

Application for Preliminary Plat

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

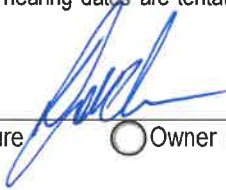
| PETITIONER* | | PETITIONER REPRESENTATIVE (IF ANY) | |
|------------------------|--------------------------------------|------------------------------------|----------------------|
| Name (last name first) | Southcentral Foundation, James Sears | Name (last name first) | Dave Hale |
| Mailing Address | 4501 Diplomacy Dr. | Mailing Address | 9101 Vanguard Dr. |
| | Anchorage, AK. 99508 | | Anchorage, AK. 99507 |
| Contact Phone – Day | (907) 729-5261 | Contact Phone – Day | (907) 646-9651 |
| | Evening | | Evening |
| E-mail | jsears@southcentralfoundation.com | E-mail | dhale@rmconsult.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.

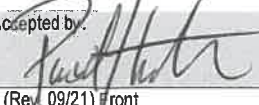
| PROPERTY INFORMATION | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|-----------------|
| Property Tax # (000-000-00-000): 008-024-08/09/05/06-000 | | | |
| Site Street Address: 4330 Elmore Road | | | |
| Current legal description: (use additional sheet if necessary) Tracts G3-1 and G4-1, Athenian Village Subd., per Plat No. 2007-114 AND Tracts G5 and G6, Athenian Village Subd., per Plat No. 83-62 | | | |
| Zoning: B3 | Acreage: 3.716 | Underlying Plat #: 83-62 | Grid #: SW 1735 |
| # Lots: | # Tracts: 4 | Total # parcels: 4 | |

| PROPOSED SUBDIVISION INFORMATION | | |
|-------------------------------------------------------------------------------------------------------------|-------------|--------------------|
| Proposed legal description: (use additional sheet if necessary) Tract G5-1, Athenian Village Subdivision | | |
| # Lots: | # Tracts: 1 | Total # parcels: 1 |

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  ☐ Owner ☒ Representative (Representatives must provide written proof of authorization) Date 11/02/21

Print Name Dave Hale

| | | | | |
|--------------------------------------------------------------------------------------------------|---------------------------|----------------|---------------------|-----------------------------|
| Accepted by:  | Poster & Affidavit: _____ | Fee: 42,830.00 | Case Number: S12051 | Meeting Date: PO 12/20/2021 |
|--------------------------------------------------------------------------------------------------|---------------------------|----------------|---------------------|-----------------------------|

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

☐ Neighborhood (Residential) ☒ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

☒ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/open space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

☐ Commercial ☐ Industrial ☐ Parks/open space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☒ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

☒ Rezoning - Case Number: AO 2020-39
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

Potable Water provide by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8½" by 11" reduced copy of plat
☒ Certificate to Plat

4 copies required: ☒ Subdivision drainage plan9 copies required: ☒ Topographic map of platted area on plat

16 copies required:
 (7 copies for a short plat)

☒ Signed application (copies)
☒ Preliminary plat
☐ As-built (if applicable)
☐ Summary of community meeting(s) (not required for short plat)

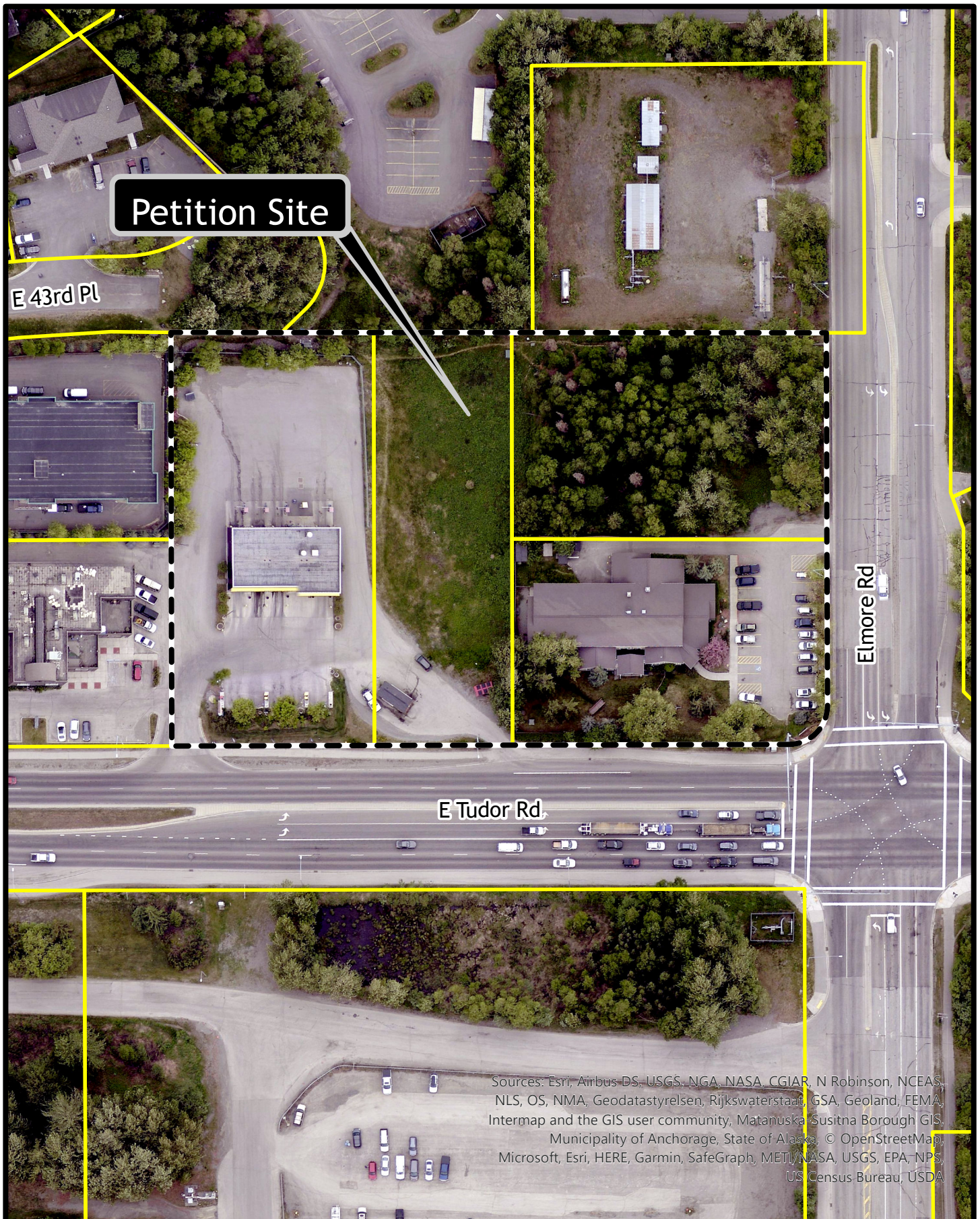
(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

