

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) Glacier City Center LLC.		Name (last name first) Z Architects	
Mailing Address P.O. Box 274		Mailing Address P.O. Box 842	
Girdwood, AK 99587		Girdwood, AK 99587	
Contact Phone – Day: 907-331-6636 Evening: 907-331-6636		Contact Phone – Day: 907-783-1090 Evening:	
E-mail: nathen49@gmail.com		E-mail:	

*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): 075-031-41-000		
Site Street Address: NHN Hightower Rd, Girdwood, AK 99587		
Description of right-of-way/easement: (use additional sheet if necessary) 25.00' Building Setback Easement and 20.00' Telecom. Easment (to be realigned). See attached narrative for more information.		
Zoning: GC8	Acreage: 1.5	Grid #: SE4715
# Lots:	# Tracts: E3	Total # parcels: 1

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)

14 March 2022
 Date

CONNOR SCHER C/O Z ARCHITECTS, LLC
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 512669	Meeting Date: 05/23/2022
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COMPREHENSIVE PLAN INFORMATION

Improvement 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/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens 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:
 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) Waived by EA
 Soils investigation and analysis reports (4 copies minimum) Waived by EA
 Subdivision drainage plan Waived by EA

Municipal Vacation Policy

In considering any vacation of public rights-of-way, dedication, section line easement, BLM easement, or public use easement, the Municipality uses the following to guide the Community Development Department recommendation to the Platting Board:

1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.
2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.
3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
5. In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.
6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.



Marco Zaccaro
PO Box 842
Girdwood, AK 99587

1.907.783.1090
1.907.230.3044 cell
zarchitects@alaska.net

22 March 2022
Attn: David Whitfield
david.whitfield@anchorageak.gov
MOA Planning Department
4700 Elmore Road
Anchorage, Alaska 99519-6650

Subject: Application for Right-of-Way and Easement Vacation and Realignment by Document

Mr Whitfield,

The owners of Tract E3, Girdwood Elementary School Subdivision (075-031-41-000) in Girdwood have authorized me to write this application for the subject property. Plat 95-35 created two easements for which we are seeking vacation by document. We are requesting the realignment of the T&E easement by document (see attached metes and bounds description and Exhibit A). The easements impact the west part of the property and significantly reduce the buildable area of the lot. This effort is necessary to begin development of the Glacier City Center, a multi-phase mixed-use development in Girdwood. There will be ten townhouse-style residential units constructed in the first phase. Site planning identified the back portion of the lot to be the best location for these units.

Currently the project is pursuing a Development Master Plan and has received significant support from members of the community. As part of the public outreach for the project, the design team and owners have presented the project at four community meetings with the proposed site plan showing the buildings coincident with the easements; the team explained the need to vacate these and realign the T&E easement to improve the use of the site.

We are seeking vacation and realignment by document of the T&E Easement that parallels the building setback easement. The owners have been working with Chugach Electric to create a new easement that accommodates the proposed design. This new easement will route between two of the buildings and then continue under a driveway to the adjacent right-of-way. This application includes metes and bounds for the realigned T&E Easement and seeks its dedication by document.

There are two other platted reserves or easements that impact the property. However, we are not seeking any changes to those. Plat 95-35 Note #4 comes from Plat 85-38

Note #1:

A stream maintenance easement 25-feet wide along each bank, measured from the line of ordinary high water: provided that all stream maintenance easements along water or drainage courses less than 5-feet at ordinary high water shall be 25-feet wide centered on the thread of the stream. (Per MOA 21.80.040).

These maintenance easements follow the OHW mark of the streams. Per the most recent survey, California Creek is further from the property boundary than 25 feet, and so these easements do not impact the proposed development.

The other reserve is a "Well Site Reserve" with a 200-foot radius circle centered on a well house, per Plat 95-35 Note #5 which originally comes from Plat 68-42. Plat 95-35 Note #5 reads, "Well site Reserve: No buildings to be constructed in this area, per Plat 85-38." Plat 85-38 references Plat 68-42, which is the first plat to show the reserve. Plat 2003-84, recorded prior to development of the new (current) Girdwood Post Office, includes reference to Vacation Resolution 2002-04, which vacated the 200-foot reserve. This plat dedicated a new circular reserve with only a 100-foot radius. With the revised radius, there is very little impact to Tract E3 and does not affect the proposed development. For the Glacier City Center development proposal and easement vacation application we are not seeking any change from these.

The application for easement vacations includes six criteria "to guide the Community Development Department":

1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way [are] surplus.
 - a. Building Setback Easement: This 25-foot easement is surplus to the current and future needs of the public as it is duplicative to land use code requirements. We are seeking vacation of this easement because Chapter 9 of AMC Title 21 includes provisions for setbacks for all parcels that provide the same protections to neighboring properties as this easement. For gC-8, the side setback is 10 feet. The open Tract E5, Girdwood Elementary School Subdivision, contains California Creek and is a verdant green belt and buffer between the lots along Crow Creek and Hightower Roads. The width and undeveloped nature of the tract seem sufficient protection for these lots. Further, the tract contains a hiking trail popular with local residents and wildlife so preserving the setback easement is not necessary for the use of the public. The creek also has setbacks for the protection and preservation of the streamside and riparian edge zones. Title 21 requires a total stream setback width of 100', which does prevent development on portions of Tract E3 that this easement currently impacts, resulting in equivalent protection to the stream in the areas it is proximate to. Removal of the Building Setback easement does not appear to reduce

the protections to neighboring lots and natural resources that may have been its original intention.

