approval:

1. Dimension the width of Fragment Lot 8 and verify that it meets the width for a private street.
2. Verify the locations of driveways onto Arlberg Avenue.
3. Provide a plat note stating that driveways onto Arlberg Avenue require approval from the Traffic Engineering Department.

PUBLIC COMMENTS

One hundred thirty-one public hearing notices were mailed on May 8, 2024. No public comments were received. The Girdwood Board of Supervisors did not provide comments.

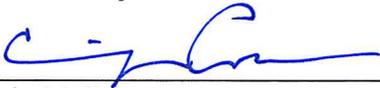
DEPARTMENT RECOMMENDATION

Approval of amendments to the commercial tract fragment lot site plan for 24 months subject to the following conditions:

1. Resolve utility easements.
2. Resolve with the Traffic Engineering Department:
 - a. Dimension the width of Fragment Lot 8 and verify that it meets the width for a private street.
 - b. Verify the locations of driveways onto Arlberg Avenue.
3. Provide to the Planning Department updated declarations, covenants, and restrictions to review prior to recording.
4. Make the following drafting change: Correct the spelling of Arlberg Avenue.
5. Carry forward applicable plat notes from the underlying plat (Plat 2008-126).
6. Place the following notes on the plat:
 - a. New and existing vehicular accesses from Tracts A and B onto Arlberg Avenue require approval from the Municipal Traffic Engineering Department.

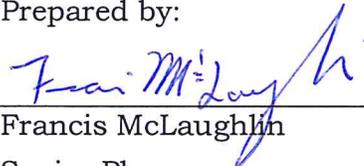
- b. This site plan is prepared in accordance with AMC 21.03.200E., Commercial Tract Plats.
- c. This site plan is based on record information from the plat of Tracts A and B Alyeska Subdivision, Prince Addition, per Plat 87-131. See said plat for additional information.
- d. Development of this site shall be in conformance with an approved development master plan.
- e. There are streams located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- f. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
- g. Property owners and utilities shall not obstruct, impede alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.

Reviewed by:



Craig H. Lyon
Planning Director

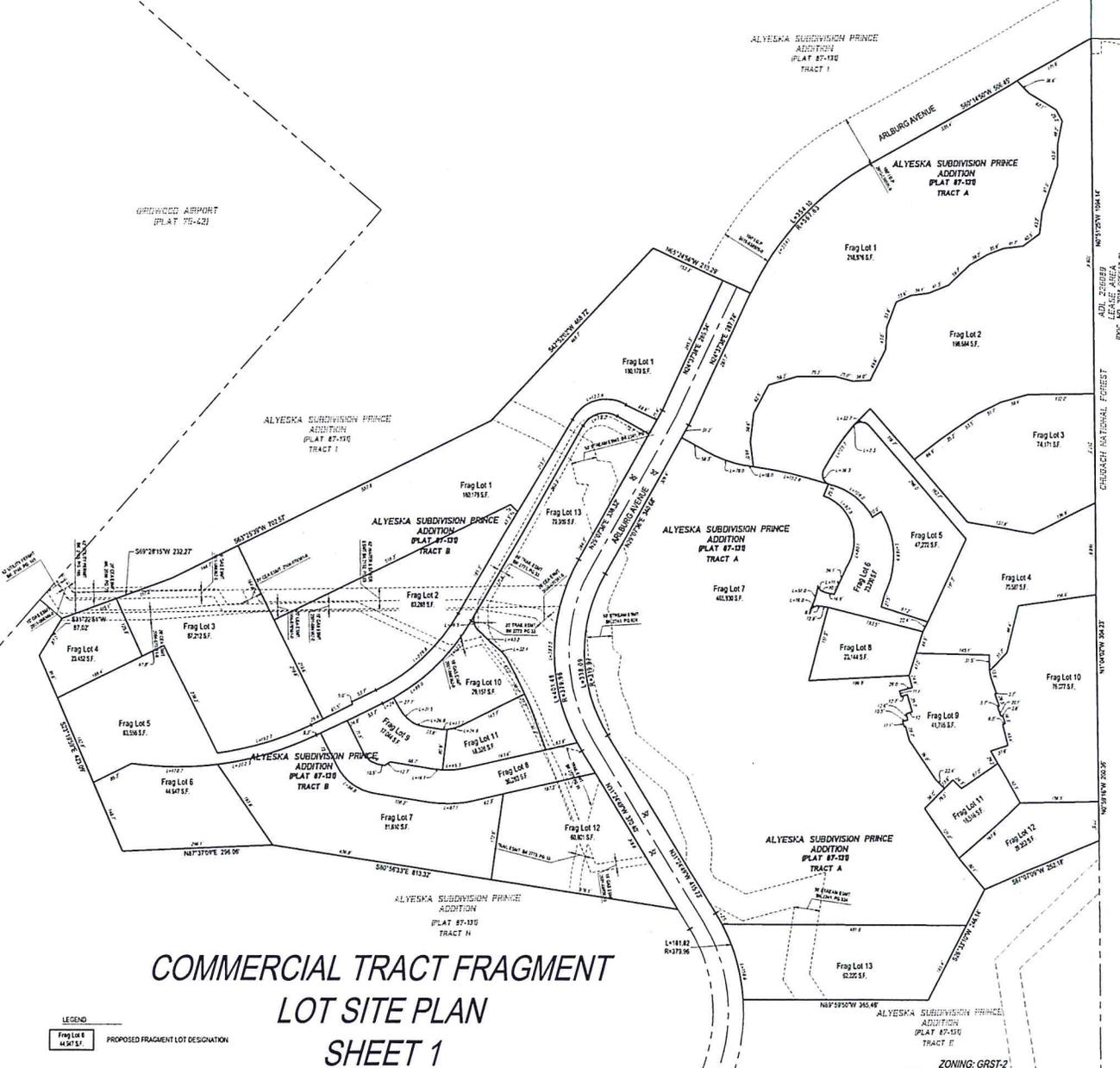
Prepared by:



Francis McLaughlin
Senior Planner



GREENWOOD AIRPORT
(PLAT 75-423)



COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 1

LEGEND
Frag Lot 6 41365 SF PROPOSED FRAGMENT LOT DESIGNATION



Surveyor's Certificate
I, Anthony Hoffman, professional land surveyor, do hereby certify that this fragment lot site plan shows a true and correct representation of record boundary of Alyeska Subdivision, Prince Addition, Tracts A & B per record plat no 87-131.

Certificate of Ownership
I (we), hereby certify that I (we) hold the herein specified property interest in the property described herein. I (we) hereby agree to this site plan and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this property.

Owner: ALYESKA RESORT HOTEL LIMITED PARTNERSHIP
9820-100TH AVE, GRANDE PRAIRIE ALBERTA, CANADA
AUTHORIZED SIGNER

Plat Approval
PLAT APPROVED BY THE MUNICIPAL PLATING AUTHORITY THIS _____ DAY OF _____, 2024.
AUTHORIZED OFFICIAL _____

Approvals
Planning Officer _____ Date _____
Municipal Surveyor _____ Date _____

Tax Certification
All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1 and the tax due date, there is an deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.
Authorized Official _____ Date _____

NOTES
1. PROJECT COORDINATES ARE EXPRESSED IN NAD83 ZONE 4. BEARINGS AND DISTANCES ARE EXPRESSED IN SIBS DECIMATES AND FEET.
2. PROPERTY LINES WERE DETERMINED FROM FIELD OBSERVATIONS OF THE FOUND MONUMENTS SHOWN AND THE RECORD GEOMETRY OF THE RECORDED PLATS.

ZONING: GRST-2

PROJECT LOCATION

Vicinity Map Scale: 1" = 1/2 Mile T100 R2E Seward Meridian

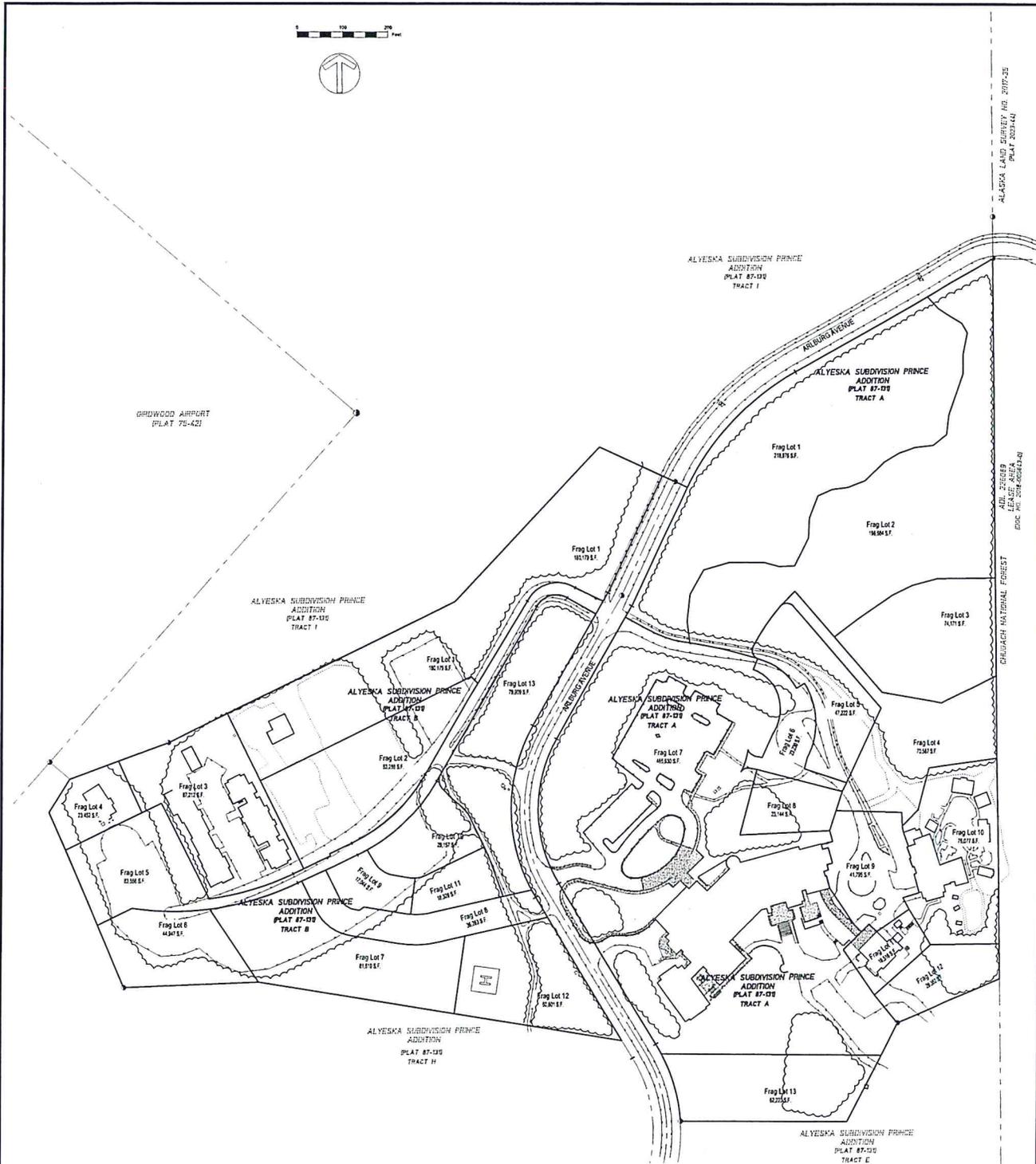
COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 1
Alyeska Subdivision, Prince Addition, Tract A
Fragment Lots 1-13
Alyeska Subdivision, Prince Addition, Tract B
Fragment Lots 1-13
Per Plat 87-131

Containing 49,956 Acres, 26 Fragment Lots Located within Sections 8 and 10, T10N, R10E, Seward Meridian, Alaska Anchorage Recording District

Grid 5E4517, 5E4617, 5E4717
Scale: 1"=100'
Drawn by: Checked: JZ
TJB/plw
Date: 4/3/24
MOA Case No. N/A

SHEET 1 of 2

The Boulder
601 East 57th Place
Anchorage, Alaska 99503
Phone: (907) 527-2776 FAX: (907) 527-1773



COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 2

LEGEND

- Frag Lot 8
81,915 SF PROPOSED FRAGMENT LOT DESIGNATION
- EDGE PAVEMENT
- EDGE GRAVEL PAD OR ROAD
- CONCRETE
- EDGE EXISTING VEGETATION/LANDSCAPING

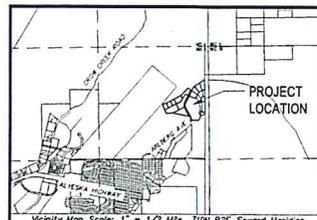
NOTES

1. PROJECT COORDINATES ARE EXPRESSED IN NAD83, ZONE 4. BEARINGS AND DISTANCES ARE EXPRESSED IN DECIMAL DEGREES AND FEET.
2. PROPERTY LINES WERE DETERMINED FROM FIELD OBSERVATIONS OF THE FOUND MONUMENTS SHOWN AND THE RECORD GEOMETRY OF THE RECORDED PLATS.



Surveyor's Certificate

I, Anthony Hoffman, professional land surveyor, do hereby certify that this fragment lot site plan shows a true and correct representation of record boundary of Alyeska Subdivision, Prince Addition, Tracts A&B per record plat no 87-131.