☐ Soils investigation and analysis reports (4 copies)

Waived by _____

S12651



Petition Site

E 43rd Pl

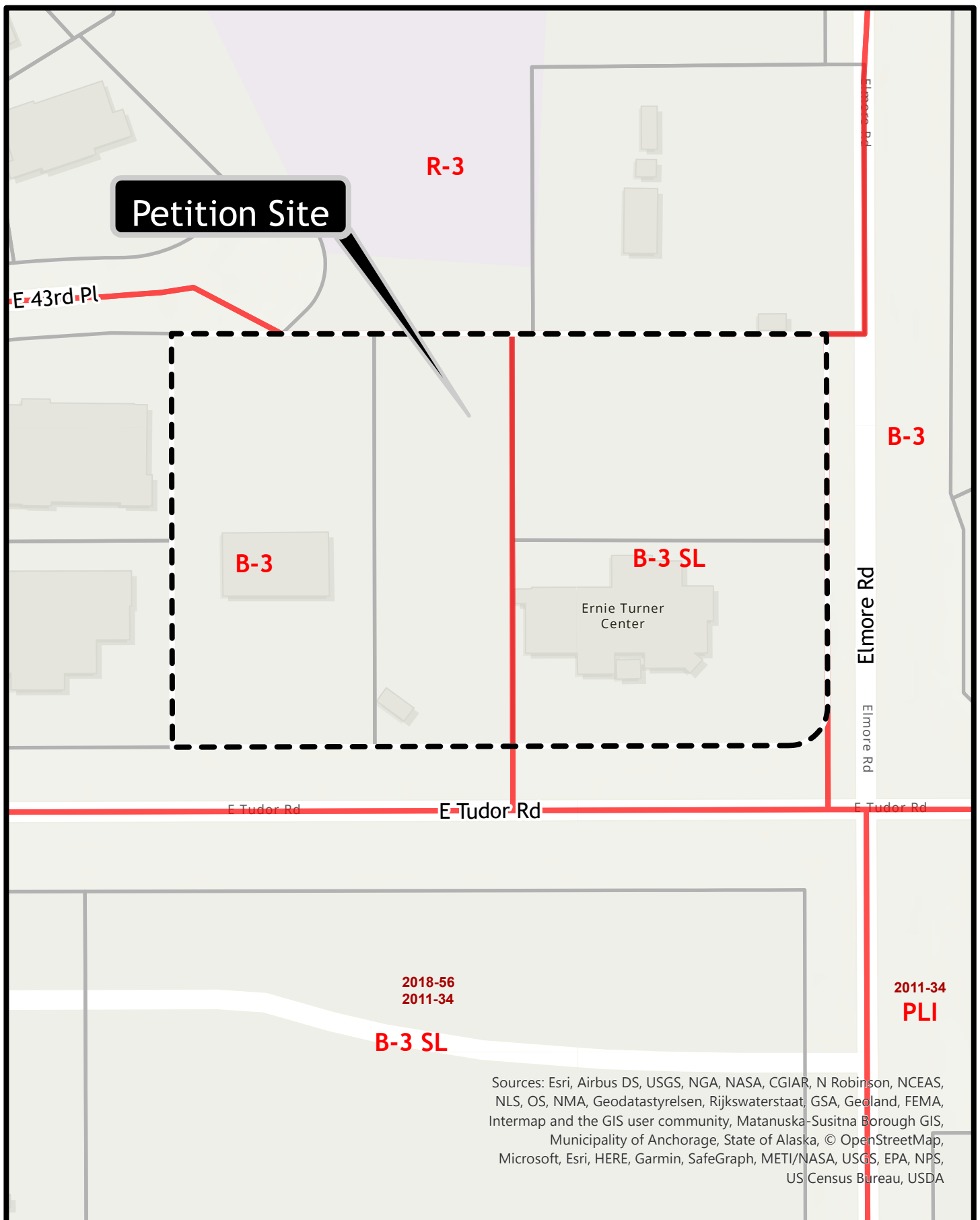
Elmore Rd

E Tudor Rd

Sources: Esri, Airbus-DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



S12651



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Application for Right-of-Way and Easement Vacation