- b. T&E Easement: This 20-foot easement is in use and the owners of Tract E3 have worked with Chugach Electric, the owner of the easement, to realign the easement to accommodate the development plan. This is similar to the work done for a previous development effort at the site that relocated the easement so it is not a novel effort. We are seeking vacation of this easement and dedication of a new T&E easement for current and future development and service.
2. The Municipality will not entertain any vacation of right-of-way on a street on the Officials Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.
 - a. Both Easements: The OS&HP does not include a street or proposed street that uses these easements, or that runs adjacent to them through Tract E5. "California Creek Way" is a platted ROW and planned street on one side of Tract E3, but this application does not request any vacation or change thereof.
3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
 - a. Both Easements: Neither easement lies on the half-mile grid.
4. Any right-of-way lying on the quarter-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for the right-of-way.
 - a. Both Easements: Neither easement lies on the quarter-mile grid.
5. In all cases it must be proven that the remaining property in the area can be adequately served and that traffic circulation is [enhanced] by the vacation of the right-of-way.
 - a. Building Setback Easement: This easement intersects with the ROW for "California Creek Way" which carries an 8-foot setback for the property. We are seeking vacation of the setback easement (on the rear of the property) to increase the buildable area of the parcel, but the remaining undeveloped land will be accessible for maintenance vehicles from the site and from "California Creek Way" if necessary.
 - b. T&E Easement: This easement is in use and requires access for inspection and maintenance vehicles. With the vacation of the current easement and dedication of the new T&E easement, this level of access will remain for the existing and new utilities.
6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.

- a. ~~Building Setback Easement: This easement is does not appear to be necessary for development of a future street and we are seeking its vacation without realignment.~~
- b. T&E Easement: This easement is in use and we are seeking its vacation with realignment. The new, realigned easement will have similar beginning and ending points, and will extend to the northwestern property line to provide future service to Tract E5. It will provide better access to the utility line, as the lines will be under and coincidental with a driveway.

The Glacier City Center is a significant investment in the New Townsite of Girdwood. The success of the development is predicated on community support, which comments and discussions at community meetings have demonstrated, an approved Development Master Plan, which is underway, and the vacation of these two easements and rededication of one, which we are requesting. Thank you for considering this application for easement vacation and realignment by document.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marco Zaccaro', with a stylized flourish at the end.

Marco Zaccaro, AIA, NCARB

Attachments:

1. Metes and Bounds Description for realigned T&E Easement
2. Exhibit A: Survey map of realigned T&E Easement
3. Plat 95-35 (one full-size and one letter-sized copy)
4. Watershed sign-off form
5. CEA Right-of-Way Easement Letter
6. AWWU Pre-Platting Review Form
7. Aerial photo
8. Zoning Districts map
9. Letter of Authorization
10. Authority to Plat: Property Title and 2022 State of Alaska Biennial Report for Glacier City Development, LLC

New Electrical Easement Metes & Bounds Description

A 20-foot wide easement lying within Tract E3, Girdwood Elementary School Subdivision, according to Anchorage Recording District plat 95-35, and being more particularly described as follows:

Beginning at the southwest corner of said Tract E3, thence along the south boundary, South 73°14'51" East, 29.12 feet to a point, the True Point of Beginning;

Thence North 47°35'41" East, 41.84 feet;

Thence North 30°44'42" West, 42.22 feet;

Thence North 54°50'50" East, 45.45 feet;

Thence North 51°46'48" East, 24.65 feet;

Thence South 74°32'43" East, 50.02 feet;

Thence North 57°29'24" East, 114.80 feet;

Thence to the east 22.39 feet along the arc of a curve whose radius is 621.54 feet whose chord bears South 59°12'22" East 22.39 feet;

Thence South 57°29'24" West, 133.75 feet;