Vicinity Map Scale: 1" = 1/2 Mile: T10N R2E Seward Meridian
COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 2
 Alyeska Subdivision, Prince Addition, Tract A
 Fragment Lots 1-13
 Alyeska Subdivision, Prince Addition, Tract B
 Fragment Lots 1-13
 Plat 87-131

Containing 49,956 Acres, 26 Fragment Lots
 Located within Sections 9 and 10, T10N, R2E,
 Seward Meridian, Alaska. Anchorage Recording District

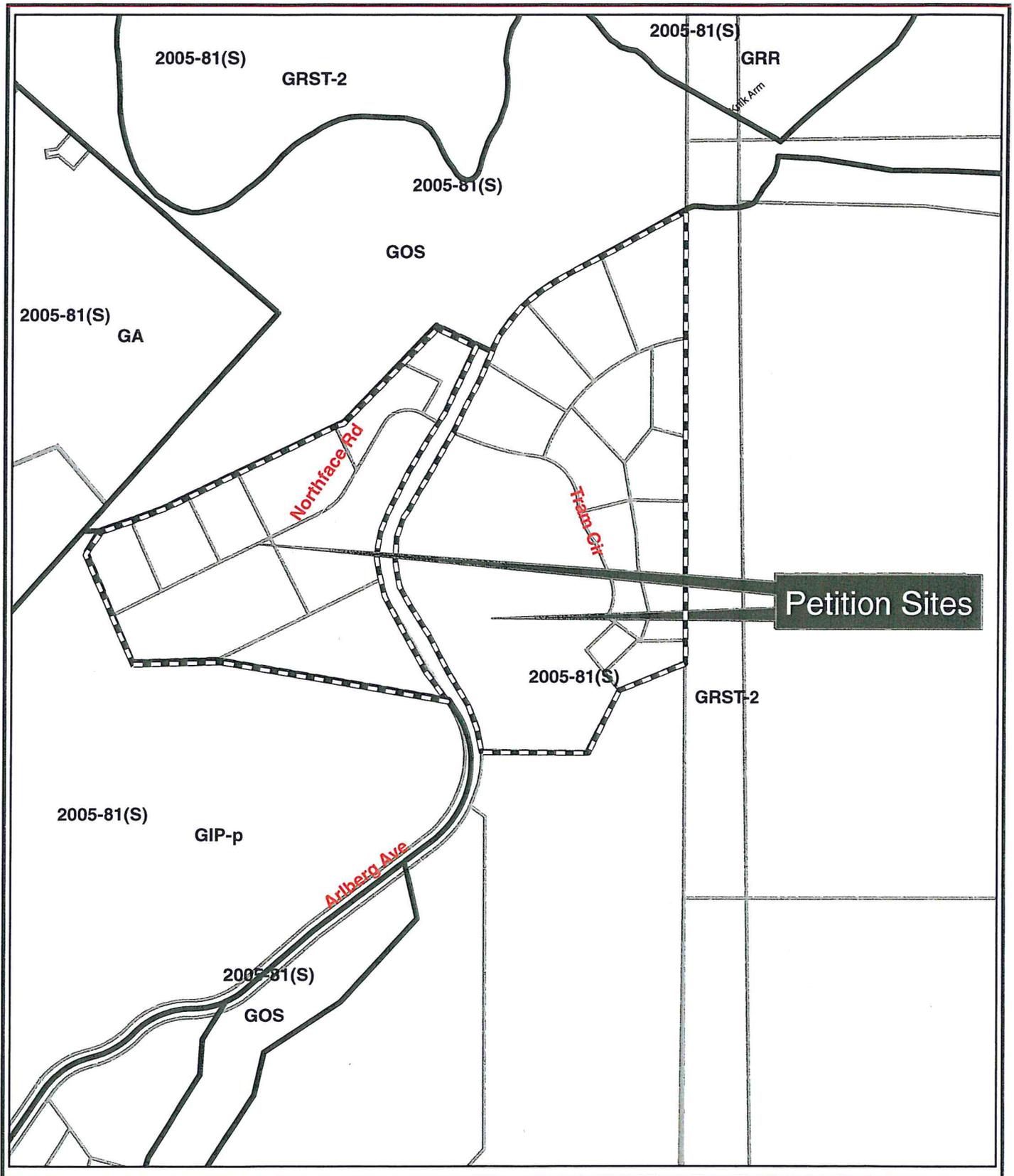
Grid 244317, 244617, 244717
 Scale: 1"=100'
 Drawn By / Checked: JZ
 TB/PLM
 Date: 4/3/24
 MGA Case No.: N/A

SHEET 2 of 2



The Boutet Co.
 601 East 57th Place, Suite 9102
 Anchorage, Alaska, 99511
 PHONE: (907) 522-4778 FAX: (907) 522-4779

S12778

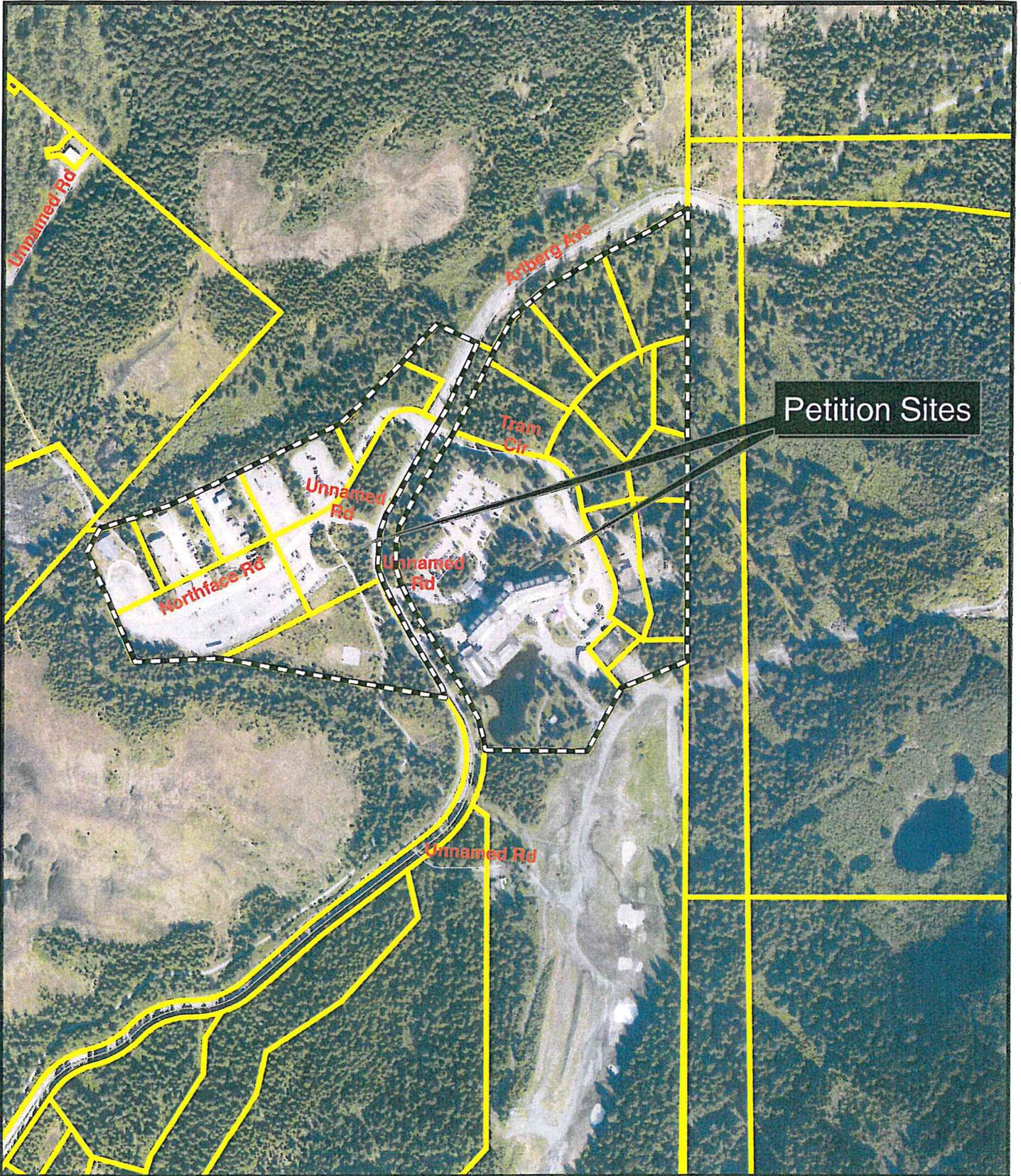


Municipality of Anchorage
Planning Department

Date: 4/16/2024



S12778



Municipality of Anchorage
Planning Department

Date: 4/16/2024



Application

Alyeska Resort
c/o Willam Laurie, Development Manager
1000 Arlberg Avenue
Girdwood, AK 99587



March 26, 2024

Mr. Dave Whitfield, Manager & Platting Officer
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK

SUBJECT:

Revisions to Commercial Tract Plat 2008-126

Dear Mr. Whitfield:

Pomeroy Lodging, Alyeska Resort, Skylab Architecture and the Boutet Company Inc. is submitting a Preliminary Plat for Revisions to Commercial Tract Plat 2008-16 for the development of the Village at Alyeska, located on Tract A and Tract B, Alyeska Prince Subdivision in Girdwood, Alaska.

The following submission outlines requirements for the Preliminary Plat and revisions to the associated commercial tract plat. Enclosed you will find a Preliminary Plat, Application Form, Cert to Plat document and the associated title report & exceptions. This submission is being made in association with the application for Area Master Plan Amendment and Development Master Plan as it pertains to the Alyeska Resort Area Master Plan.

It is our understanding that the project will be placed on the June 3rd, 2024, Planning and Zoning Commission agenda. If this is not the case, please let us know immediately.

If you have any questions or require additional information, please contact me at 289-260-4048 or willaml@pomeroylodging.com.

We thank you for the consideration.

Sincerely,

Willam Laurie, Development Manager
Pomeroy Lodging & Alyeska Resort

S12778 JUN 03 2024

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Application for Preliminary Plat

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Alyeska Development Holdings LP		Name (last name first) Hoffman, Tony	
Mailing Address 707 7 Ave SW #810		Mailing Address 601 East 57th Place, Suite 201	
Calgary, Alberta, Canada T2P 3H6		Anchorage, Alaska, 99518	
Contact Phone – Day 8254144681	Evening	Contact Phone – Day 9072706764	Evening
E-mail willaml@pomeroylodging.com		E-mail thoffman@tbcak.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): List Attached			
Site Street Address: 1000 Arlberg Avenue, Girdwood, AK			
Current legal description: (use additional sheet if necessary) Alyeska Subdivision, Prince Addition, Tract A, Fragment Lots 1-9 (PLAT 2008-126) Alyeska Subdivision, Prince Addition, Tract B, Fragment Lots 1-13 (PLAT 2008-126)			
Zoning: GRST-2	Acreeage: 49.96	Underlying Plat #: 87-131	Grid #: Multiple
# Lots: 22	# Tracts: 0	Total # parcels: 22	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Alyeska Subdivision, Prince Addition, Tract A Fragment Lots 1-13 Alyeska Subdivision, Prince Addition, Tract B Fragment Lots 1-13		
# Lots: 26	# Tracts: 0	Total # parcels: 26

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature: [Handwritten Signature] Owner Representative
 Date: 4/4/24
 (Representatives must provide written proof of authorization)

Print Name: TONY HOFFMAN

Accepted by: <u>FM</u>	Poster & Affidavit: <u>Posters and affidavit</u>	Fee: <u>\$8,150</u>	Case Number: <u>S12778</u>	Meeting Date: <u>P2C 6/3/2024</u>
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COMPREHENSIVE PLAN INFORMATION	
Improvement Area (per AMC 21.08.050B.): <input checked="" type="radio"/> Class A <input type="radio"/> Class B	
Anchorage 2040 Land Use Designation:	
<input type="checkbox"/> Neighborhood (Residential)	<input type="checkbox"/> Center
<input type="checkbox"/> Open Space	<input type="checkbox"/> Facilities and Institutions
<input type="checkbox"/> Corridor	
<input type="checkbox"/> Industrial Area	
Anchorage 2040 Growth Supporting Features:	
<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Greenway-supported Development
<input type="checkbox"/> Traditional Neighborhood	<input type="checkbox"/> Residential Mixed-use
Eagle River-Chugiak-Peters Creek Land Use Classification:	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at _____ dwelling units per acre
<input type="checkbox"/> Parks/opens space	
<input type="checkbox"/> Alpine/Slope Affected	
Girdwood- Turnagain Arm	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at _____ dwelling units per acre
<input type="checkbox"/> Parks/opens space	
<input type="checkbox"/> Alpine/Slope Affected	
ENVIRONMENTAL INFORMATION (All or portion of site affected)	
Wetland Classification:	<input type="radio"/> None <input checked="" type="radio"/> "C" <input type="radio"/> "B" <input type="radio"/> "A"
Avalanche Zone:	<input checked="" type="radio"/> None <input type="radio"/> Blue Zone <input type="radio"/> Red Zone
Floodplain:	<input checked="" type="radio"/> None <input type="radio"/> 100 year <input type="radio"/> 500 year
Seismic Zone (Harding/Lawson):	<input checked="" type="radio"/> "1" <input type="radio"/> "2" <input type="radio"/> "3" <input type="radio"/> "4" <input type="radio"/> "5"
RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage	
POTABLE WATER AND WASTE WATER DISPOSAL	
Potable Water provide by:	<input checked="" type="radio"/> Public utility <input type="radio"/> Community well <input type="radio"/> Private well
Wastewater disposal method:	<input checked="" type="radio"/> Public utility <input type="radio"/> Community system <input type="radio"/> Private on-site
APPLICATION REQUIREMENTS	
(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)	
	<input type="checkbox"/> Signed application (original)
	<input type="checkbox"/> Watershed sign off form, completed
	<input type="checkbox"/> 8½" by 11" reduced copy of plat
	<input type="checkbox"/> Certificate to Plat
4 copies required:	<input type="checkbox"/> Subdivision drainage plan
9 copies required:	<input type="checkbox"/> Topographic map of platted area
16 copies required:	<input type="checkbox"/> Signed application (copies)
(7 copies for a short plat)	<input type="checkbox"/> Preliminary plat
	<input type="checkbox"/> As-built (if applicable)
	<input type="checkbox"/> Summary of community meeting(s) (not required for short plat)
(Additional information may be required)	
Additional required documents unless specifically waived by Platting Officer:	
<input type="checkbox"/> Soils investigation and analysis reports (4 copies)	Waived by _____

Authorization Certificate

Date: 4.7.2024

Current Project Legal: Alyeska Village Preliminary Plat – Alyeska Prince Addition TR A, Alyeska Prince Addition TR B

Proposed Legal: Same

Type of Authorization: Preliminary Plat

Statement:

I hereby authorize The Boutet Company Inc. to represent me in the Municipality of Anchorage Platting Application of the above described property.