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

| PETITIONER* | | PETITIONER REPRESENTATIVE (if any) | |
|----------------------------------------------------------------|---|------------------------------------------------------------|---|
| Name (last name first) Southcentral Foundation, James Sears | + | Name (last name first) Dave Hale, R&M Consultants, Inc. | + |
| Mailing Address 4501 Diplomacy Dr. | + | Mailing Address 9101 Vanguard Dr. | + |
| Anchorage, AK. 99508 | + | Anchorage, AK. 99507 | + |
| Contact Phone – Day: (907) 729-5261 | + | Contact Phone – Day: (907) 646-9651 | + |
| Evening: | | Evening: | |
| E-mail: jsears@southcentralfoundation.com | + | E-mail: dhale@rmconsult.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.

| RIGHT-OF-WAY AND/OR INFORMATION | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------|
| Benefiting Property Tax # (000-000-00-000): 008-024-09/05/06/08-000 | | |
| Site Street Address: 4330 Elmore Road | | |
| Description of right-of-way/easement: (use additional sheet if necessary) | | |
| 20' Telephone, Electric, & Sanitary Sewer Easement That straddles a portion of Tract G4, G5, and G6, Athenian Village Subd, Plat 83-62. Request vacation of easement to accommodate new building location. All utilities within current easement will be relocated during construction to a dedicated easement to the north. | | |
| Zoning: B3 | Acreage: 3,599 Sq.Ft. (0.083 | Grid #: SW 1735 |
| # Lots: | # Tracts: 4 | Total # parcels: 4 |

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to vacate 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 vacation. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Platting Board, or Planning and Zoning Commission for administrative reasons.

Signature  ☐ Owner ☒ Representative (Representatives must provide written proof of authorization) Date 11/2/21

Print Name Dave Hale

| | | | | |
|--------------------------------------------------------------------------------------------------|---------------------|----------------|---------------------|---------------|
| Accepted by:  | Poster & Affidavit: | Fee: \$ 945.00 | Case Number: S12651 | Meeting Date: |
|--------------------------------------------------------------------------------------------------|---------------------|----------------|---------------------|---------------|

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

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Girdwood- Turnagain Arm

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☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provided by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Fee:

- Plat: Copies ☒ Plat, full size ☒ 8½x11 reduced copy ☒ Watershed sign off form, completed
 Other ☐ Aerial photo ☐ Housing stock ☒ Zoning ☐ One copy, original application
 (8 sets short plat; 17 sets long plat)

Property Title: ☒ Certificate to Plat

Documents to provided unless waived by Platting Officer:

- ☒ Site topography (4 copies minimum) on plat Waived by _____
☐ Soils investigation and analysis reports (4 copies minimum) Waived by _____
☒ Subdivision drainage plan Waived by _____

October 13, 2021

R&M No. 2731.01

Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK. 99507

RE: Preliminary Plat for Proposed Tracts G5 & G6 (Plat 83-62) and Tracts G3-1 & G4-1 (Plat 2007-114), Athenian Village Subdivision

Dear Sir or Madam:

The attached preliminary plat affects the following existing legal descriptions:

Tracts G5 and G6, Athenian Village Subdivision, Plat No. 83-62

Tracts G3-1 and G4-1, Athenian Village Subdivision, Plat No. 2007-114

This subdivision was previously reviewed under the abbreviated plat process as Case No. S12514. After receiving the summary of action, the owner acquired the adjacent tract to the west and would like to include it in the subdivision. The previous plat was canceled and an entirely new preliminary plat is being submitted for review under a separate platting action that will include the additional tract.

All four tracts are owned by the Southcentral Foundation (SCF). The intention of this platting effort is to replat the four tracts into a single large tract and vacate the 20' Telephone, Electric and Sanitary Sewer Easement shown running north-south within the properties.

The purpose of the replat is to allow SCF to demolish the existing building shown within existing Tract G5, and build a new, larger facility within the newly created tract. Combining the lots also allows for the expansion of on-site parking. During construction of the new building, all utilities that fall within the proposed 20' easement vacation will be relocated to fall within existing easements that run along the north boundary.

Access to the site is a primary concern. An access point currently exists directly from Elmore Road, but this only allows access from the north as there is a median between the lanes. The underlying plats, Plat 2007-114 and Plat 83-62, each contain a note which states "Direct Vehicular access on East 43RD Place is prohibited". This made sense when the subdivisions were approved because there was limited traffic accessing the site, and Tudor Road traffic counts were not as high. With the newer road construction and higher traffic volumes, the DOT has stated that they will not grant direct access to Tudor Road from the parcel. Instead, they recommend and support a second access directly to E. 43rd Place. Secondary access from E. 43rd would increase local connectivity while minimizing direct flow of traffic onto Tudor Road, and providing semi-private access to the facility to maintain the confidentiality of its patient's.

Thank you for considering this plat request. Please forward any questions or comments to Dave Hale, R&M Consultants, at 646-9651.

Sincerely,

David C. Hale, PLS

R&M Consultants, Inc.



R&M CONSULTANTS, INC.

0101 Vanguard Drive
Anchorage, Alaska 99507

Phone: 907.522.1707

Fax: 907.522.3403



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.state.ak.us

September 18, 2019

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

RE: MOA Plat Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Platting and Zoning Review Committee has comments on the following plats:

- **S12499: Telaquana Heights Subdivision, Lots 19A & 19B**
 - No change to existing access or additional accesses allowed for either lot onto Alyeska Highway. Any changes would exacerbate existing drainage and icing issues.
 - A current driveway permit is required.
- **S12514: Athenian Village Subdivision, Tract G5-1**
 - No direct access to Tudor Road will be granted. Obliterate current Tudor Road access.
 - A current driveway permit is required.
 - Show sidewalk easement along the entirety of Elmore Road adjacent site.
 - DOT&PF recommends and supports any action that facilitates a second access to site from East 43rd Place.