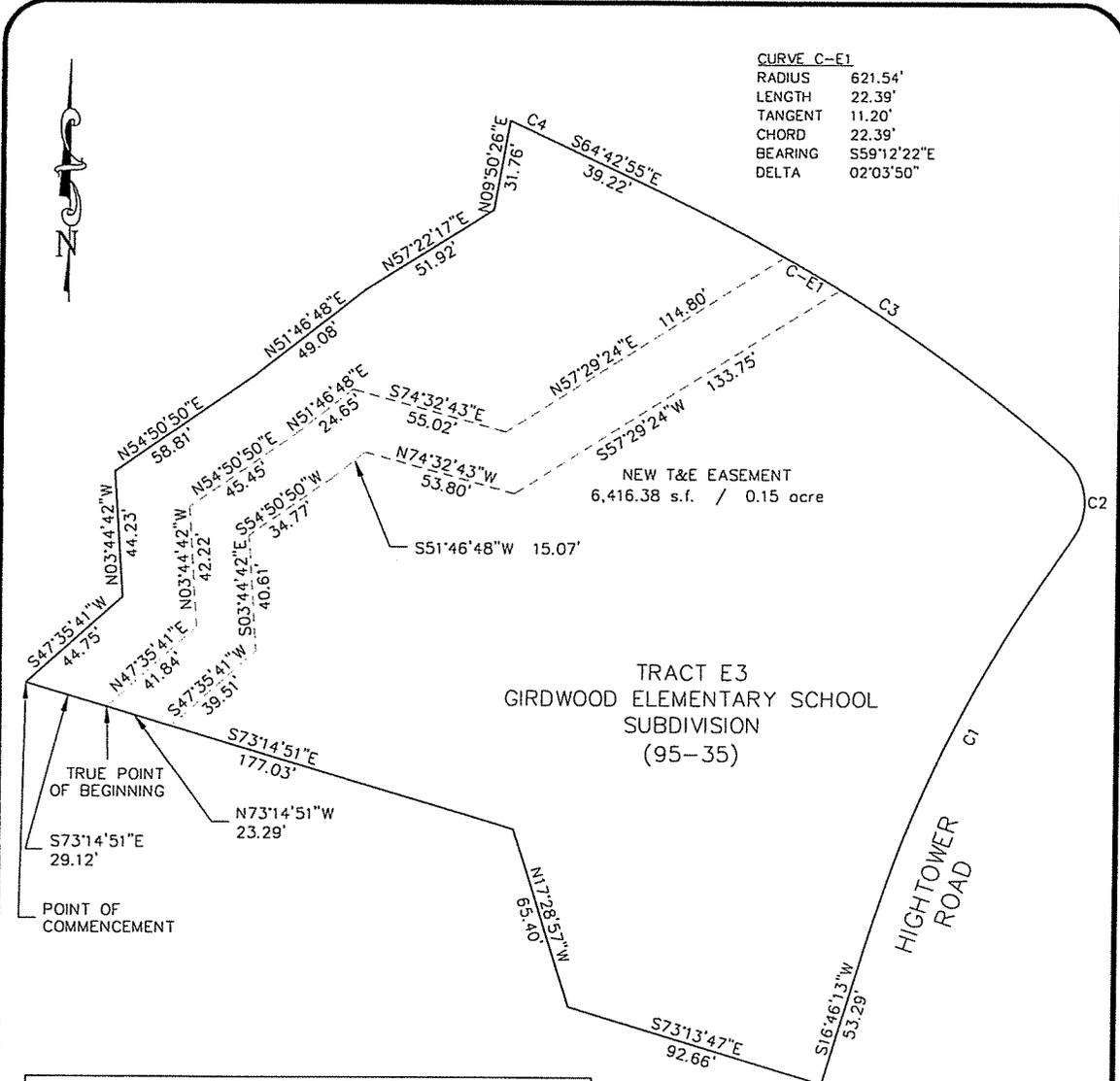
Thence North 74°32'43" West, 53.80 feet;

Thence South 54°50'50" West, 34.77 feet;

Thence South 03°44'42" East, 40.61 feet;

Thence South 47°35'41" West, 39.51 feet;

Thence along the south boundary of said lot, North 73°14'51" West, 23.29 feet to the True Point of Beginning and containing approximately 6,416.38 square feet, as shown on attached Exhibit A.



CURVE C-E1

RADIUS	621.54'
LENGTH	22.39'
TANGENT	11.20'
CHORD	22.39'
BEARING	S59°12'22"E
DELTA	02°03'50"

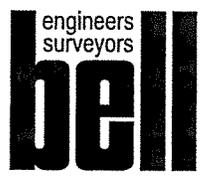
NEW T&E EASEMENT
6,416.38 s.f. / 0.15 acre

TRACT E3
GIRDWOOD ELEMENTARY SCHOOL
SUBDIVISION
(95-35)

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	(R1) 19°53'19"	460.00'	159.68'	158.87'	S26°42'52"W
C2	(R1) 85°38'41"	20.00'	29.90'	27.19'	N06°09'49"W
C3	(R1) 15°43'46"	621.54'	170.63'	170.10'	N56°51'02"W
C4	(R1) 11°34'15"	955.95'	193.05'	192.72'	N70°30'03"W