Thank you,

William Laurie



Fidelity Title Agency
of Alaska, LLC

3150 C Street, Suite 220
Anchorage, AK 99503
Tel: (907) 277- 6601
Fax: (907) 277-6613
Fidelitytitleagencyak.com

CERTIFICATE TO PLAT

ORDER NO: F-92436
PROPERTY: 1000 Arlberg Avenue, Alyeska Resort & Hotel, Girdwood, AK 99587

Alyeska Development Holdings LP
707 7 Ave SW #810
Calgary AB T2P3H-6000
Attn: Willam Laurie
Email: <mailto:willaml@pomeroylodging.com>

Questions regarding this Certificate to Plat should be directed to:
Julia McCarthy at (907) 770-8628 or juliam@fidelityak.com

S12778 JUN 03 2024



Fidelity Title Agency of Alaska, LLC

3150 C Street, Suite 220
Anchorage, AK 99503
Tel: (907) 277- 6601
Fax: (907) 277-6613
Fidelitytitleagencyak.com

Privacy Policy

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our right arising out of any agreement, transaction or relationship with you. One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests. All requests must be made in writing to the above address.



Fidelity Title Agency
of Alaska, LLC

3150 C Street, Suite 220
Anchorage, AK 99503
Tel: (907) 277- 6601
Fax: (907) 277-6613
Fidelitytitleagencyak.com

CERTIFICATE TO PLAT

April 5, 2024

Charge: \$300.00
Additional Parcels Fee: \$400.00
Total: \$700.00

Alyeska Development Holdings LP
707 7 Ave SW #810
Calgary, AB T2P3H-6000
Attn: Willam Laurie
E-Mail: <mailto:willaml@pomeroylodging.com>

Re: Our Order No. F-92436

This is the Certificate to Plat as of **April 1, 2024** at 8:00 A.M. for plats of the following described properties:

Fragment Lots 1 through 13, Commercial Tract Fragment Lot Site Plan, of Tract A, Alyeska Subdivision, Prince Addition, according to the official plat thereof, filed under Plat Number 2008-126, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

And

Fragment Lots 1 through 9, Commercial Tract Fragment Lot Site Plan, of Tract B, Alyeska Subdivision, Prince Addition, according to the official plat thereof, filed under Plat Number 2008-126, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The estate or interest in the land which is covered by this report is Fee Simple.

Title to the estate or interest in the land is vested in:

Alyeska Outpost Development Limited Partnership, an Alaska Limited Partnership, for Lots 2-9, Tract A, Moose Meadows Commons Development Limited Partnership, an Alaska Limited Partnership, for Lots 1-3 and 7-9, Tract B, and Alyeska Resort Hotel Limited Partnership, an Alaska Limited Partnership, for all remaining Lots

Subject to the Following Exceptions

1. **Reservations and exceptions** as contained in the United States Patents and/or in Acts authorizing the issuance thereof, recorded September 24, 1960 in Book 211 at Page 127 and August 8, 1972 in Book 445 at Page 372, and re-recorded December 19, 2017 as Reception No. 2017-051962-0.
Affects: All Parcels
2. **Reservations and exceptions** as contained in the State of Alaska Patents and/or in Acts authorizing the issuance thereof, recorded February 2, 1981 in Book 566 at Page 108, and June 28, 1985 in Book 1287 at Page 240.
Affects: Parcels 1, 2, 3 and 18

3. **Taxes and/or assessments**, if any, due the Municipality of Anchorage.
4. **Subject to** any unpaid assessments now due or owing the Alyeska Resort Master Homeowner Association.
5. **Right of-Way Easement**, including terms and provisions thereof, for the purpose set out therein
 Granted To: Dept. of Agriculture, U.S. Forest Service
 Recorded: May 4, 1972; May 24, 1972 Misc. Book/Page: 208/433.; 208/739
 Affects: See instrument for area affected

Affidavit of Larry Daniels Re: Termination of Right of Way Permit, as to Tract C, including the terms and provisions thereof
 Recorded: February 4, 2009 Reception No: 2009-006714-0
 Affects: Parcel 2

Affidavit of Owner of Property Re: Termination of Right of Way Permit, as to Tract C, including the terms and provisions thereof
 Recorded: February 4, 2009 Reception No: 2009-006717-0
 Affects: Parcel 2

Affidavit of Larry Daniels Re: Termination of Right of Way Permit, as to Tract A, including the terms and provisions thereof
 Recorded: February 4, 2009 Reception No: 2009-006715-0
 Affects: Parcel 10

Affidavit of Owner of Property Re: Termination of Right of Way Permit, as to Tract A, including the terms and provisions thereof
 Recorded: February 4, 2009
 Reception No: 2009-006718-0
 Affects: Parcel 10

6. **Any adverse claim** to any portion of said land which lies within the bed of South Fork Moose Meadow Creek and North Fork Moose Meadow Creek, between the lines of mean high water.
7. **Notices of Zoning Action**, including terms and provisions thereof,
 Recorded: December 21, 1987 Book: 1685 Page: 918, 919, 920, 921, 922 and 923.
8. **Terms, conditions, provisions** and future liens of the Uniform Common Interest Ownership Act of the State of Alaska (Chapter AS 34.08) and supplements and amendments thereto.
 Affects: Parcels 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17 and 19
9. **Slope easements**, as dedicated and reserved on the plat of Alyeska Subdivision, Prince Addition, Plat No. 87-131.
10. **Easement(s)** as delineated on the plat of Alyeska Subdivision, Prince Addition, Plat No. 87-131 and Plat No. 2008-126.
11. **Covenants and notes** as shown on the plat of Alyeska Subdivision, Prince Addition, Plat No. 87-131 and Plat No. 2008-126.
12. **Easement**, including terms and provisions thereof, for the purpose set out therein
 In Favor of: Anchorage, a municipal corporation
 For: Water and Sewer lines and related purposes
 Recorded: April 3, 1990 Book: 2016 Page: 360
 Affects: Parcel 1 - A 15 foot and a 42 foot portion of Tract B, as set out and described therein

13. **Easement**, including terms and provisions thereof, for the purpose set out therein
In Favor of: Anchorage, a municipal corporation
For: Water and Sewer lines and related purposes
Recorded: March 13, 1991 Book: 2132 Page: 69
Affects: Parcel 1 - A 42 foot portion of Tract B, as set out and described therein
14. **Covenant To Provide Off-Street Parking**, including terms and provisions thereof,
Executed by: Seibu Alaska, Inc.
Recorded: May 29, 1991 Book 2154 Page 722
and amended and restated by instrument
Recorded: March 25, 1992 Book 2252 Page 860
Affects: Parcel 1 - Tracts A and B
15. **Easement**, including terms and provisions thereof, for the purpose set out therein
Granted To: Municipality of Anchorage
For: Access to Mystery Creek for maintenance and protection as set out therein
Recorded: May 29, 1991 Book: 2154 Page: 725
Re-recorded: February 21, 1992 Book: 2241 Page: 921
Affects: Parcel 1 - A portion of Tracts A and B, as set out and described therein
16. **Notice of Zoning Action**, including term and provisions thereof,
Recorded: March 25, 1991 Book: 2252 Page: 859
Affects: Parcel 1 – Tracts A and B
17. **Covenant To Provide Off-Street Parking**, including terms and provisions thereof,
Executed by: Seibu Alaska, Inc.
Recorded: June 30, 1992 Book 2289 Page 460
Affects: Parcel 1 - Tracts A and B
18. **Easement**, including terms and provisions thereof, for the purpose set out therein
For: Moose Meadows Greenbelt Trail
Recorded: April 3, 1995 Book: 2773 Page: 33
Affects: Parcel 1 - A portion of Tract B and other property, as set out and described therein
19. **Easement**, including terms and provisions thereof, for the purpose set out therein
Granted To: Enstar Natural Gas Company
For: Natural gas pipelines and related facilities
Recorded: December 21, 2001
Reception No.: 2001-088362-0
Affects: Parcel 1 - 15 foot strip of Tract B, as set out and described therein
20. **Easement** for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof
Granted To: Chugach Electric Association, Inc.
Recorded: September 17, 2004
Reception No.: 2004-070381-0
Affects: Parcel 1 - Portions of Tract B, as set out and described therein
21. **Notice of Zoning Action**, including terms and provisions thereof
Zoning File No.: 2007-169
Petitioner: Alyeska Resort Management Company
Request: Master Plan Approval for Alyeska Resort, in conformance with the requirements of AMC 21.09.030 E and F
Recorded: February 15, 2008
Reception No.: 2008-008114-0

22. **Covenants, conditions, restrictions** and/or easements, including terms and provisions thereof, as contained in the Declaration submitting said premises to the Uniform Common Interest Ownership Act (34.08) of the State of Alaska

Recorded: December 22, 2008 Reception No.: 2008-068741-0

Affects: Parcels 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17 and 19

Amended by instruments:

Recorded: October 8, 2010 Reception No.: 2010-052109-0

Recorded: April 10, 2013 Reception No.: 2013-020060-0

Recorded: June 19, 2017 Reception No.: 2017-023241-0

Assignment and Assumption of Declarant Rights, including the terms and provisions thereof

Assignor: Alyeska Resort Development L.L.C., an Alaska limited liability company

Assignee: Alyeska Resort Operations Limited Partnership, an Alaska limited partnership

Recorded: December 14, 2018 Reception No.: 2018-046808-0

23. **Unrecorded lease**, including terms and provisions thereof, as disclosed by memorandum recorded August 11, 2014 in Reception No.: 2014-031972-0.

Lessor: Hotel Alyeska, L.L.C., an Alaska limited liability company

Lessee: Cellco Partnership d/b/a Verizon Wireless

Term: 5 years, with option to extend for four additional five year terms

Dated: July 21, 2014

Affects: Parcel 1 - Fragment Lot 12, Tract A

NOTE: The present ownership of said leasehold and other matters affecting the interest of the Lessee are not shown herein.

24. **Easement**, including terms and provisions thereof, for the purpose set out therein

In Favor of: Municipality of Anchorage

For: Public Street, walkway, trail, public transportation facility and appurtenances, and corridor for utilities of every kind and nature

Recorded: November 4, 2015

Reception No.: 2015-052017-0

Affects: Parcel 1 – A portion of Fragment Lot 1, Tract B, as set out and described therein

25. **Easement**, including terms and provisions thereof, for the purpose set out therein

In Favor of: Municipality of Anchorage

For: Public Street, walkway, trail, public transportation facility and appurtenances, and corridor for utilities of every kind and nature

Recorded: November 4, 2015

Reception No.: 2015-052018-0

Affects: Parcel 1 – A portion of Fragment Lot 5, Tract A, as set out and described therein

26. **Easement**, including terms and provisions thereof, for the purpose set out therein

In Favor of: Municipality of Anchorage

For: Public Street, walkway, trail, public transportation facility and appurtenances, and corridor for utilities of every kind and nature

Recorded: November 4, 2015

Reception No.: 2015-052019-0

Affects: Parcel 1 – A portion of Fragment Lot 5, Tract A, as set out and described therein

27. **Unrecorded leases**, subleases and/or rental agreements, including terms and provisions thereof.

28. **Deed of Trust**, including terms and provisions thereof, securing the amount shown:
Trustor: Alyeska Resort Hotel Limited Partnership, an Alaska limited partnership (ARHLP), Mt. Alyeska Ski Resort limited Partnership, an Alaska limited partnership (Ski Resort LP), and Alyeska Resort Operations limited partnership, an Alaska limited partnership (AROLP)
Trustee: Fidelity Title Agency of Alaska, LLC
Beneficiary: EPR Lodging, LLC, a Delaware Limited Liability Company
Amount: \$57,000.00 together with any other amounts due thereunder
Dated: December 13, 2019
Recorded: December 13, 2019
Reception No.: 2019-047649-0

Modified by agreement, including the terms and provisions thereof:
Recorded: July 9, 2020
Reception No.: 2020-029302-0

Modified by agreement, including the terms and provisions thereof:
Recorded: August 1, 2022
Reception No.: 2022-028458-0

Deed of Partial Reconveyance, including the terms and provisions thereof:
Recorded: August 1, 2022
Reception No.: 2022-028490-0

Corrective Deed of Partial Reconveyance and Partial Release, including the terms and provisions thereof:
Recorded: April 19, 2023
Reception No.: 2023-009268-0

29. **Assignment of Leases and Rents Deed of Trust**, including terms and provisions thereof, securing the amount shown:
Borrower: Alyeska Resort Hotel Limited Partnership, an Alaska limited partnership (ARHLP), Mt. Alyeska Ski Resort Limited Partnership, an Alaska limited partnership (Ski Resort LP), and Alyeska Resort Operations Limited Partnership, an Alaska limited partnership (AROLP)
Lender: EPR Lodging, LLC, a Delaware Limited Liability Company.
Dated: December 13, 2019
Recorded: December 13, 2019
Reception No.: 2019-047650-0

Modified by agreement, including the terms and provisions thereof:
Recorded: July 9, 2020
Reception No.: 2020-029302-0

Modified by agreement, including the terms and provisions thereof:
Recorded: August 1, 2022
Reception No.: 2022-028459-0

30. **Memorandum of Purchase Rights**, including the terms and provisions thereof, executed by and between the parties indicated, for the purposes set out therein:
By and Between: Alyeska Resort Hotel Limited Partnership, an Alaska limited partnership (ARHLP), and Mt. Alyeska Ski Resort Limited Partnership, an Alaska limited partnership (Ski Resort LP) and EPR Lodging LLC, a Delaware Limited Liability Company
Recorded: December 13, 2019
Reception No.: 2019-047651-0