Sincerely,


James Starzec
AMATS Transportation Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

"Keep Alaska Moving through service and infrastructure."

Southcentral
Foundation



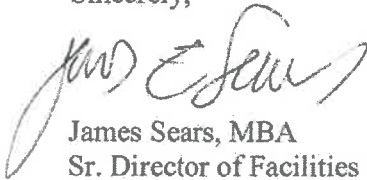
May 23, 2019

RE: Southcentral Foundation 4330 Elmore Property

To Whom It May Concern:

This Letter Authorizes R&M Consultants, Inc. to represent Southcentral Foundation on 4330 Elmore Road properties for Municipal Planning, Permitting and Platting activities. If you have questions or concerns, please contact me at 907-729-5261 or at jsears@SouthcentralFoundation.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James Sears", is written over the typed name and title.

James Sears, MBA
Sr. Director of Facilities

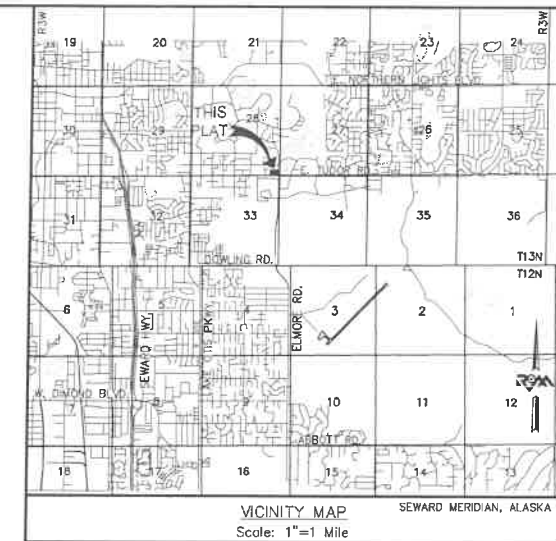
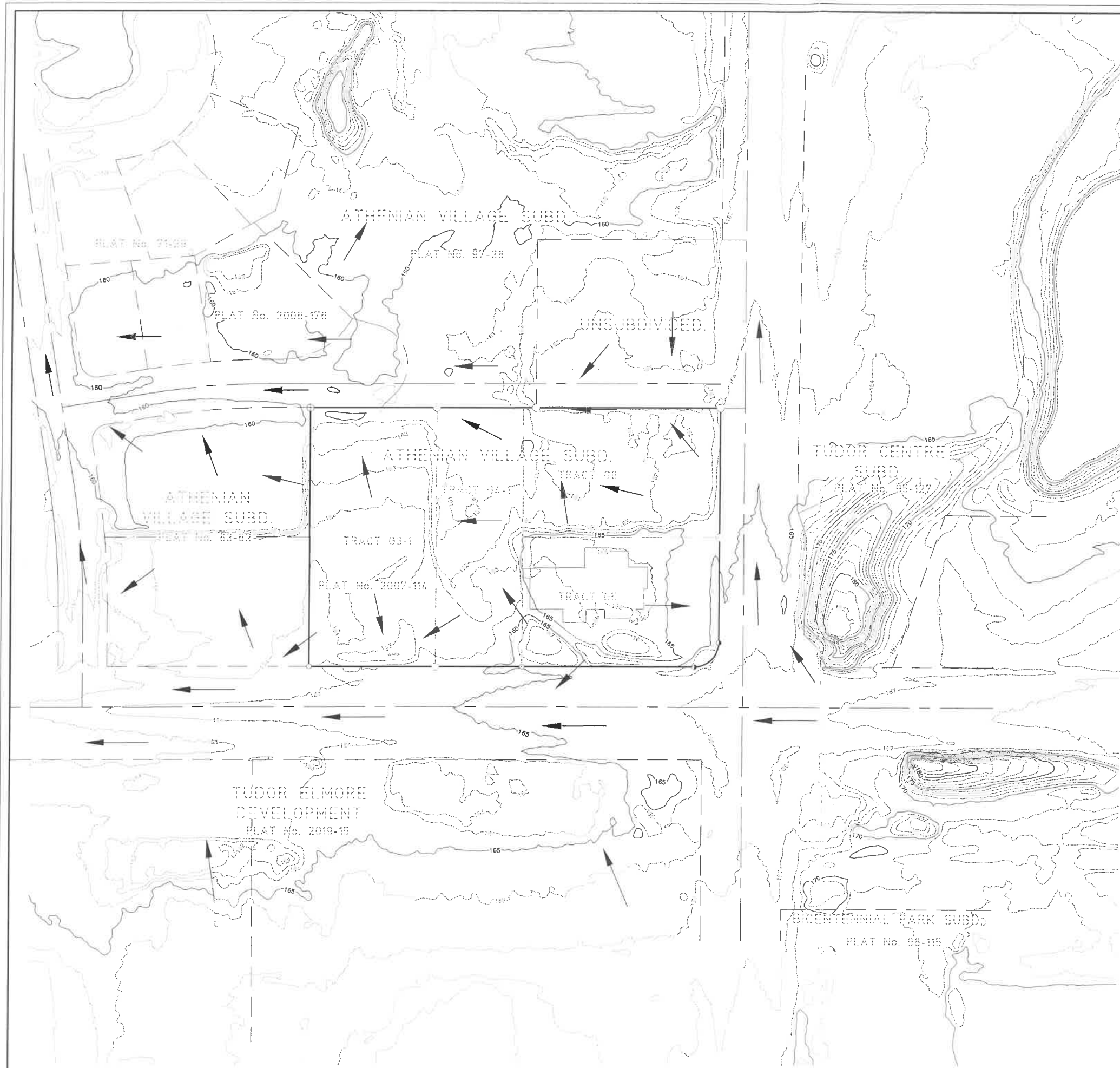


ZONING AFFIDAVIT STATEMENT*

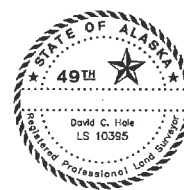
| | | | | | |
|------|----------|---------------------|------------------|--------|----|
| DATE | 10/14/21 | SUBDIVISION NAME | Athenian Village | CASE # | S- |
|------|----------|---------------------|------------------|--------|----|

I, David C. Hale, declare that the plat of Athenian Village has been checked and to the best of my knowledge and ability complies with the zoning requirements of the Municipality of Anchorage Land Use Regulations Title 21 for the B-3 zoning district.