(R1) - Record Per Plat 95-35

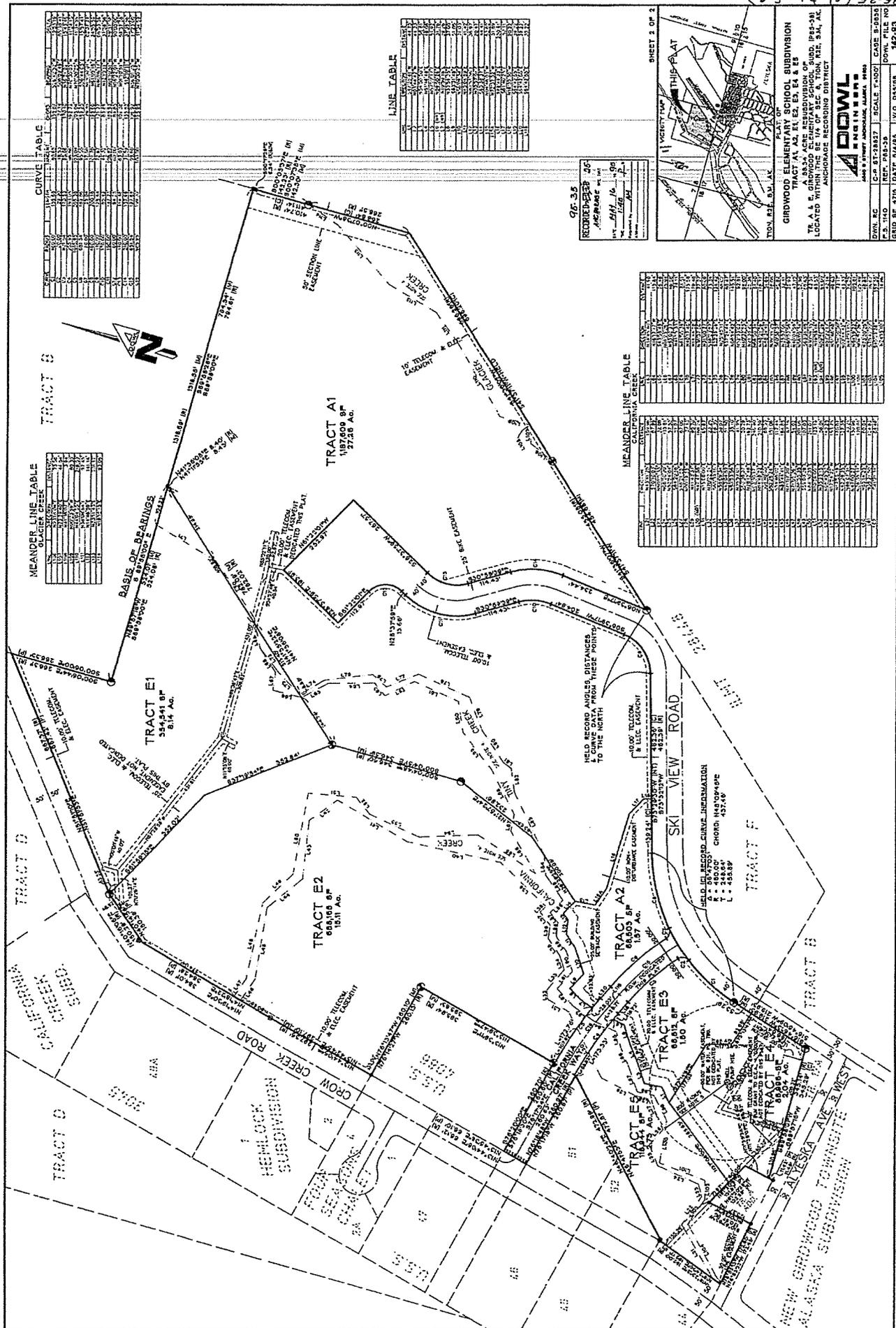


801 W. FIREWEED LN. #201
ANCHORAGE, AK 99503
(907)274-5257

EXHIBIT A CHUGACH ELECTRIC EASEMENT

GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION
TRACT E3
LOCATED WITHIN SE 1/4
SECTION 8, T10N, R2E, S.M. ALASKA
ANCHORAGE RECORDING DISTRICT

PROJECT NO.:	2021-2854
GRID NO.:	SE 4715
SCALE:	NOT TO SCALE
DRAWN BY:	CLBS
CHECKED BY:	CLB
DATE:	02-07-2022



CURVE TABLE

NO.	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	AREA
1	N 10° 00' 00" E	100.00	N 79° 59' 59" W	100.00	157.08	157.08
2	N 80° 00' 00" E	100.00	N 10° 00' 00" W	100.00	157.08	157.08
3	N 70° 00' 00" E	100.00	N 20° 00' 00" W	100.00	157.08	157.08
4	N 60° 00' 00" E	100.00	N 30° 00' 00" W	100.00	157.08	157.08
5	N 50° 00' 00" E	100.00	N 40° 00' 00" W	100.00	157.08	157.08
6	N 40° 00' 00" E	100.00	N 50° 00' 00" W	100.00	157.08	157.08
7	N 30° 00' 00" E	100.00	N 60° 00' 00" W	100.00	157.08	157.08
8	N 20° 00' 00" E	100.00	N 70° 00' 00" W	100.00	157.08	157.08
9	N 10° 00' 00" E	100.00	N 80° 00' 00" W	100.00	157.08	157.08
10	N 00° 00' 00" E	100.00	N 90° 00' 00" W	100.00	157.08	157.08

MEANDER LINE TABLE

NO.	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	AREA
1	N 10° 00' 00" E	100.00	N 79° 59' 59" W	100.00	157.08	157.08
2	N 80° 00' 00" E	100.00	N 10° 00' 00" W	100.00	157.08	157.08
3	N 70° 00' 00" E	100.00	N 20° 00' 00" W	100.00	157.08	157.08
4	N 60° 00' 00" E	100.00	N 30° 00' 00" W	100.00	157.08	157.08
5	N 50° 00' 00" E	100.00	N 40° 00' 00" W	100.00	157.08	157.08
6	N 40° 00' 00" E	100.00	N 50° 00' 00" W	100.00	157.08	157.08
7	N 30° 00' 00" E	100.00	N 60° 00' 00" W	100.00	157.08	157.08
8	N 20° 00' 00" E	100.00	N 70° 00' 00" W	100.00	157.08	157.08
9	N 10° 00' 00" E	100.00	N 80° 00' 00" W	100.00	157.08	157.08
10	N 00° 00' 00" E	100.00	N 90° 00' 00" W	100.00	157.08	157.08