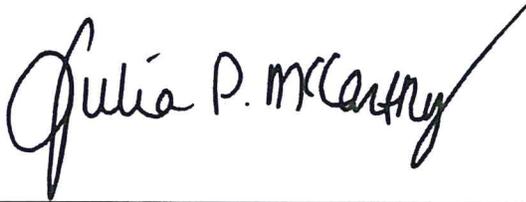
31. **Financing Statement**, pursuant to the Uniform Commercial Code:
 Debtor: Alyeska Resort Hotel Limited Partnership
 Assignee of Secured Party: EPR Lodging, LLC
 Covering: collateral as set out and described therein as it affects said premises
 Recorded: December 13, 2019
 Reception No.: 2019-047656-0
- Amended by agreement**, including the terms and provisions thereof:
 Recorded: August 1, 2022
 Reception No.: 2022-028460-0
- Amended by agreement**, including the terms and provisions thereof:
 Recorded: April 19, 2023
 Reception No.: 2023-009272-0
32. **Notice of Zoning Action**, including terms and provisions thereof, as executed by Municipality of Anchorage on behalf of the Zoning Board of Examiners and Appeals, disclosing action under Municipal Zoning File noted therein:
 Zoning File No.: 2021-0074
 Petitioner: Alyeska Resort Operations Limited Partnership
 Request: A resolution of the Anchorage Municipal Assembly Approving an alcohol special land use permit for duplicate tourism beverage dispensary use with license number 5953 for Two Trees Bistro in the gRST-2 (Girdwood New Base Resort) District located at 268 Tram Circle, Girdwood, Alaska
 Recorded: August 12, 2021
 Reception No.: 2021-044858-0
 Affects: A portion of said property, as set out therein.
33. **Reduction of Required Parking Agreement**, including the terms and provisions thereof, executed by and between the parties indicated, for the purposes set out therein:
 By and Between: Alyeska Resort Hotel Ltd Partnership and Sacha Jurva
 Recorded: May 23, 2022
 Reception No.: 2022-019670-0
34. **Easement**, including terms and provisions thereof, for the purpose set out therein:
 In Favor of: ENSTAR Natural Gas Company, a division of SEMCO Energy, Inc.
 For: to construct, lay, maintain, operate, alter, repair, remove, and replace pipelines and appurtenance, including metering and regulation facilities, thereto for the transportation of natural gas under, upon, over and through lands
 Recorded: June 14, 2022
 Reception No.: 2022-022347-0
 Affects: A portion of said property, as set out therein.
35. **Notice of Right to Lien**:
 Executed by: Ironwood General Contractors LLC
 Recorded: July 22, 2022
 Reception No.: 2022-027290-0
36. **Notice of Zoning Action**, including terms and provisions thereof, as executed by Municipality of Anchorage on behalf of the Zoning Board of Examiners and Appeals, disclosing action under Municipal Zoning File noted therein:
 Zoning File No.: 2022-0015
 Petitioner: Seven Glaciers Hotel Limited Partnership
 Request: Conditional use for a Development Master Plan (Alyeska Resort Employee Housing II)
 Recorded: June 24, 2022 Reception No.: 2022-023818-0
 Affects: A portion of said property, as set out therein.

37. **Easement**, including terms and provisions thereof, for the purpose set out therein:
In Favor of: Mt. Alyeska Ski Resort Limited Partnership, an Alaska limited partnership and Alyeska Resort Hotel Limited Partnership, an Alaska limited partnership
For: cross-easement
Recorded: August 1, 2022
Reception No.: 2022-028462-0
Affects: A portion of said property, as set out therein.
38. **Notice of Zoning Action**, including terms and provisions thereof, as executed by Municipality of Anchorage on behalf of the Zoning Board of Examiners and Appeals, disclosing action under Municipal Zoning File noted therein:
Zoning File No.: 2022-0080
Petitioner: Alyeska Resort Operations Limited Partnership
Request: A resolution of the Anchorage Municipal Assembly Approving an alcoholic special land use permit for beverage dispensary tourism duplicate license numbers 5211 and 5466, for Alyeska Resort Operations Limited Partnership dba The Pond Café and Bore Tide Deli in the GRST-2 (New Base Resort) District located at 1000 Arlberg Avenue, Girdwood, Alaska
Recorded: October 14, 2022
Reception No.: 2022-037482-0
Affects: A portion of said property, as set out therein.
39. **Notice of Right to Lien:**
Executed by: Alyeska Resort Hotel Limited Partnership dba Pomeroy Lodging, LP
Recorded: December 21, 2022
Reception No.: 2022-044548-0
40. **Notice of Zoning Action**, including terms and provisions thereof, as executed by Municipality of Anchorage on behalf of the Zoning Board of Examiners and Appeals, disclosing action under Municipal Zoning File noted therein:
Zoning File No.: 2023-0004
Petitioner: Alyeska Resort Operations Limited Partnership
Request: A resolution of the Anchorage Municipal Assembly Approving an alcohol special land use permit for beverage dispensary tourism duplicate license number 6095, for Alyeska Resort Operations Limited Partnership dba Glacier Lounge in the GRST-2 (New Base Resort) District located at 1000 Arlberg Avenue, Girdwood, Alaska
Recorded: January 27, 2023
Reception No.: 2023-002073-0
Affects: A portion of said property, as set out therein.
41. **Encroachment Permit**, including terms and provisions thereof, executed by and between Chugach Electric Corporation, Inc. and Alyeska Resort Hotel Limited Partnership, dba Pomeroy Lodging LP, recorded February 21, 2023 Reception No.2023-004222-0, to the reference of which reference is hereby made.
Regarding: Two corner roof eaves that encroach from Zero Feet (0') to approximately Two Feet (2') into the south side of said Easement a distance totaling approximately Ten Feet (10'); and a dumpster pad that encroaches approximately Nine Feet (9') into the south side of said Easement for a distance of approximately Nine Feet (9')
42. **Non-Disturbance and Attornment Agreement**, including terms and provisions thereof, to the record of which reference is hereby made:
Recorded: January 8, 2024
Reception No.: 2024-000583-0

43. **Memorandum of Leasehold and Assignment of Lease Rights**, including terms and provisions thereof, as disclosed by memorandum recorded January 8, 2024 Reception No.: 2024-000596-0.
Lessor: Alyeska Resort Hotel Limited Partnership, an Alaska Limited Partnership and Mt. Alyeska Ski Resort Limited Partnership, an Alaska Limited Partnership,
Lessee: AP Wireless Investments I, LLC, a Delaware Limited Liability Company
Term: Non-Stated
Dated: December 28, 2023

This Certificate to Plat is restricted to the use of the addressee and does not cover any liens or rights existing as a result of filing a financing statement concerning personal property which may become a fixture or part of the real estate concerned. This report is not to be utilized as a basis to convey, mortgage, or otherwise hypothecate any interest in real property. Liability herein is specifically limited to the compensation received therefore.

Fidelity Title Agency Of Alaska, LLC

A handwritten signature in black ink that reads "Julia P. McCarthy". The signature is written in a cursive style with a long, sweeping flourish at the end.

Julia McCarthy, Title Officer

Departmental and Public Comments



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

RECEIVED

May 9, 2023

MAY 09 2024

Municipality of Anchorage, Planning Division
PO Box 196650
Anchorage, AK 99519-7943

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed preliminary plat **ALYESKA SUBDIVISION, PRINCE ADITION, TRACT A, FRAGMENT LOTS 1-9 and TRACT B, FRAGMENT LOTS 1-13 (MOA Case # S12778)** and advises that there are existing natural gas main and service lines which are installed within the proposed subdivision and not shown on the preliminary plat. ENSTAR objects to this plat unless one of the following scenarios is met:

- Add a note which refers to the attached natural gas easements or draw in the location of the natural gas easements on the plat.

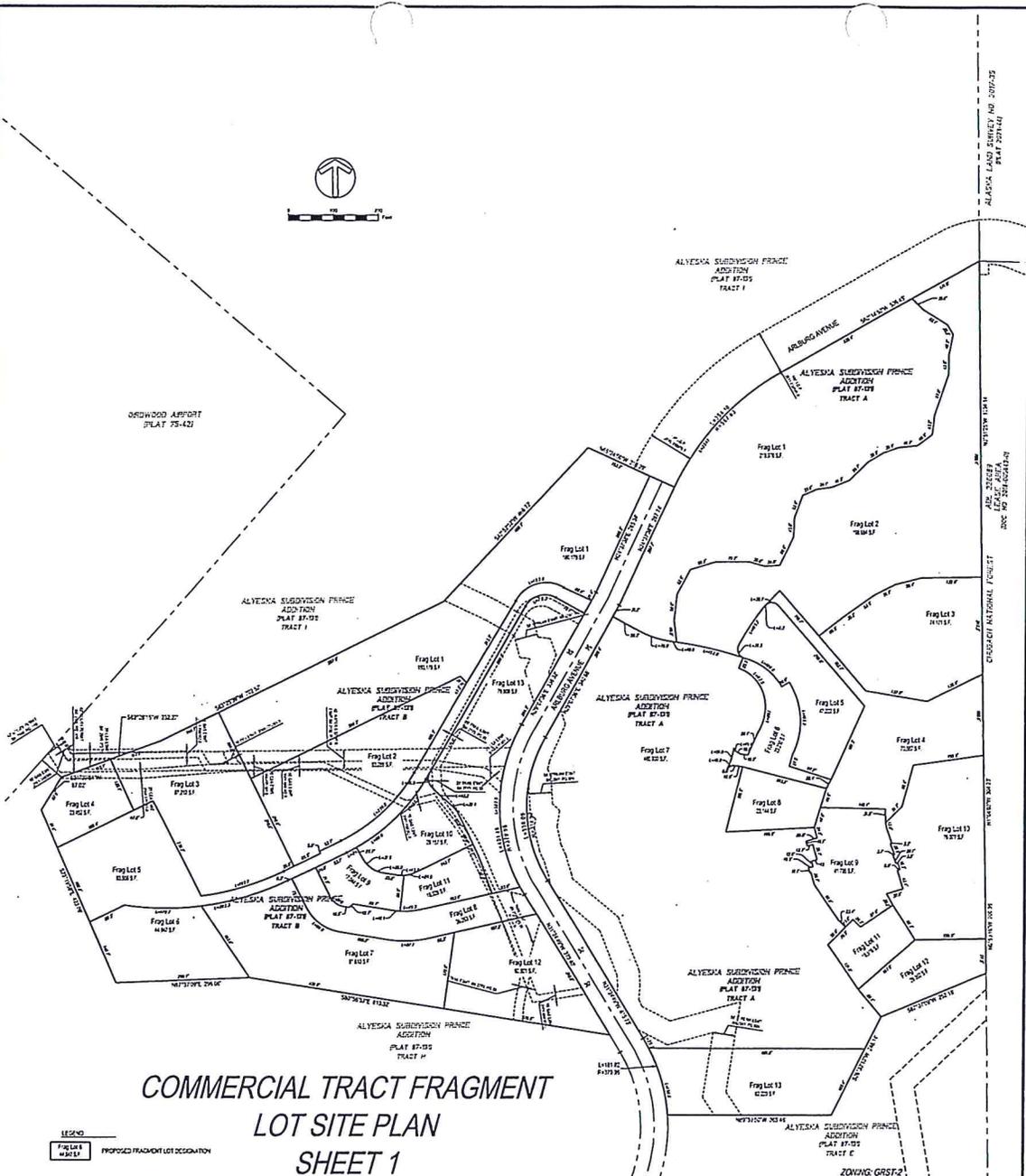
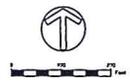
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

ALASKA LAND SURVEY NO. 2017-25
 PLAT 87-024
 CHUGACH NATIONAL FOREST
 SEC. 10, T10N, R22E
 SECOND MENDOTA, ALASKA



COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 1

LEGEND
 [Symbol] PROPOSED TRACT LOT DESIGNATION



Surveyor's Certificate
 I, Anthony Hoffman, professional land surveyor, do hereby certify that this fragment lot site plan shows a true and correct representation of record boundaries of Alyeska Subdivision, Prince Addition, Tracts A, B, C per record plat no. 87-131.

Certificate of Ownership
 I (we), hereby certify that I (we) hold the herein specified property interest in the property described herein. I (we) hereby agree to this site plan and to any restrictions or covenants appearing hereon and any such restrictions or covenants shall be binding and enforceable against present and successive owners of this property.

Owner: ALYESKA RESORT HOTEL LIMITED PARTNERSHIP
 800-100TH AVE, GRANDE PRAYRE ALBERTA, CANADA

AUTHORIZED SIGNER

Plot Approval
 PLOT APPROVED BY THE MUNICIPAL PLATING AUTHORITY THIS DAY OF _____, 2024.

AUTHORIZED OFFICIAL

Approvals

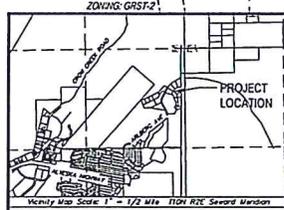
Plating Officer _____ Date _____

Municipal Surveyor _____ Date _____

Tax Certification
 All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approved is sought between January 1 and the last day of this month, there is no default with the street front officer on amount sufficient to pay estimated real property tax for the current year.

Authorized Official _____ Date _____

- NOTES**
- PROJECT COORDINATES ARE EXPRESSED IN NAD83, ZONE 4, BEARINGS AND DISTANCES ARE EXPRESSED IN DECIMAL FEET AND FEET.
 - PROPERTY LINES WERE DETERMINED FROM FIELD OBSERVATIONS OF THE PLATED MONUMENTS SHOWN AND THE RECORD EVIDENCE OF THE RECORDED PLAT.



COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 1
 Alyeska Subdivision, Prince Addition, Tract A
 Fragment Lots 1-13
 Alyeska Subdivision, Prince Addition, Tract B
 Fragment Lots 1-13
 (Per Plat 87-131)
 Containing 48,856 Acres, 28 Fragment Lots Located within Sections 9 and 10, T10N, R22E, Second Mendota, Alaska - Anchorage Recording District

Drawn BY: REMMY SEARVA
 Scale: 1"=100'
 Drawn IN/Checked: JZ
 Date: 4/1/24
 MGA Case No.: N/A

hbc
 The Boulet Co.
 631 East 97th Prince, Suite 0102
 Anchorage, Alaska 99518
 PHONE: 907-553-6776 FAX: 907-553-6779

SHEET 1 of 2



***ENSTAR Natural Gas Company
RIGHT-OF-WAY EASEMENT***

ALYESKA RESORT HOTEL LIMITED PARTNERSHIP, an Alaska limited partnership, whose current mailing address is 9820-100th Avenue, Grande Prairie, Alberta T8V 08T, hereinafter called Grantor, for Ten Dollars, (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to ENSTAR Natural Gas Company, a division of SEMCO Energy, Inc., whose address is P.O. Box 190288, Anchorage, Alaska 99519-0288, hereinafter called Grantee, its successors and assigns, a right-of-way easement to construct, lay, maintain, operate, alter, repair, remove, and replace pipelines and appurtenance, including metering and regulation facilities, thereto for the transportation of natural gas under, upon, over and through lands which the Grantor owns or in which the Grantor has an interest, situated in the ANCHORAGE Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

A natural gas easement situated over all that part of Fragment Lots 1, 2, 8 and 10, Tract A, Alyeska Subdivision, Prince Addition, according to the official plat thereof, filed under Plat Number 2008-126, file in the Anchorage Recording District, Third Judicial District, State of Alaska.