Signed by: 



- NOTES**
1. CONTOUR INTERVAL IS ONE-FOOT
 2. CONTOURS DERIVED BY CURRENT MOA LIDAR DATA



**DRAINAGE PLAN FOR
ATHENIAN VILLAGE SUBDIVISION
PROPOSED TRACT G5-1
WITH VACATION OF 20' TELEPHONE,
ELECTRIC, AND SANITARY SEWER EASEMENT**

A 3.716 ACRE RESUBDIVISION OF TRACTS G5 AND G6
(PLAT No. 83-62), AND TRACTS G3-1 AND G4-1 (PLAT
No. 2007-114), ATHENIAN VILLAGE SUBDIVISION.

LOCATED WITHIN THE SE 1/4, SECTION 28, TOWNSHIP 13 NORTH,
RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

R&M
AECC 111

9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com

| | | | | | | | |
|----------|-----|----------|---------|-------|------------|----------|--------|
| DRAWN: | DCH | SCALE: | 1"=60' | GRID: | SW 1735 | CASE No. | SXXXXX |
| CHECKED: | BM | PROJECT: | 2731.01 | DATE: | 10/13/2021 | SHEET: | 1 OF 1 |

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Athenian Village Subdivision
- Project Location, Tax ID, or Legal Description: Tracts G3-1, G4-1, G5, & G6
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

~~X~~

KBC

DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

DOES contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

New or additional mapping **IS NOT REQUIRED**.*

Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*

Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | |
|-------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Y <input type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | |

Inspection Certified By:

Date:



10/14/21



Mayor
Dave Bronson

Anchorage Water & Wastewater Utility



Board Chair
Aaron D. Dotson

AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Athenian Village
- Project Location, Tax ID, or Legal Description: TAX ID's: 008-024-05, 008-024-06, 008-024-08, 008-024-09
- Is this parcel located within AWWU's certificated service area? ----- **X / N**
- Is a water key box located on each parcel? ----- **X / N**
 - Does this service meet DCPM Standard? ----- **X / N**
- Is sewer stubbed to each parcel? ----- **Y / X**
 - Does this service meet DCPM Standard? ----- **X / N**
- Are there any water or sewer connections that require removal? ----- **X / N**
- Are there any additional easements needed? ----- **Y / X**
- Have any Private System plans been submitted for review? ----- **Y / N**
- Are any of the lots subject to extended connection or other agreements? ----- **Y / X**
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- **Y / X**

If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

| | Levied | Assessment Balance | Year |
|--------------------|--------------|--------------------|------|
| Water Lateral | X / N | | |
| Water Transmission | X / N | | |
| Sewer Lateral | X / N | | |
| Sewer Trunk | X / N | | |

- Comments:
AWWU has no comments on the proposed platting.

Verified By (AWWU):

Date:

10/27/21

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwubiz



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

PRINTED NAME/TITLE SIGNATURE
SOUTHCENTRAL FOUNDATION
OWNER, TRACTS G3-1, G4-1, G5, AND G6, ATHENIAN VILLAGE SUBDIVISION
4330 ELMORE ROAD
ANCHORAGE, AK. 99508

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA THIS ____ DAY OF ____, 2021.
ATTEST:

MUNICIPAL CLERK MAYOR OF ANCHORAGE

APPROVALS

PLATTING 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 ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL DATE

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS ____ DAY OF ____, 2021.