LINE TABLE

NO.	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	AREA
1	N 10° 00' 00" E	100.00	N 79° 59' 59" W	100.00	157.08	157.08
2	N 80° 00' 00" E	100.00	N 10° 00' 00" W	100.00	157.08	157.08
3	N 70° 00' 00" E	100.00	N 20° 00' 00" W	100.00	157.08	157.08
4	N 60° 00' 00" E	100.00	N 30° 00' 00" W	100.00	157.08	157.08
5	N 50° 00' 00" E	100.00	N 40° 00' 00" W	100.00	157.08	157.08
6	N 40° 00' 00" E	100.00	N 50° 00' 00" W	100.00	157.08	157.08
7	N 30° 00' 00" E	100.00	N 60° 00' 00" W	100.00	157.08	157.08
8	N 20° 00' 00" E	100.00	N 70° 00' 00" W	100.00	157.08	157.08
9	N 10° 00' 00" E	100.00	N 80° 00' 00" W	100.00	157.08	157.08
10	N 00° 00' 00" E	100.00	N 90° 00' 00" W	100.00	157.08	157.08

95-35
 RECORDS DEPT. 20
 ARCHIVE # 10
 FILE # 10
 DATE 10/10/00
 BY 10/10/00

MEANDER LINE TABLE

NO.	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	AREA
1	N 10° 00' 00" E	100.00	N 79° 59' 59" W	100.00	157.08	157.08
2	N 80° 00' 00" E	100.00	N 10° 00' 00" W	100.00	157.08	157.08
3	N 70° 00' 00" E	100.00	N 20° 00' 00" W	100.00	157.08	157.08
4	N 60° 00' 00" E	100.00	N 30° 00' 00" W	100.00	157.08	157.08
5	N 50° 00' 00" E	100.00	N 40° 00' 00" W	100.00	157.08	157.08
6	N 40° 00' 00" E	100.00	N 50° 00' 00" W	100.00	157.08	157.08
7	N 30° 00' 00" E	100.00	N 60° 00' 00" W	100.00	157.08	157.08
8	N 20° 00' 00" E	100.00	N 70° 00' 00" W	100.00	157.08	157.08
9	N 10° 00' 00" E	100.00	N 80° 00' 00" W	100.00	157.08	157.08
10	N 00° 00' 00" E	100.00	N 90° 00' 00" W	100.00	157.08	157.08

ADOWL
 ARCHITECTURAL DESIGN & CONSTRUCTION

GRIDWOOD ELEMENTARY SCHOOL SUBDIVISION
 TRACT A1, A2, E1, E2, E3, E4 & E5
 A 283.54 ACRE REDEVELOPMENT OF
 TRACT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

FIELD RECORD CURVE INFORMATION
 R = 450.00' CHORD HAS 0.94%
 L = 428.86'

FIELD RECORD ANGLES, DISTANCES
 & CURVE DATA FROM THESE POINTS
 TO THE NORTH



HEMLOCK SUBDIVISION
 CROW CREEK ROAD
 SKI VIEW ROAD
 ALASKA AVE & MS
 NEW GRIDWOOD TOWNSHIP
 ALASKA SUBDIVISION

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DRAINAGE PROJECT NOTIFICATION AND WMS MAPPING REQUEST

Applicant Name*	Nathen Ellis	Contact Information* (Phone and email)	nathen49@gmail.com
Mailing Address*	PO Box 274 Girdwood, AK 99587		
Property Description* (subdivision, lot(s), and block)	Commercial Vacant Land; Lot		
Plat/Grid Number	Grid: SE 4715 / Plat: 950035	MOA Assessor's Office Property Identification Number*	075-031-41-000
MOA Case Number(s) (Indicate which provided)			
Project Category* (Check one)	Crossing: <input type="checkbox"/> Single-Lot Residential: <input type="checkbox"/> Class 1A <input type="checkbox"/> Class 1B <input type="checkbox"/> Class 1C <input type="checkbox"/> Class 1D Small: <input type="checkbox"/> Simple <input type="checkbox"/> Complex Large: <input type="checkbox"/> Simple <input checked="" type="checkbox"/> Complex		
Parcel Physical Location* (Driving directions, roads, etc)	Drive North on Alyeska Highway, take left on Hightower Rd, the property is		

↳ on the left right after the Post Office.

Requested Services*

- Review watercourse mapping
- Special review services requested
 - Flag stream features on-site
 - Notify prior to site visit
 Attempt to notify will be made using the contact information provided; however, pre-visit contact or scheduling for applicant presence cannot be guaranteed

Requested completion date: As soon as possible; 08/11/21 (Preferred completion date)
 No later than completion date: 08/20/21 (Later completion may incur significant project delay)
 Dates and service availability cannot be guaranteed. Scheduling is based on Planning Department priorities, request receipt order, and seasonal constraints (at minimum, mapping review requires channels to be free of snow and ice).

*** Required Information**

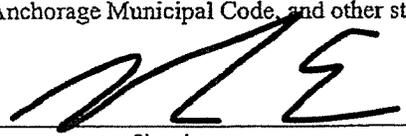
Attachments: ← Site-plans previously submitted.