AND

A natural gas easement situated over all that part of Fragment Lots 2, 3 and 8, Tract B, Alyeska Subdivision, Prince Addition, according to the official plat thereof, filed under Plat Number 2008-126, file in the Anchorage Recording District, Third Judicial District, State of Alaska.

Providing that said easements shall reduce to a fifteen feet (15 FT) wide natural gas easement, centered on the natural gas pipeline installed under, over, upon, and through said parcel.

The Grantee, its successor and assigns, is hereby expressly given and granted the right to assign said right-of-way easement herein granted and conveyed, or any part thereof or interest herein. The same shall be divisible among two or more owners as to any right or rights granted hereunder so that each assignee or owner shall have the rights and privileges herein granted, to be enjoyed either in common or in severalty.

This easement is given to the Grantee, its successors and assigns, with right of ingress and egress from the premises for the purposes herein granted:

The said Grantor is to fully use and enjoy said premises except for the purposes herein granted to the said Grantee and the said Grantor shall not construct or permit to be constructed any house, structures or obstructions on or over said gas easement that will interfere with the construction, maintenance, repair or operation of pipelines or appurtenance, including metering and regulation facilities, constructed hereunder and will not change the grade of such pipelines.

Grantee hereby agrees to bury all pipeline improvements to sufficient depth to not interfere with cultivation of the soil and agrees to repair or replace in kind, to prior existing condition, damaged



*ENSTAR Natural Gas Company
RIGHT-OF-WAY EASEMENT*

ALYESKA RESORT HOTEL LIMITED PARTNERSHIP, an Alaska limited partnership whose current mailing address is 9820 - 100th Avenue, Grande Prairie, Alberta T8V 08T, Canada, hereinafter called Grantor, for Ten Dollars, (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to ENSTAR Natural Gas Company, a division of SEMCO Energy, Inc., whose address is P.O. Box 190288, Anchorage, Alaska 99519-0288, hereinafter called Grantee, its successors and assigns, a right-of-way easement to construct, lay, maintain, operate, alter, repair, remove, and replace pipelines and appurtenance, including metering and regulation facilities, thereto for the transportation of natural gas under, upon, over and through lands which the Grantor owns or in which the Grantor has an interest, situated in the Anchorage Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

A natural gas easement situated over FRAG LOT 3, FRAG LOT 4, and FRAG LOT 5, COMMERCIAL TRACT FRAGMENT LOT SITE PLAN FOR ALYESKA SUBDIVISION PRINCE ADDITION, TRACT B FRAGMENT LOTS 1 THROUGH 9, according to the official plat thereof, filed under Plat Number 2008-126 in the records of the Anchorage Recording District, Third Judicial District, State of Alaska, and further described as follows:

A fifteen feet (15 FT) wide natural gas easement centered over the natural gas pipelines to be installed within FRAG LOT 4 and FRAG LOT 5 of said subdivision, further delineated on the ENSTAR drawing dated May 31, 2022 and attached hereto as Page 3 of 3.

An eight feet (8 FT) wide natural gas easement centered over the existing natural gas pipelines installed within FRAG LOT 3 and FRAG LOT 4 of said subdivision, further delineated on the ENSTAR drawing dated May 31, 2022 and attached hereto as Page 3 of 3.

EXCEPTING therefrom any portion previously installed or to be installed within an existing easement granted to ENSTAR Natural Gas Company and filed under Serial Number 2001-088362-0 in the records of the Anchorage Recording District, Third Judicial District State of Alaska.

The Grantee, its successor and assigns, is hereby expressly given and granted the right to assign said right-of-way easement herein granted and conveyed, or any part thereof or interest herein. The same shall be divisible among two or more owners as to any right or rights granted hereunder so that each assignee or owner shall have the rights and privileges herein granted, to be enjoyed either in common or in severalty.

This easement is given to the Grantee, its successors and assigns, with right of ingress and egress from the premises for the purposes herein granted:

The said Grantor is to fully use and enjoy said premises except for the purposes herein granted to the said Grantee and the said Grantor shall not construct or permit to be constructed any house, structures or obstructions on or over said gas easement that will interfere with the construction, maintenance, repair or operation of pipelines or appurtenance, including metering and regulation facilities, constructed hereunder and will not change the grade of such pipelines.

Grantee acknowledges that Grantor may have further plans for development within portions of this easement. If relocation of the pipelines or appurtenance within this easement is required to support said development, Grantee shall take reasonable steps necessary to move the pipeline or appurtenance to accommodate Grantor's construction at Grantor's expense.

Grantee hereby agrees to bury all pipeline improvements to sufficient depth to not interfere with cultivation of the soil and agrees to repair or replace in kind, to prior existing condition, damaged landscaping, fencing, roads, parking areas and related improvements which may arise from the construction, maintenance, operation of said lines, and replacement, upgrade or addition of new gas lines.

The Grantor covenants with ENSTAR that they have good title to said lands and have full authority to grant said easement, either jointly or severally, and acknowledge they executed this agreement freely and voluntarily for the uses and purposes herein stated, in all cases holding ENSTAR harmless against claimants, heirs, successors, assigns and remaindermen.

Dated this 2nd day of June, 2022.

ALYESKA RESORT HOTEL LIMITED PARTNERSHIP

[Signature]
By: Sacha Jurva
Its: General Manager

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
) SS
THIRD JUDICIAL DISTRICT)

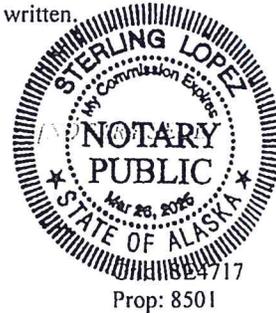
This certifies that on this 2nd day of JUNE, 2022, before me, the undersigned, a Notary Public in and for the State of ALASKA, personally appeared SACHA JURVA, authorized representative of ALYESKA RESORT HOTEL LIMITED PARTNERSHIP, and known to me to be the person named as the Grantor in the foregoing easement and they acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein stated, and of oath stated they have Full Authority to grant said easement:

WITNESS my hand and official seal the day and year in this certificate first above written.

[Signature]
Notary Public, State of ALASKA

My Commission expires: MARCH 26, 2025

Please Return To:
ENSTAR Natural Gas Company
Engineering Department, Right of Way Section
PO Box 190288
Anchorage, AK 99519-0288



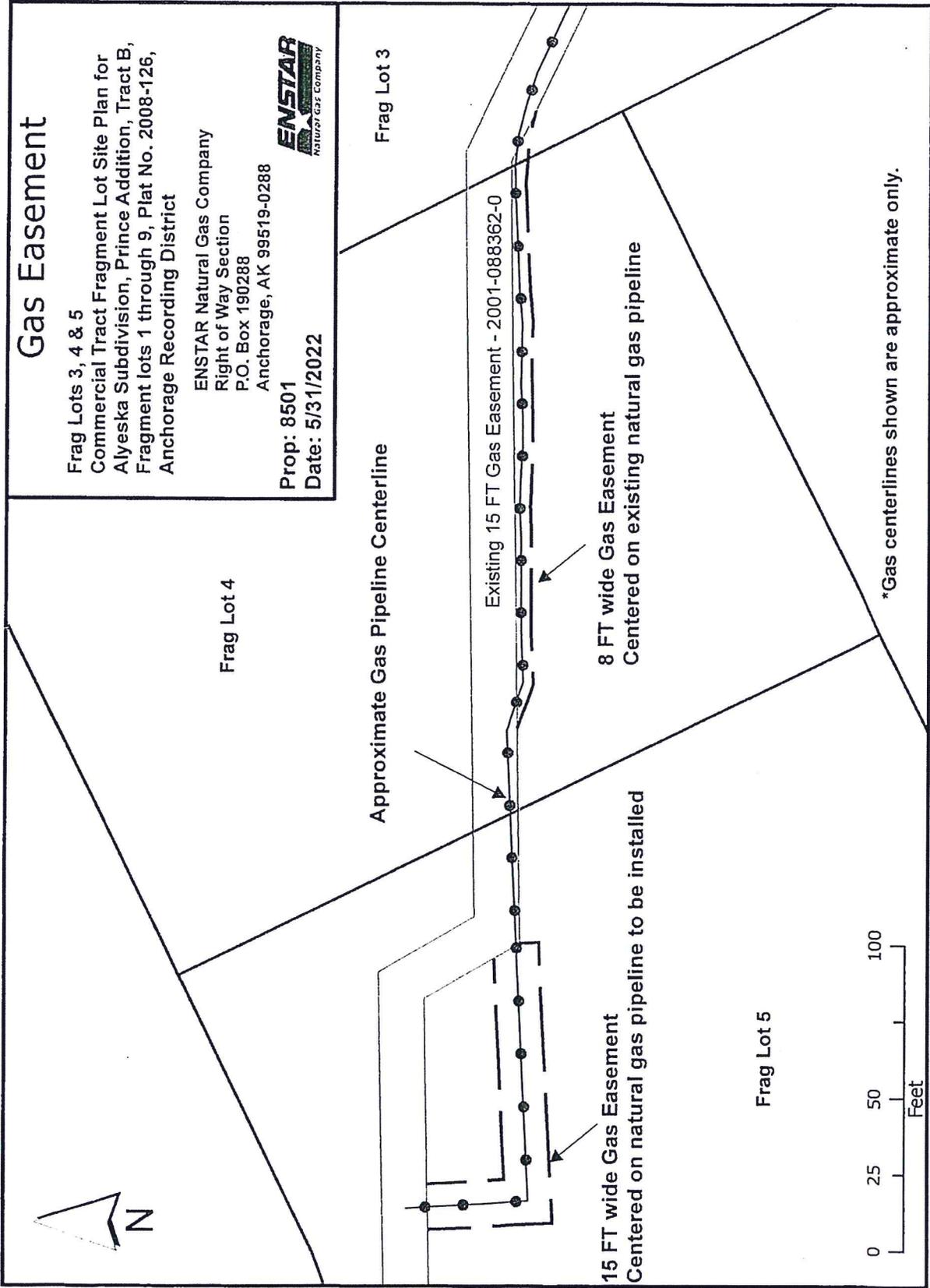
Gas Easement

Frag Lots 3, 4 & 5
Commercial Tract Fragment Lot Site Plan for
Alyeska Subdivision, Prince Addition, Tract B,
Fragment lots 1 through 9, Plat No. 2008-126,
Anchorage Recording District

ENSTAR Natural Gas Company
Right of Way Section
P.O. Box 190288
Anchorage, AK 99519-0288



Prop: 8501
Date: 5/31/2022



*Gas centerlines shown are approximate only.



RECEIVED

MAY 07 2024

CEA

Date: May 6, 2024

To: MOA Current Planning Division

From: Chugach Electric Association, Inc. (Chugach)

Subject: MOA Case No. S-12778
Fragment Lots 1-13, Alyeska Subdivision Prince
Addition, Tract A & Fragment Lots 1-9,
Alyeska Subdivision, Tract B, Plat
SW ¼, Sec. 10, T10N, R2E, Seward Meridian

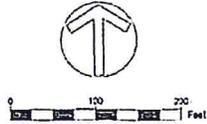
Chugach has the following comments:

1. Chugach has no objections to the proposed Commercial Tract Fragment Lot Site Plan, Alyeska Subdivision, Prince Addition Tract A, Fragment Lots 1-13 and Alyeska Subdivision, Prince Addition, Tract B, Fragment Lots 1-13, a revision for amendments to the Commercial Tract Fragment Lot Site Plan per AMC 21.03.200e
2. Chugach has existing electrical facilities within the easement recorded at Document No. 2004-070381-0 which crosses proposed fragment lots within Tract B.
3. Chugach will require easements for new development within the proposed fragment lots. Until the survey and design are completed, Chugach is unable to define the specific easements required for the development.
4. Existing easements should be included on the proposed Site Plan.