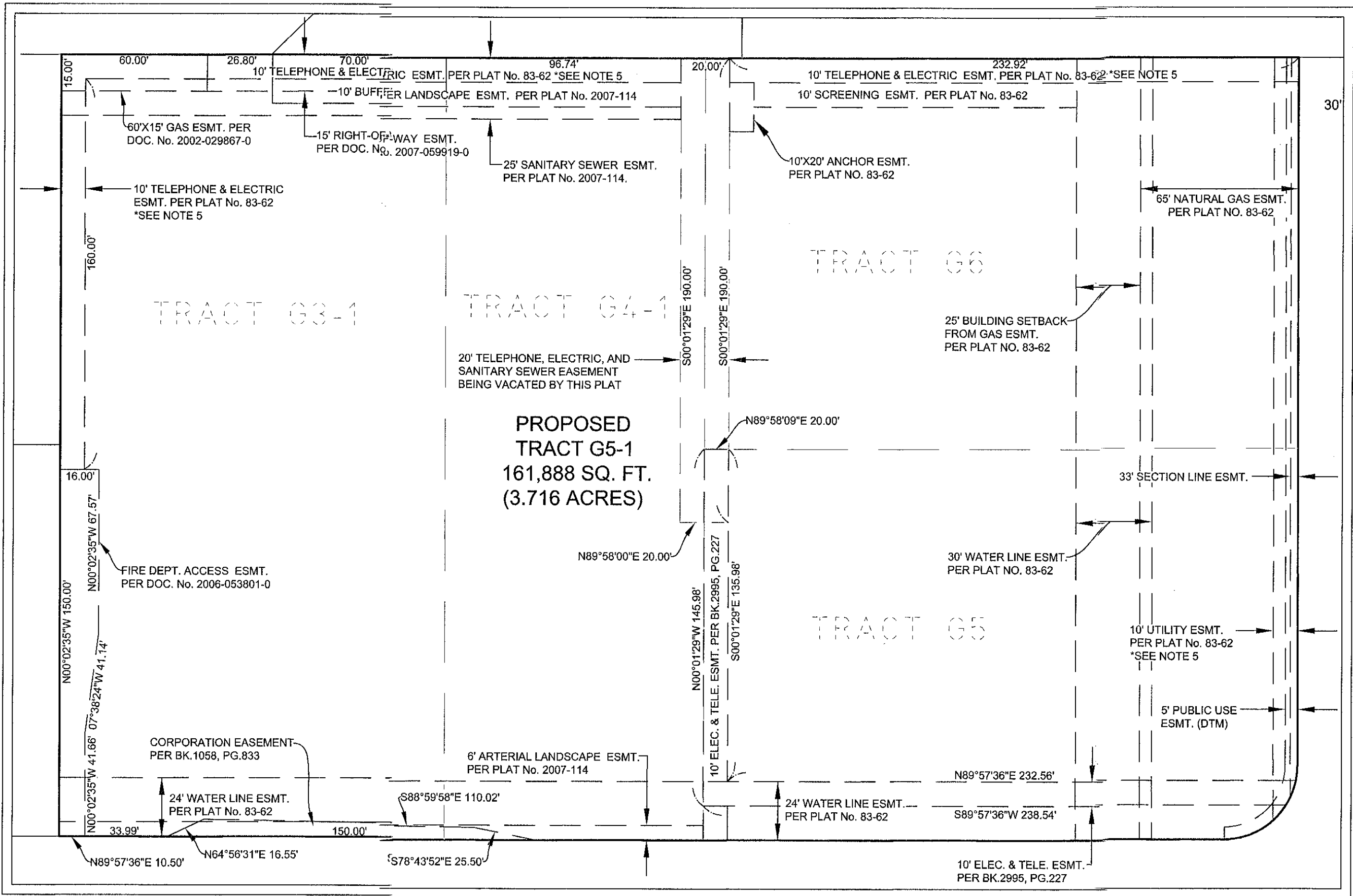
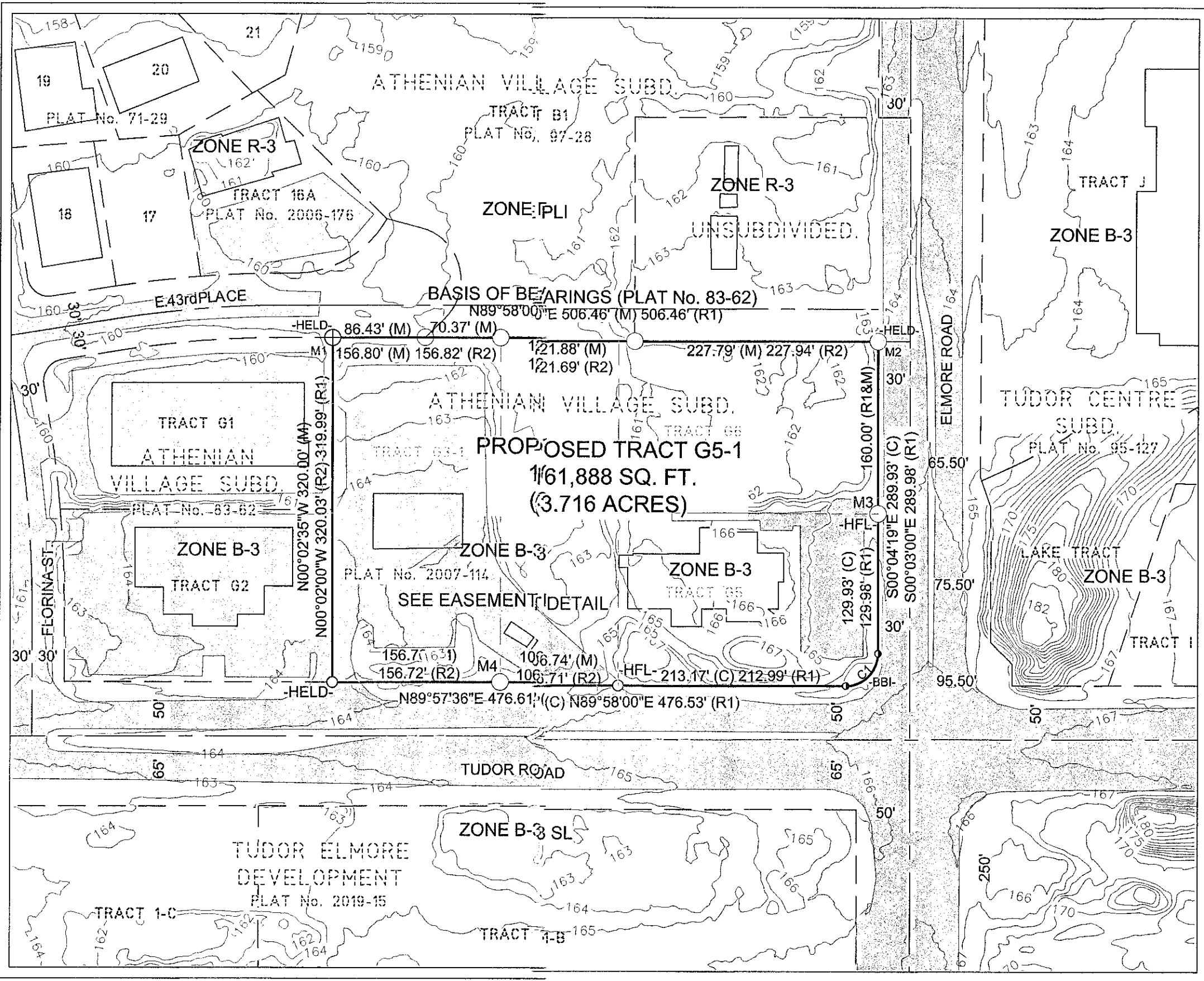
PRINTED NAME/TITLE SIGNATURE

DATE

SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF ATHENIAN VILLAGE SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A, MONUMENTS TO BE SET BY N/A.