- Draft map of known watercourses showing all streams and major drainageways entering, crossing or exiting the project, and the location(s) of downstream receiving waters.
- Preliminary post-development site map
- Threshold calculation (required for Single-Lot Residential and Small Projects only)
- Tabulation of pre- and post-development landcover (required for Small and Large Projects only)

Certification:

By signature below, I certify that I am legally entitled to authorize the requested services and that the attachments provided are complete and accurate representations of known site conditions and project plans. I further authorize Municipality of Anchorage (MOA) personnel to access the referenced site on foot for the purposes of identifying and / or mapping drainage features.

This form and its attachments constitute my notice to the MOA that I am developing plans for a drainage project or platting action and will be submitting a report of existing or proposed drainage conditions. I understand that all drainage projects are governed by the MOA Project Management and Engineering Design Criteria Manual, the MOA Drainage Design Guidelines, the Anchorage Municipal Code, and other state and federal regulations and permits



Signed

8-5-21

Date

CEA FORM 21
(Revised 02-19-10)

CHUGACH ELECTRIC ASSOCIATION, INC.

Anchorage, Alaska

1002-08D-29
Grid: 4715
E2214095
075-031-41-000

RIGHT-OF-WAY EASEMENT

Glacier City Development, LLC

P.O. Box 624, Girdwood, Alaska 99587

"Grantor," for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain sell, convey, set-over, and deliver to CHUGACH ELECTRIC ASSOCIATION, INC., an Alaska non-profit electric cooperative of Anchorage, Alaska, "Grantee," and to its successors, assigns, licensees, and permittees, a sole and exclusive easement through, over, in, under, and across the lands of Grantor, situate in the Anchorage Recording District, State of Alaska, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

TO erect, construct, reconstruct, and install, and to continue to operate, maintain, repair, alter, inspect, replace, improve, and relocate, and to remove, such electric transmission and distribution lines, and their related facilities, including foundations, footings, pilings, guys, anchors, crossarms and other attachments and equipment, and telephone lines, and telecommunication lines, and their related facilities, through, over, in, under, and across the aforesaid premises as may from time to time be necessary or desirable for the exclusive use, occupation, and enjoyment of such right-of-way, including the right of ingress and egress to said premises, and the right to excavate, remove soils or fill on said premises, and the right to cut and keep clear of all trees, shrubbery, undergrowth, and other obstructions on said premises as may be reasonably required for the construction, reconstruction, relocation, installation, operation, and maintenance of such facilities.

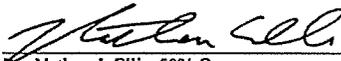
TO HAVE AND TO HOLD the same to Grantee, its successors, assigns, licensees, and permittees, FOREVER.

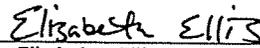
Grantor agrees that all poles, wire, conductors, and other facilities, including any main service entrance equipment, which may be installed on the above-described premises by or for Grantee or its successors, assigns, licensees, and permittees, shall remain the property of Grantee, or the property of such successors, assigns, licensees, or permittees, as the case may be, and removable at its or their option.

Grantor Covenants that he / she / they will not interfere with the lateral support of the right-of-way and will not excavate or fill in any portion of the above-described easement without written approval of Grantee.

Grantor Covenants that he / she / they is the owner of the above-described premises, and that the said premises are free and clear of encumbrances and liens of whatsoever character, except those held by the following persons:

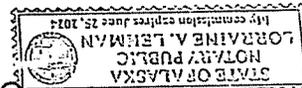
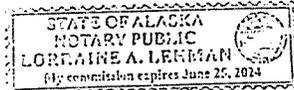
IN WITNESS WHEREOF, Grantor has set his / her / their hand and seal, or has caused these presents to be executed by his / her / their duly authorized representative or agent, all as of the ___ day of _____, 2022.


By: Nathen J. Ellis, 50% Owner,
Glacier City Development, LLC

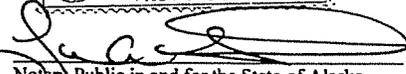

By: Elizabeth A. Ellis, 50% Owner,
Glacier City Development, LLC

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

This instrument was acknowledged before me on this 11 day of March, 2022.
by Nathen J. Ellis and Elizabeth A. Ellis, owners of Glacier City Development, LLC.



After Recording, Return to:
Chugach Electric Association, Inc.
P.O. Box 196300
Anchorage, Alaska 99519-6300


Notary Public in and for the State of Alaska
My commission expires: 6.25.2024

DO NOT PLACE ANY PORTION OF SIGNATURE/S OR NOTARY STAMP OUTSIDE THIS BORDER

1002-08D-29
Grid: 4715
E2214095
075-031-41-000

EXHIBIT "A"

A parcel of land, located within Tract E Three (E3), Girdwood Elementary School Subdivision, according to the Plat No. 95-35, on file in the Office of the District Recorder, Anchorage Recording District, Third Judicial District, Seward Meridian, Alaska, said parcel being more particularly described as follows:

Commencing at the southwest corner of Tract E3; thence $S73^{\circ}14'51''E$, a distance of 29.12 Feet along the south boundary of Tract E3 to the True Point of Beginning; thence $N47^{\circ}35'41''E$ a distance of 41.84 Feet; thence $N03^{\circ}44'42''W$ a distance of 44.22 Feet; thence $N54^{\circ}50'50''E$ a distance of 45.45 Feet; thence $N51^{\circ}46'48''E$ a distance of 24.65 Feet; thence $S74^{\circ}32'43''E$ a distance of 55.02 Feet; thence $N57^{\circ}29'24''E$ a distance of 114.80 Feet to a point on the NE'ly boundary of said Tract E3; thence along the NE'ly boundary of said Tract E3 a distance of 22.39 Feet along a curve concave to the SW with a radius of 621.54 Feet, a central angle of $02^{\circ}03'50''$, to a point on the NE'ly boundary of said Tract E3; thence $S57^{\circ}29'24''W$ a distance of 133.75 Feet; thence $N74^{\circ}32'43''W$, a distance of 53.80 Feet; thence $S51^{\circ}46'48''W$ a distance of 15.07 Feet; thence $S54^{\circ}50'50''W$, a distance of 34.77 Feet; thence $S03^{\circ}44'42''E$ a distance of 40.61 Feet; thence $S47^{\circ}35'41''W$ a distance of 39.51 Feet to a point on the SW'ly boundary of said Tract E3; thence along the SW'ly boundary of said Tract E3 $N73^{\circ}14'51''W$ a distance of 23.29 Feet to the Point of Beginning.

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Anchorage Water & Wastewater Utility



AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Girdwood Elementary School
- Project Location, Tax ID, or Legal Description: Girdwood Elementary School Tract E3
Tax ID: 075-031-41
- Is this parcel located within AWWU's certificated service area? ----- / N
- Is a water key box located on each parcel? ----- Y / N
 - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y / N
 - Does this service meet DCPM Standard? ----- Y / N
- Are there any water or sewer connections that require removal? ----- Y / N
- Are there any additional easements needed? ----- Y / N
- Have any Private System plans been submitted for review? ----- Y / N
- Are any of the lots subject to extended connection or other agreements? ----- Y / N
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- Y / N

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	Y / <input type="checkbox"/> N		
Water Transmission	Y / <input type="checkbox"/> N		
Sewer Lateral	Y / <input type="checkbox"/> N		
Sewer Trunk	Y / <input type="checkbox"/> N		

- Comments:
A mainline extension is necessary to serve the tract with water. Sewer is available to the tract.

Verified By (AWWU):

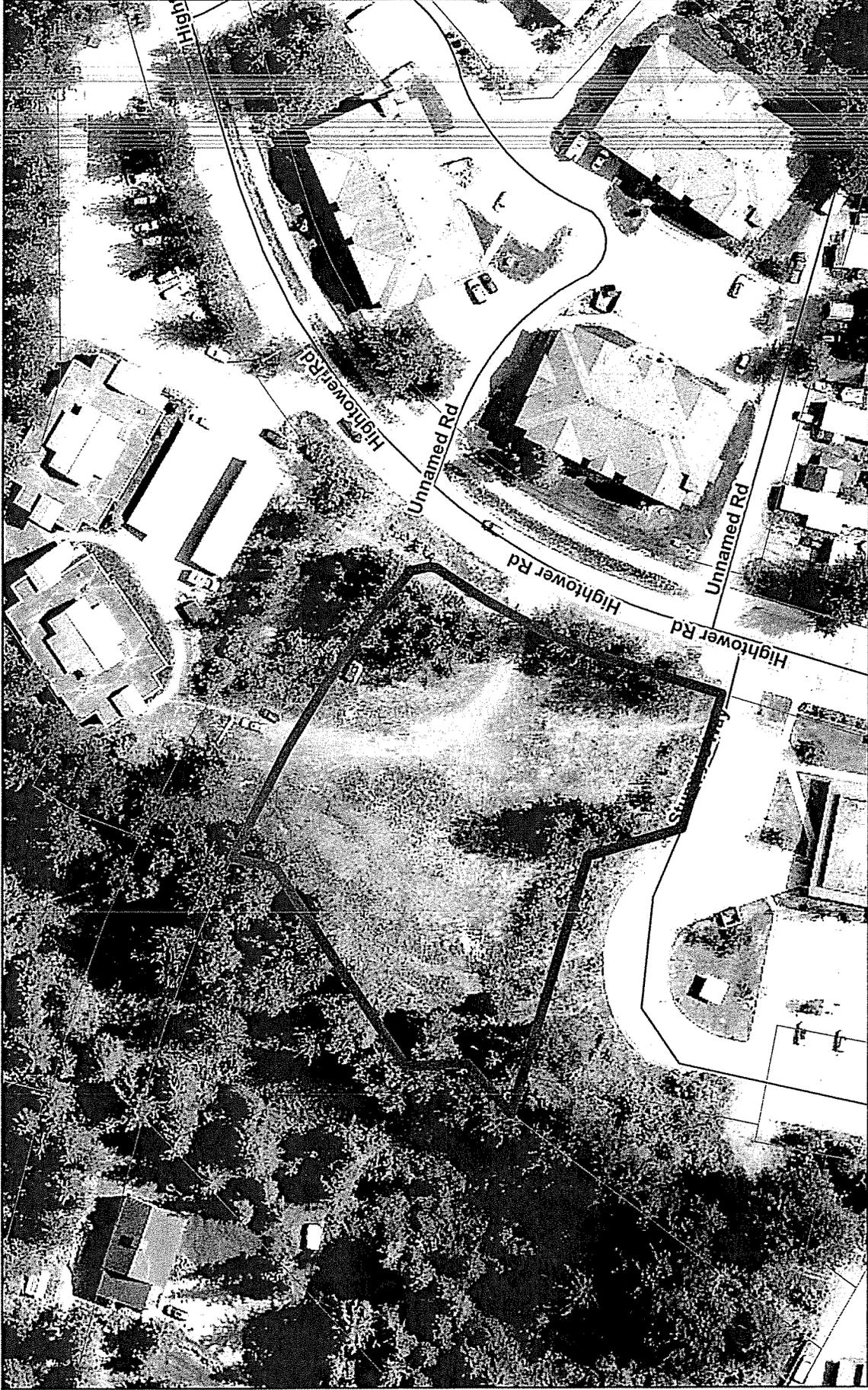
Date:

3/21/22

Anchorage Water & Wastewater Utility  Clearly



Vicinity Aerial



2/1/2022, 11:59:44 AM

Image

Red: Band_1

Green: Band_2

1:2,257

0 50 100 200 ft

0 15 30 60 m

Municipality of Anchorage, State of Alaska, © OpenStreetMap, Microsoft,

Municipality of Anchorage, State of Alaska, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, METINASA, USGS, EPA, NPS, US Census Bureau, USDA | MOA GDIC

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December 21st 2021

Subject: Letter of Authorization for Permitting

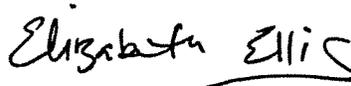
This letter serves as authorization for Z architects, LLC and staff members thereof, to act on the behalf of Glacier City Development LLC owned by Nathen and Elizabeth Ellis, for permitting applications and procedures through the Municipality of Anchorage for our property at Tract E3 of the Girdwood Elementary School Subdivision in Girdwood Alaska.

Sincerely,

Glacier City Development LLC owners



Nathen Ellis



Elizabeth Ellis

**Record in the Anchorage Recording District**

After recording return to:

Jeffrey and Eileen M. Demain
625 Highlander Circle
Anchorage, Alaska 99518

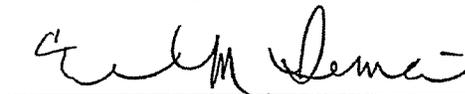
QUITCLAIM DEED

The Grantors, JEFFREY G. DEMAIN and EILEEN M. DEMAIN, whose address is 625 Highlander Circle, Anchorage, Alaska, 99518, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, convey and quitclaim to the Grantee, GLACIER CITY DEVELOPMENT, LLC, an Alaska limited liability company, whose address is 625 Highlander Circle, Anchorage, Alaska, 99518, all of the Grantors' right, title and interest in and to the following-described real estate:

Tract E3, Girdwood Elementary School Subdivision, according to the official plat thereof filed under Plat No. 95-35, in the Anchorage Recording District, Third Judicial District, State of Alaska.

DATED this 2 day of June, 2021.

GRANTORS:

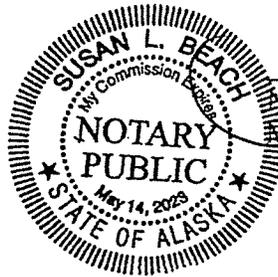
JEFFREY G. DEMAIN

EILEEN M. DEMAIN

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

BEFORE ME, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared JEFFREY G. DEMAIN and EILEEN M. DEMAIN known to me to be the individuals who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal this 2nd day of June, 2021.



Susan L. Beach
Notary Public in and for Alaska
My Commission Expires: 5-14-2023



United States of America } ss
State of Alaska }

THIS IS TO CERTIFY that the foregoing is a full, true and correct copy of the document as it appears in the records and files of my office.

IN THE WITNESS WHEREOF, I have hereunto set my hand and have affixed my official seal at Anchorage, Alaska, this 2nd day of June, 2021.

By H. Reynolds
Recorder





THE STATE
of **ALASKA**

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

AK Entity #: 90565
Date Filed: 12/22/2021
State of Alaska, DCCED

FOR DIVISION USE ONLY

Domestic Limited Liability Company

2022 Biennial Report

For the period ending December 31, 2021

Web-12/22/2021 9:43:12 AM

Due Date: This report along with its fees are due by January 2, 2022

Fees: If postmarked before February 2, 2022, the fee is \$100.00.

If postmarked on or after February 2, 2022 then this report is delinquent and the fee is \$137.50.

Entity Name: Glacier City Development, LLC

Entity Number: 90565

Home Country: UNITED STATES

Home State/Prov.: ALASKA

Physical Address: 258 Gunnysack Mine Road, GIRDWOOD,
AK 99587

Mailing Address: PO BOX 274, GIRDWOOD, AK 99587

Registered Agent information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

Name: DLG SERVICES, INC.

Physical Address: 1400 W BENSON BLVD STE 370,
ANCHORAGE, AK 99503

Mailing Address: 1400 W BENSON BLVD STE 370,
ANCHORAGE, AK 99503

Officials: The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Manager	Member
Nathen Ellis	P.O. Box 274, Girdwood, AK 99587		X	
Elizabeth Ellis	P.O. Box 274, Girdwood, AK 99587		X	
Nathen Ellis and Elizabeth Ellis, husband and wife, joint tenants with rights of survivorship	P.O. Box 274, Girdwood, AK 99587	100		X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

Purpose: any lawful

NAICS Code: 531390 - OTHER ACTIVITIES RELATED TO REAL ESTATE

New NAICS Code (optional):

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: Michael Schechter