APPROVED AS: SHOWN
 CORRECTED *see comments*
 SIGN *Deanna Kellum* DATE *5.7.2024*

LAND SERVICES DEPARTMENT
 907-762-4781



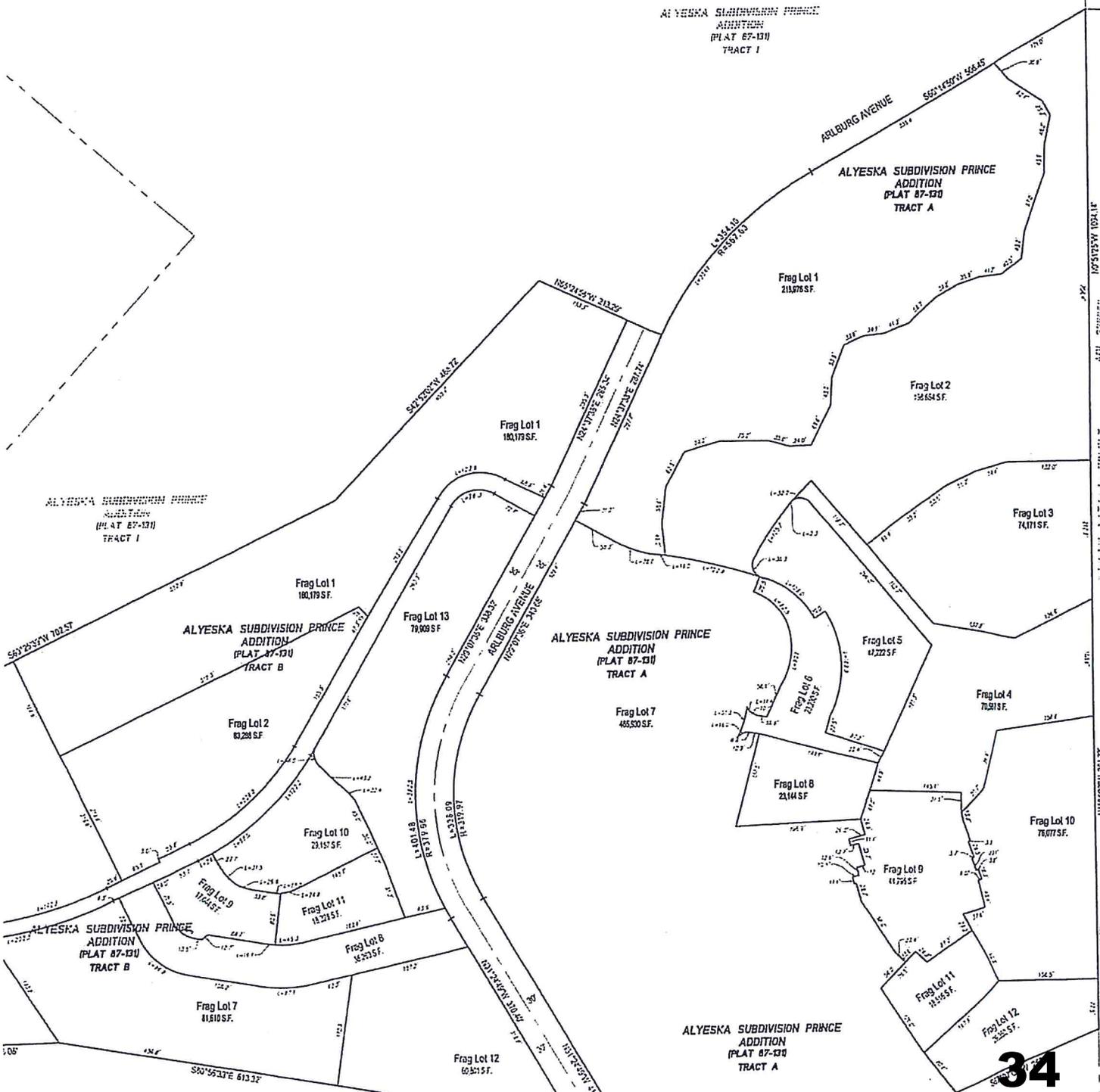
ALASKA LAND SURVEY NO. 2697-25
 (PLAT 2023-24)

ADL 202308
 LEASE AREA
 DOC. NO. 2018-00564-01

UNGULAT NATIONAL FOREST

11°06'07"W 354.2'

102°27'16"W 200.5'



Blake, Lori A.

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, May 6, 2024 6:08 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: OSP Design Group
Subject: RE: S12778 Request for Reviewing Agency Comments
Attachments: S12778 Reviewing Agency Routing.pdf

RECEIVED

MAY 07 2024

[EXTERNAL EMAIL]

Corliss,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, April 17, 2024 3:46 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: FW: S12778 Request for Reviewing Agency Comments

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello again. I have one small correction to make regarding the "hearing body". It will be going before the Planning and Zoning Commission on 6/3/24. This file is coupled with Case No. 2024-0061 (Area Master Plan Modification/Development Master Plan for Alyeska Resort Area) and will be heard "concurrently". You will receive Case No. 2024-0061 material in a separate routing shortly. Everything else in the email below is good as is.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

From: Stewart, Gloria I.
Sent: Wednesday, April 17, 2024 3:15 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12778 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Coversheet for the above referenced Platting Case S12778 (Commercial Tract Fragment Lot Site Plan) which is scheduled as a Public Hearing before the Platting Board on 06/03/2024. Routing material can be viewed by clicking the link below, scrolling to bottom of page and selecting S12778 Reviewing Agency Comments. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori

MEMORANDUM

RECEIVED

MAY 07 2024

DATE: May 06, 2024
TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU
RE: Plat Case Comments
Meeting Date: May 13, 2024
Agency Comments Due: May 06, 2024



The Anchorage Water & Wastewater Utility has reviewed the reference plat(s) and has the following comments:

S12778 FRAGMENT LOTS 1-13, ALYESKA SUBDIVISION PRINCE ADDITION TRACT A; FRAGMENT LOTS 1-9, ALYESKA SUBDIVISION PRINCE ADDITION TRACT B (PLAT 2008-126) – Request for revisions for amendment to the Commercial Tract Fragment Lot Site Plan per AMC 21.03.200E, Multiple Grids.

1. These parcels are located within AWWU's certificated water and sanitary sewer service districts.
2. AWWU water and sanitary sewer service is available to the parcels.
3. No assessments are due upon completion of this platting action.
4. AWWU has no objection to this platting action.

If you have any questions pertaining to public water or sewer, please call (907) 564-2757 or send an e-mail to seth.wise@awwu.biz.





MEMORANDUM

DATE: May 2, 2024

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Department Comments

S12778 Request for revisions for amendment to the Commercial Frag Lot Site Plan per AMC 21.03.200 E.

Alyeska Subdivision Prince Addition Tracts A and B

Traffic Engineering has reviewed the proposed amendment to the Commercial Frag Lot Site plan from underlying plat 2007-89 with the following Comments and recommendations.

Arlberg Road is classified as Classified as a collector roadway and is managed and maintained by the Municipality of Anchorage. Road has sufficient right of way and is currently developed to collector standards per AMC 21.09. It appears to be 24-foot striped road with a detached pathway to the west.

Proposed frag lot 8 appears to align with proposed internal private road to support development on the adjacent frag lots on the southern portion of Tract B. No dimensions provide for frag lot width. Please provide width for fragment lot 8 and ensure that it is wide enough to support development of a standard private road with an attached sidewalk cross section.

Tract B, Fragment lot 13 – Sheet 1 appears to be eliminating an existing driveway to Arlberg Road. Sheet 2 shows the existing driveway remaining. Please clarify if driveway is being removed with proposed frag lot amendment and revise either sheet 1 or 2.

Traffic Engineering is requesting that the following plat note be added that reads as follows:

Direct access to Arlberg Road from Tracts A and B requires approval of the Municipal Traffic Department. This note applies to both new and modification of existing access locations.



**Municipality of Anchorage
Development Services Department
Onsite Water and Wastewater Section**



MEMORANDUM

DATE: May 2, 2024
TO: Dave Whitfield, Current Planning Manager
FROM: Deb Wockenfuss, On-Site Water and Wastewater Section
SUBJECT: Comments on Cases due May 6, 2024

RECEIVED

MAY 02 2024

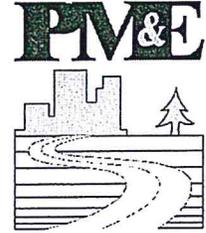
The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12778 Alyeska Subdivision Prince Addition

No objection



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: April 29, 2024

RECEIVED

To: Dave Whitfield

MAY 01 2024

FROM: Kyle Cunningham

SUBJECT: Cases S12778, 2024-0046 & 2024-0061: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the June 3, 2024 Planning and Zoning Commission hearing:

- S12778 → Fragment Lots 1-13, Alyeska Subdivision Prince Addition Tract A; Fragment Lots 1-9, Alyeska Subdivision Prince Addition Tract B (Plat 2008-126);
 - Add Plat note: There are streams located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- 2024-0046 - Lot 17A, Eagle River Valley Ranchettes (Plat 63-129A);
 - WMS has no comments on or objections to this request.
- 2024-0061 – Fragment Lots 1-13 & Fragment Lots 1-9 of Tracts A & B, respectively Alyeska Subdivision Prince Addition (Plat 80-126); Tracts C, E & I, Alyeska Subdivision Prince Addition (Plat 87-310); Fragment Lots 1-5, Alyeska Resort Subdivision, Tract 1 (Plat 2013-23); Lots 1 & 4, Block 1, Unit No. 1 North Addition to Alyeska Subdivision (Plat 68-95) ; Lot 3A PTN & Lots 3B & 3C, Block 1, Unit 1 North Addition to Alyeska Subdivision (Plat 69-21) & USS 3569 PTN & T10NR2E SEC 16 PTN; T10N R2E Sections 9-11,14-16,21,22 REM AFTER ADL-226424,227515 & TA-71602; Tract A, Lot 10, Block 21 & Lot 14, Block 22, Third Addition Alyeska Subdivision (Plat 66-167); Fragment Lots 1-7 Alyeska Subdivision Prince Addition, Tract D (Plat 2009-69)
 - WMS has no comments on or objections to this request.

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development Section

Phone: 907-343-8301
Fax: 907-343-8200

Mayor Dave Bronson

MEMORANDUM

Comments to Preliminary Plat Applications/Petitions

DATE: May 1, 2024
TO: Francis McLaughlin, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: Comments for Platting Authority
Case # S12778

Case No. S12778: Request for revisions for amendment to the Commercial Tract Fragment Lot Site Plan per AMC 21.03.200E.

Legal Description: Fragment Lots 1-13, Alyeska Subdivision Prince Addition Tract A; Fragment Lots 1-9, Alyeska Subdivision Prince Addition Tract B (Plat 2008-126).

Peripheral Roads: The subject parcels are adjacent to the followings rights-of-way:

- Arlberg Avenue is a Class I, Collector. Arlberg Avenue is fully developed, constructed to rural collector standards.

Drafting Comment: Fix spelling of Arlberg on the preliminary plat.

Plat Notes:

- The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
- Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

Department Recommendations:

Private Development has no objection to the proposed subdivision subject to the above recommendations and conditions.

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Thursday, April 25, 2024 3:55 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: S12778 Request for Reviewing Agency Comments

RECEIVED

APR 25 2024

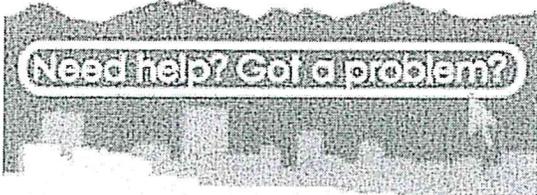
ROW has the following comments for case number S12778:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910

#ANCWORKS!
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RECEIVED

APR 25 2024

April 22, 2024

Municipality of Anchorage Planning Department
Current Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

SUBJECT: Request for Comments

Alaska Communications has reviewed the plats listed below and recommends the following:

S12778 Alyeska Subdivision Prince Addition, Tract A, Fragment Lots 1-9 (PLAT 2008-126)
S12778 Alyeska Subdivision Prince Addition, Tract B, Fragment Lots 1-13 (PLAT 2008-126)
Alaska Communications has no objections.

Sincerely,

Sean Powers

Network Engineer I
600 Telephone Ave. Anchorage, AK 99503
(d) 907-564-1870 | (e) 907-229-9607
sean.powers@acsalaska.com



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.alaska.gov

RECEIVED

April 25, 2024

APR 25 2024

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Plat Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comment:

- S12771 – Powder Hills at Powder Reserve – Second Extension
- S12775 – Driftwood Bay Dr (Eagle Crossing East) Plat and Design Variance
- S12777 – Old Dawson Rd (Old Girdwood) Lot 1 Glacier City Corner Subd.
- S12778 – Alyeska Resort – Pre-Plat Subdivision (Alberg Ave)

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to

“Keep Alaska Moving through service and infrastructure.”

develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Matt Walsh, Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Orion LeCroy, P.E. Acting Highway Safety Engineer, DOT&PF

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Friday, April 19, 2024 3:31 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Wilson, Karleen K.
Subject: S12778 - Addressing Request for Reviewing Agency Comments-
Attachments: S12778 Routing Coversheet.pdf

RECEIVED

APR 19 2024

No comments.

Regards,

Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
[Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, April 17, 2024 3:15 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12778 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Coversheet for the above referenced Platting Case S12778 (Commercial Tract Fragment Lot Site Plan) which is scheduled as a Public Hearing before the Platting Board on 06/03/2024. Routing material can be viewed by clicking the link below, scrolling to bottom of page and selecting S12778 Reviewing Agency Comments. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17998>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Kimmel, Corliss A.

From: fenoseff_thomas <fenoseff_thomas@asdk12.org>
Sent: Thursday, April 18, 2024 9:45 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Stewart, Gloria I.; Morris_Larry
Subject: RE: S12778 Request for Reviewing Agency Comments
Attachments: S12778 Routing Coversheet.pdf

RECEIVED

APR 18 2024

[EXTERNAL EMAIL]

Corliss / Lori;

ASD has no comments on this action.

Respectfully,

Tom Fenoseff, PMP
Anchorage School District
Senior Director, Capital Planning & Construction
Office: (907) 348-5223
Fax: (907) 348-5227
Fenoseff_Thomas@asdk12.org

1301 Labar St.
Anchorage, AK 99515-3517



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www.asdk12.org

Hello again. I have one small correction to make regarding the “hearing body”. It will be going before the Planning and Zoning Commission on 6/3/24. This file is coupled with Case No. 2024-0061 (Area Master Plan Modification/Development Master Plan for Alyeska Resort Area) and will be heard “concurrently”. You will receive Case No. 2024-0061 material in a separate routing shortly. Everything else in the email below is good as is.



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MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

From: Stewart, Gloria I.
Sent: Wednesday, April 17, 2024 3:15 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12778 Request for Reviewing Agency Comments

Affidavit of Posting and Historical Information

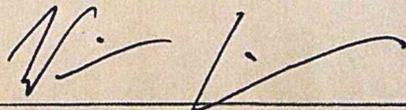


AFFIDAVIT OF POSTING

CASE NUMBER: 512778

I, William Louie hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Subdivision. The notice was posted on 04/24/2024 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 6th day of May, 2024.



Signature

LEGAL DESCRIPTION

Tract or Lot: A & B

Block: _____

Subdivision: Alyeska, Prince Addition

McLaughlin, Francis D.