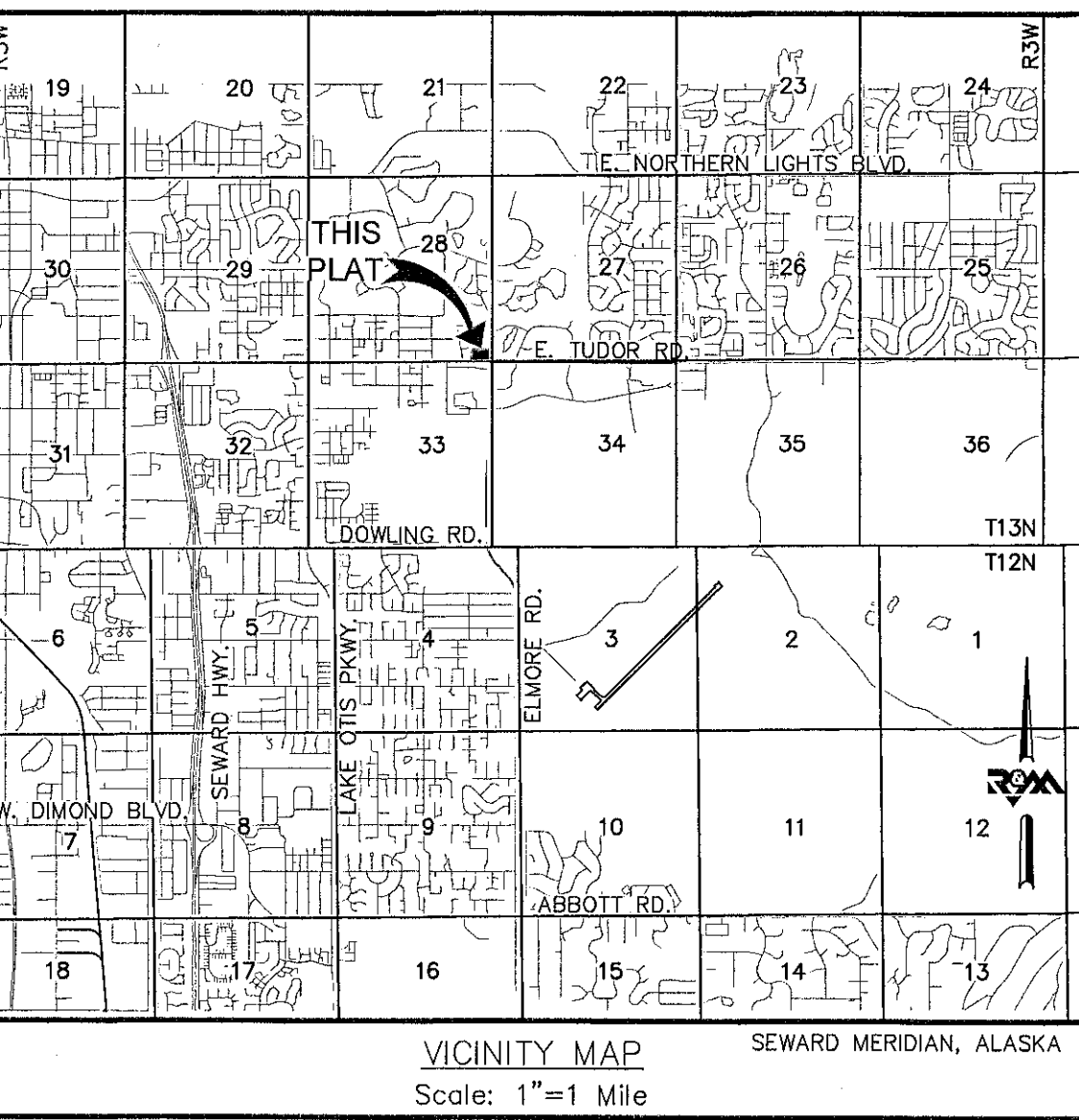
DAVID C. HALE, L.S. 10395 DATE



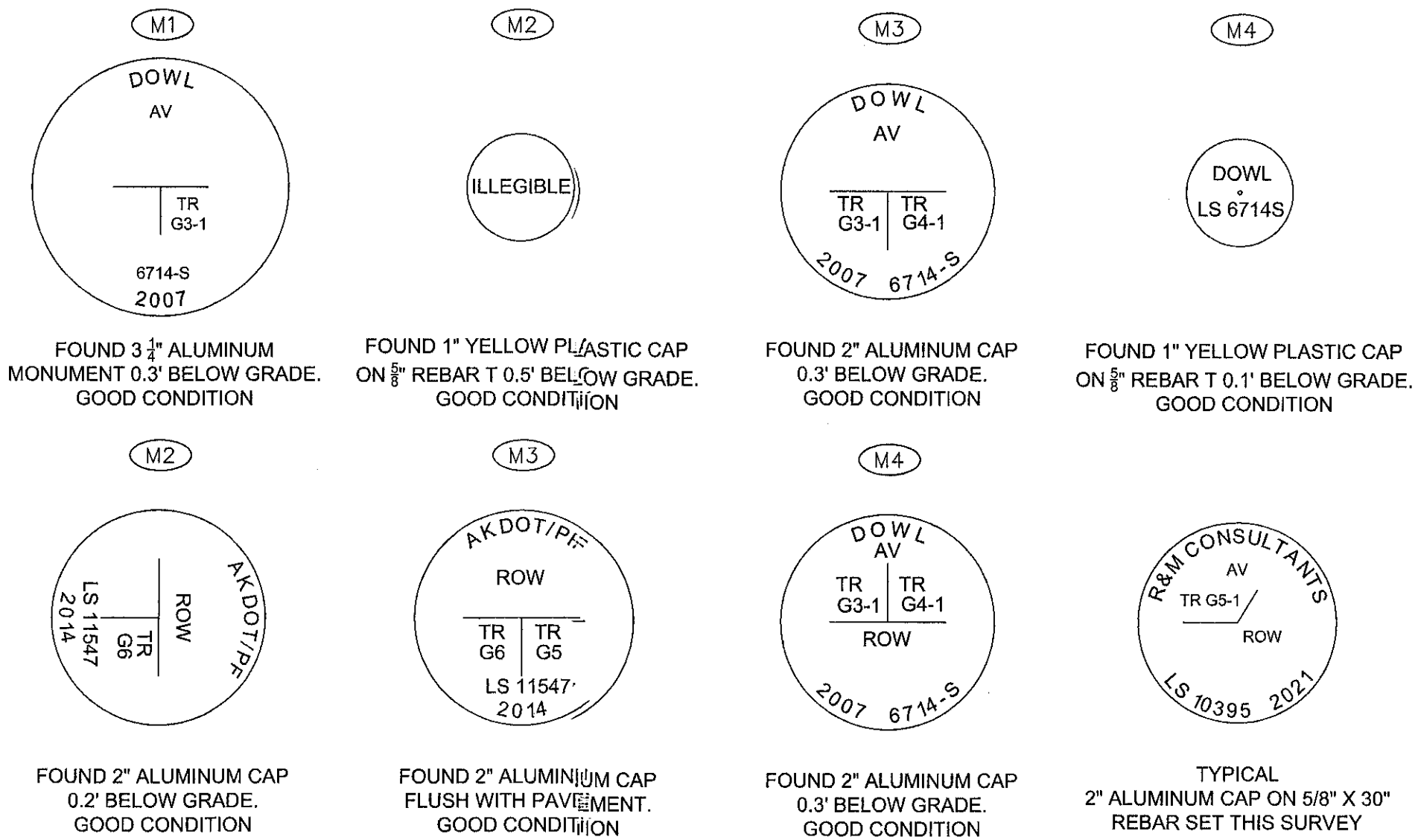
NOTES

1. 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.
2. 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.
3. EASEMENTS THAT ARE NOT REFERENCED WITH (DTM) ARE NOT DEDICATED BY THIS PLAT.
4. NO BUILDING SHALL BE PLACED WITHIN 5 FEET OF A SANITARY SEWER EASEMENT UNLESS FOUNDATION FOOTING IS BELOW ELEVATION 159.00' NGS 1972 ADJUST DATUM.
5. A 10 FOOT ELECTRIC EASEMENT IN FAVOR OF CHUGACH ELECTRIC ASSOCIATION, INC., RECORDED IN BOOK 200, PAGE 241, EXISTS ALONG THE EAST AND NORTH BOUNDARY OF TRACT G5-1, AND UNDERLIES THE EXISTING 10 FOOT UTILITY AND TELEPHONE & ELECTRIC EASEMENTS DEDICATED BY PLAT No. 83-62.
6. A BLANKET RIGHT OF WAY AGREEMENT EXISTS AS RECORDED IN MISC. BOOK 17, PAGE 204.

| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|-----------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 (C) | 47.14' | 30.00' | 090°01'55" | N 44° 58' 38" E | 42.44' |
| C1 (R1) | 47.13' | 30.00' | 090°01'00" | | |