Subject:

FW: Alyeska Development Signs and Affidavit

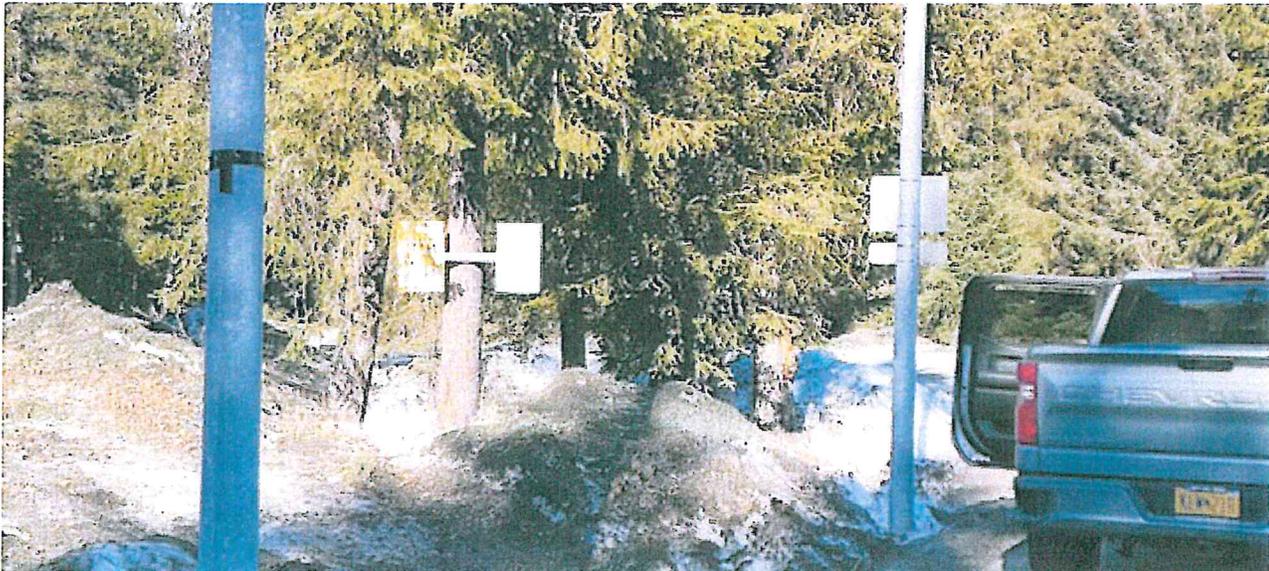
Attachments:

Affidavit of Posting_Alyeska Development_5.7.2024.pdf

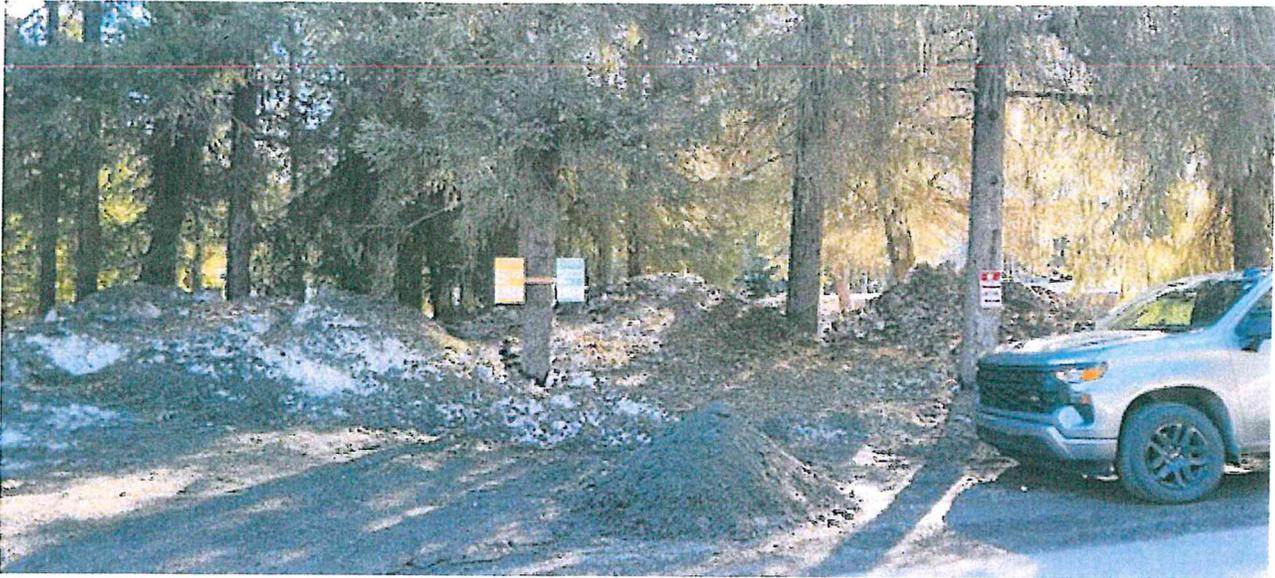
Just past hotel entrance



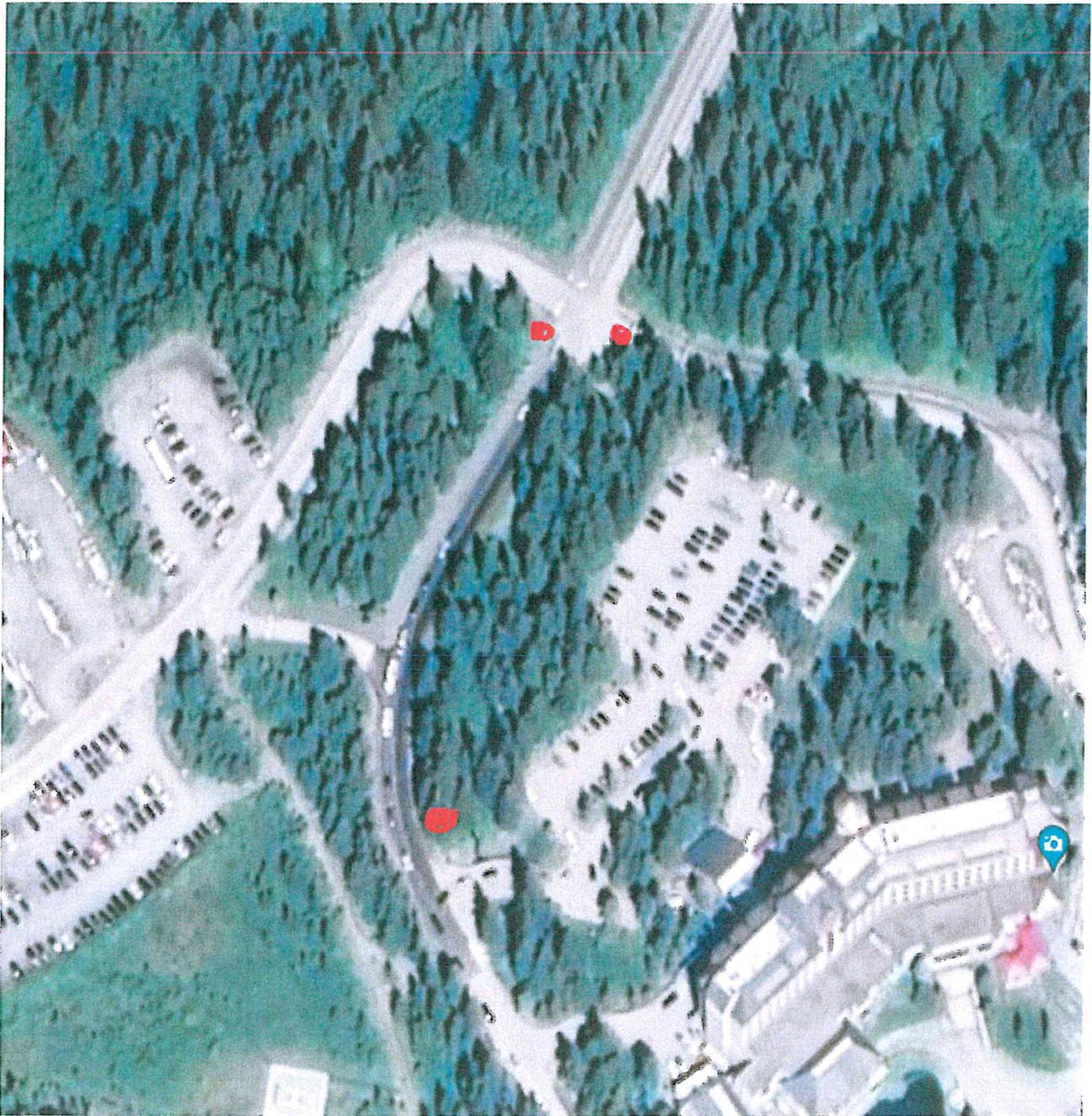
Left side of the road at intersection



Right side of road at intersection



Locations on Map



ALYESKA SUBDIVISION PRINCE ADDITION

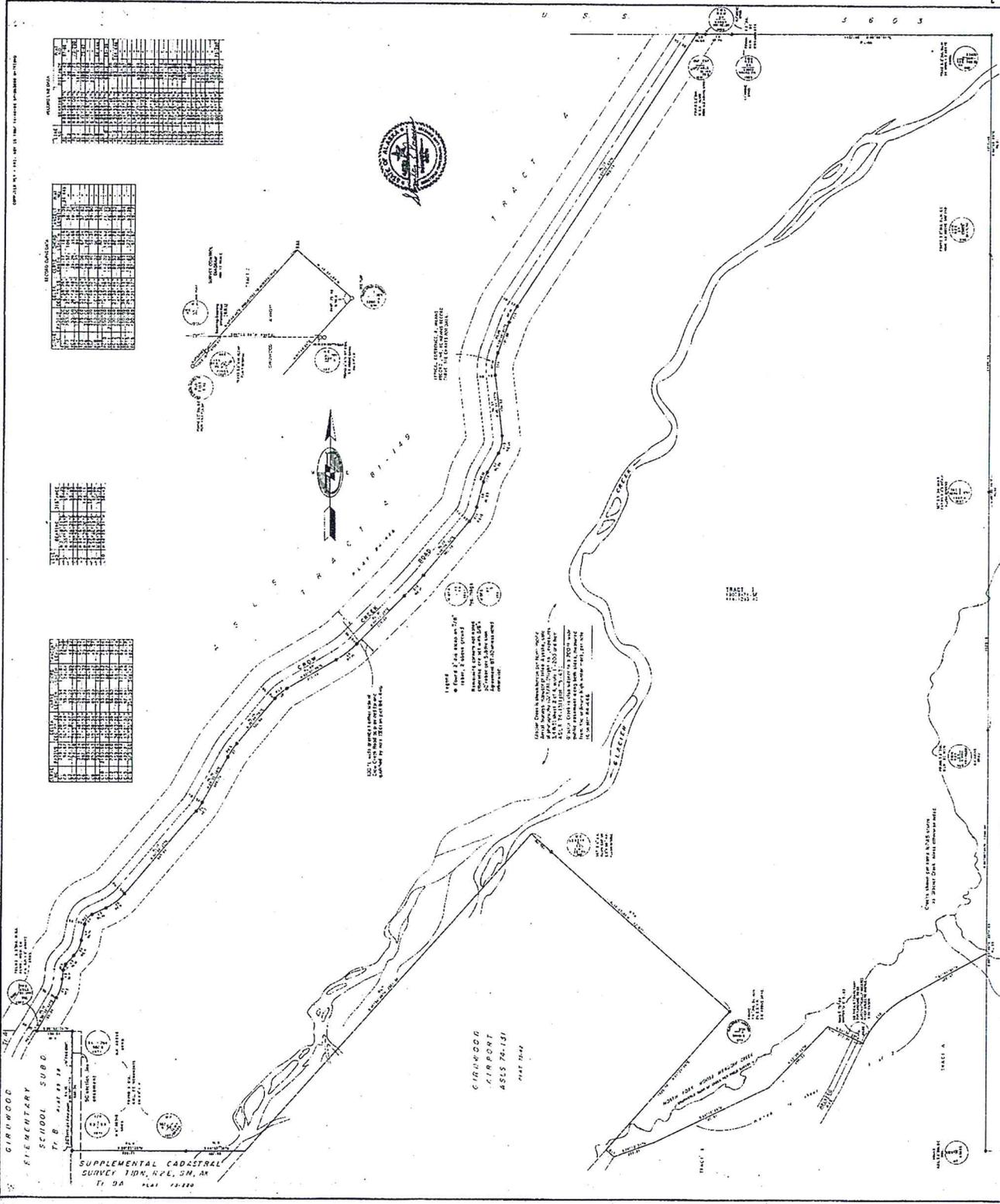
DOWL Engineers
1000 1/2 Street, Anchorage, Alaska 99501

87-131
Date: Dec. 15, 1954
(Am)



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Plat 87-131 Sheet 2



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GIRIWOOD
ELEMENTARY
SCHOOL SUBD
T. 6 S. R. 12 E. S. 17
N. 1/4 Sec. 17, T. 6 S., R. 12 E., S. 17

SUPPLEMENTAL CADASTRAL
SURVEY T10N, R2L, S17N, A1
T. 10 N. R. 2 L. S. 17 N. A. 1

CERTIFICATE OF COMMERCE
 I HEREBY CERTIFY THAT I AM A MEMBER OF THE ALABAMA PROFESSIONAL LAND SURVEYORS ASSOCIATION AND AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA. I HAVE REVIEWED THE SURVEY AND THE INSTRUMENT AND AM SATISFIED THAT THE SURVEY AND INSTRUMENT COMPLY WITH THE REQUIREMENTS OF THE ALABAMA PROFESSIONAL LAND SURVEYORS ACT AND THE ALABAMA CONSTITUTION AND LAWS.

OWNER:
 HOTEL ALABAMA, LLC
 1000 ALABAMA AVENUE, SUITE 1000
 MOBILE, ALABAMA 36688

BY: *[Signature]*
NOTARY PUBLIC
 STATE OF ALABAMA
 My Commission Expires: 12/31/2010

NOTARIAL ACKNOWLEDGMENT:
 I, the undersigned, being a Notary Public in and for the State of Alabama, do hereby certify that the foregoing instrument was acknowledged before me on this day of 2008 by the person whose name is subscribed to it as the grantor, and that the grantor is the person whose name is subscribed to it as the grantor.

ALL OTHERS:
 I, the undersigned, being a Notary Public in and for the State of Alabama, do hereby certify that the foregoing instrument was acknowledged before me on this day of 2008 by the person whose name is subscribed to it as the grantor, and that the grantor is the person whose name is subscribed to it as the grantor.