MONUMENTS



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND ALUMINUM CAP AS DESCRIBED
- FOUND 5/8" DIA. REBAR
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- HELD- HELD FOUND MONUMENT POSITION
- (DTM) EASEMENT DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
- (M) MEASURED DIMENSIONS THIS SURVEY
- (C) COMPUTED DIMENSIONS
- (R1) RECORD DIMENSIONS PER PLAT No. 83-62
- (R2) RECORD DIMENSIONS PER PLAT No. 2007-114
- (R1&R2-C) COMPUTED FROM RECORD DIMENSIONS USING BOTH PLATS



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLAT OF
ATHENIAN VILLAGE SUBDIVISION
PROPOSED TRACT G5-1
WITH VACATION OF 20' TELEPHONE,
ELECTRIC, AND SANITARY SEWER EASEMENT

A 3.716 ACRE RESUBDIVISION OF TRACTS G5 AND G6
(PLAT No. 83-62), AND TRACTS G3-1 AND G4-1 (PLAT
No. 2007-114), ATHENIAN VILLAGE SUBDIVISION.

LOCATED WITHIN THE SE 1/4, SECTION 28, TOWNSHIP 13 NORTH,
RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com

DRAWN: DCH SCALE: 1"=40' GRID: SW 1735 CASE No. S12651

CHECKED: BM PROJECT: 2731.01 DATE: 11/02/2021 SHEET: 1 OF 1