NEEDHAM-CHESTER ENGINEERING
 1000 ALABAMA AVENUE, SUITE 1000
 MOBILE, ALABAMA 36688
 PHONE: 904-681-1111
 FAX: 904-681-1112
 WWW.NEEDHAM-CHESTER.COM

DATE: 11/15/08
BY: *[Signature]*
NOTARY PUBLIC
 STATE OF ALABAMA
 My Commission Expires: 12/31/2010

APPROVED:
[Signature]
NOTARY PUBLIC
 STATE OF ALABAMA
 My Commission Expires: 12/31/2010

APPROVED:
[Signature]
NOTARY PUBLIC
 STATE OF ALABAMA
 My Commission Expires: 12/31/2010

LEGEND:
 (S) PLANNED SUBDIVISION
 (D) DISTRICT
 (R) RECORD INFORMATION PER PLAT NO. 87-131 AND 87-132
 (C) COMPLETED
 (P) PROPOSED
 (N) NON-PAID
 (G) GRANT BOUNDARY AGREEMENT
 (D) DISTANCE - DISTANCE INTERSECTION
 (C) CANTONMENT
 (S) SUBDIVISION
 (A) APPROXIMATE RELIEF AREA

PLANNED SUBDIVISION:
 (S) PLANNED SUBDIVISION
 (D) DISTRICT
 (R) RECORD INFORMATION PER PLAT NO. 87-131 AND 87-132
 (C) COMPLETED
 (P) PROPOSED
 (N) NON-PAID
 (G) GRANT BOUNDARY AGREEMENT
 (D) DISTANCE - DISTANCE INTERSECTION
 (C) CANTONMENT
 (S) SUBDIVISION
 (A) APPROXIMATE RELIEF AREA

APPROVED:
[Signature]
NOTARY PUBLIC
 STATE OF ALABAMA
 My Commission Expires: 12/31/2010

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 My Commission Expires: 12/31/2010

APPROVED:
[Signature]
NOTARY PUBLIC
 STATE OF ALABAMA
 My Commission Expires: 12/31/2010

LINE DATA TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING	AREA
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ANCHORAGE RECORDING DISTRICT PLAT 2008-126

COMMERCIAL TRACT
 FRAGMENT LOT SITE PLAN
 ALYSSA SUBDIVISION FOR ADDITION: TRACT A
 FRAGMENT LOTS 1 THROUGH 13
 ALYSSA SUBDIVISION FOR ADDITION: TRACT D
 FRAGMENT LOTS 1 THROUGH 13

(FOR PLAT NO. 87-131)

CONTAINING 4236 SQUARE FEET OF FRAGMENT LOTS
 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13

DOWL HKM
 SURVEYOR
 1000 ALABAMA AVENUE, SUITE 1000
 MOBILE, ALABAMA 36688
 PHONE: 904-681-1111
 FAX: 904-681-1112
 WWW.DOWLHKM.COM

ANCHORAGE RECORDING DISTRICT PLAT 2008-126

COMMERCIAL TRACT
 FRAGMENT LOT SITE PLAN
 ALYSSA SUBDIVISION FOR ADDITION: TRACT A
 FRAGMENT LOTS 1 THROUGH 13
 ALYSSA SUBDIVISION FOR ADDITION: TRACT D
 FRAGMENT LOTS 1 THROUGH 13

(FOR PLAT NO. 87-131)

CONTAINING 4236 SQUARE FEET OF FRAGMENT LOTS
 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13

DOWL HKM
 SURVEYOR
 1000 ALABAMA AVENUE, SUITE 1000
 MOBILE, ALABAMA 36688
 PHONE: 904-681-1111
 FAX: 904-681-1112
 WWW.DOWLHKM.COM

CHINESE DATA TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING	AREA
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ANCHORAGE RECORDING DISTRICT PLAT 2008-126

COMMERCIAL TRACT
 FRAGMENT LOT SITE PLAN
 ALYSSA SUBDIVISION FOR ADDITION: TRACT A
 FRAGMENT LOTS 1 THROUGH 13
 ALYSSA SUBDIVISION FOR ADDITION: TRACT D
 FRAGMENT LOTS 1 THROUGH 13

(FOR PLAT NO. 87-131)

CONTAINING 4236 SQUARE FEET OF FRAGMENT LOTS
 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13

DOWL HKM
 SURVEYOR
 1000 ALABAMA AVENUE, SUITE 1000
 MOBILE, ALABAMA 36688
 PHONE: 904-681-1111
 FAX: 904-681-1112
 WWW.DOWLHKM.COM

2008-126 1of2

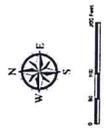
Plat 2008-126 Sheet 1

SE4617 Grid Map

- Parcel Line
- - - Derived Parcel Line
- Subdivision Boundary
- - - Subdivision Addition
- - - Easement Line
- - - Easement Centerline
- - - Road Centerline
- - - Private Road Centerlines
- ▭ Section Line
- Railroad
- - - Stream Centerline
- Monument
- ⊕ BLM Monument
- ⊗ Witness Corner
- Bearing Break
- 1 Lot Number
- 2 Block Number
- 3 Subdivision Name
- 4 BLM Lot Number
- 5 Section Number
- 6 ADPS

Grid Adjustment Data SE4617

Block	Section	Subdivision
1	1	SE4617
1	2	SE4617
1	3	SE4617
1	4	SE4617
2	1	SE4617
2	2	SE4617
2	3	SE4617
2	4	SE4617
3	1	SE4617
3	2	SE4617
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4	1	SE4617
4	2	SE4617
4	3	SE4617
4	4	SE4617

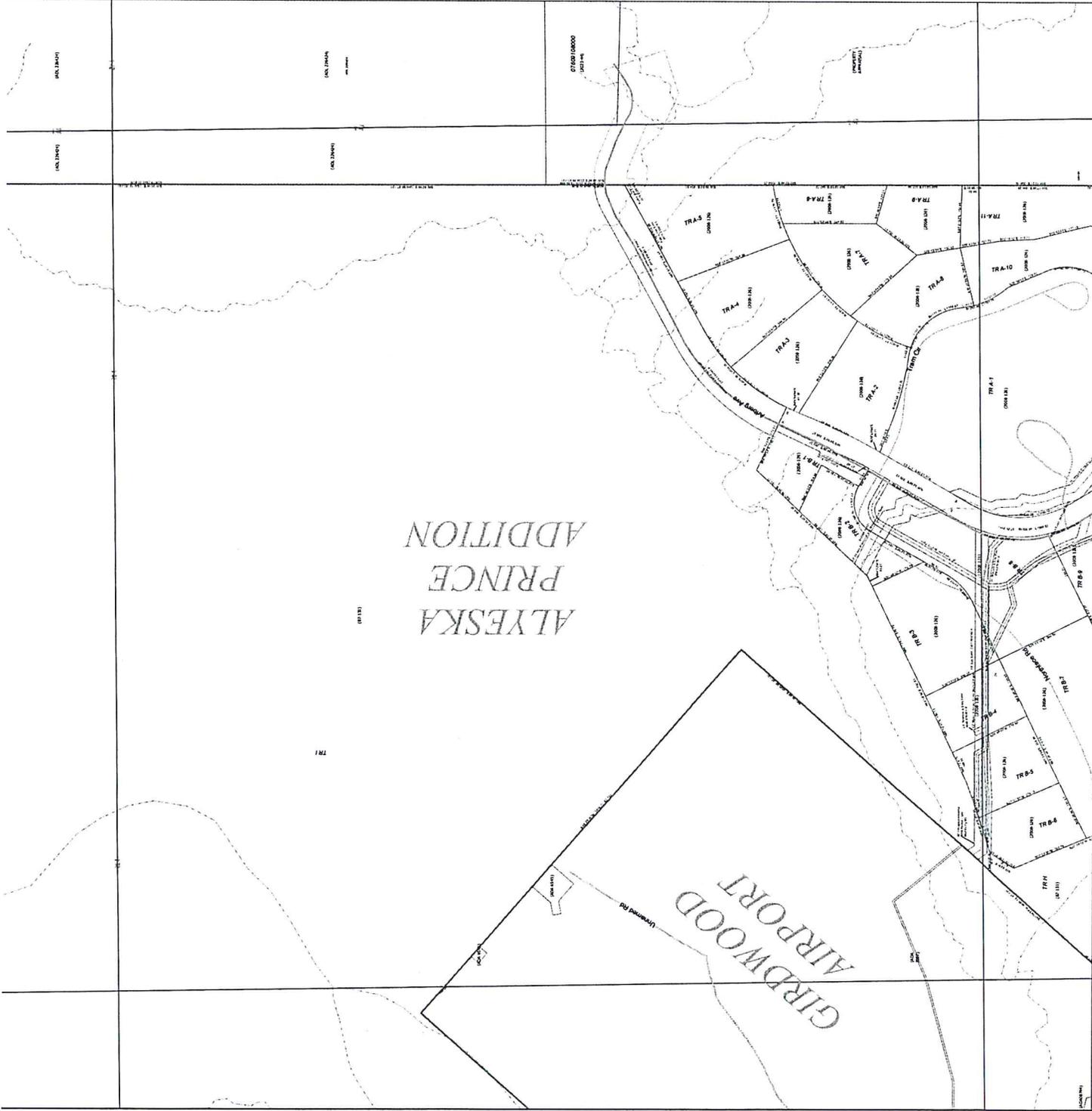


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Map prepared by:
Lead Surveyor: [Name]
Project Manager: [Name]
Anchorage, Alaska 99515
CALL (907) 551-1000

MOA 1/4 Section Grid Map
NE 1/4 Sec 9 T10N R2E
4/9/2024
GRID SE4617



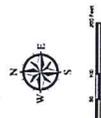
Grid SE4617

SE4717 Grid Map

- Parcel Line
- Dashed Parcel Line
- Subdivision Boundary
- Subdivision Addition
- Easement Line
- Easement Centerline
- Road Centerline
- Private Road Centerlines
- Section Line
- Railroad
- Stream Centerline
- Monument
- ⊕ BLM Monument
- ⊕ Witness Corner
- Bearing Break
- 1 Lot Number
- 2 Block Number
- 3 Subdivision Name
- 3 BLM Lot Number
- 4 Section Number
- ADREN

Grid Adjacent to Grid SE4717

SE4716	SE4717	SE4718
SE4716	SE4717	SE4718
SE4716	SE4717	SE4718

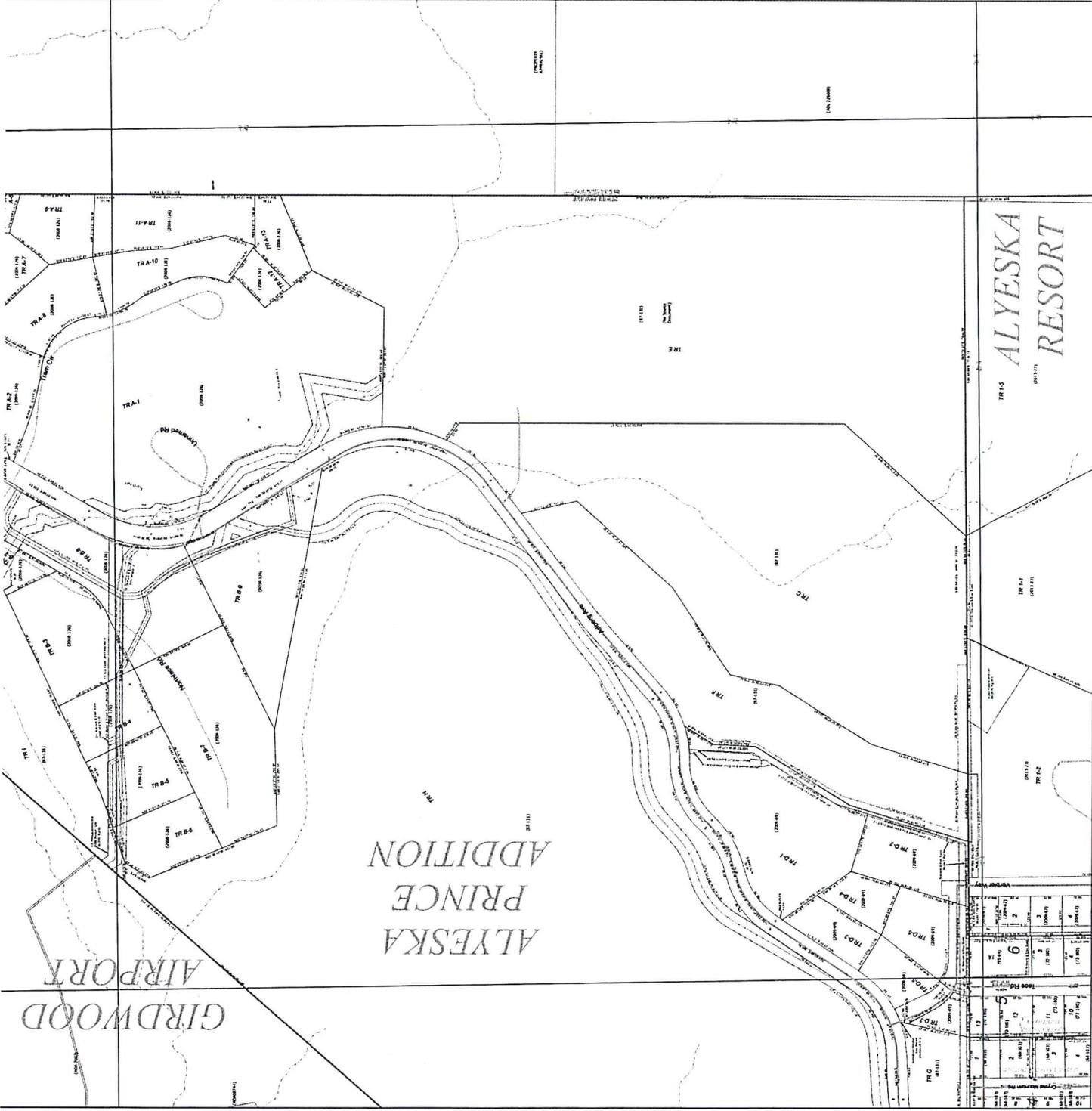


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Map produced by:
Land Records (2024) Survey
Professional Engineering Division
P.O. Box 10000
Anchorage, Alaska 99510-0000
Date: 07/11/2024

MOA 1/4 Section Grid Map
SE 1/4 Sec 9 T10N R2E
4/87024 GRID SE4717



Grid SE4717