

**PLANNING DEPARTMENT
CURRENT PLANNING STAFF ANALYSIS
PLATTING BOARD**

DATE: November 2, 2022

CASE: S12699
Holtan Hills, Tracts 1-5 with vacation of a 50-foot Section Line Easement and a 10-foot T&E Easement dedicated per Plat 85-38

Subdivision of three (3) tracts into five (5) tracts with vacation of a 50-foot Section Line Easement and a 10-foot T&E Easement dedicated per Plat 85-38.

GRID: SE4417, SE4516, SE4517, SE4615, SE4616, SE4617, SE4715, and SE4716

SITE: 448.9 acres

LAND USE: Vacant

UTILITIES: Public water is available to most tracts, public sewer is not available

TOPO: Undulating terrain

VEGETATION: Mature spruce forest with mixed undergrowth

ZONING: Includes:
GIP (Girdwood Institutions & Parks),
gR-3 (Single-Family/Two-Family Residential)
GOS (Girdwood Open Space)
GRR (Recreation Reserve)
GDR (Development Reserve)
gR-5 (Multiple-Family Residential)
GRST-2 (New Base Resort)

COMPREHENSIVE PLAN

Classification: "Open Space," "Single-family Residential," and "Multi-family Residential" per the *1995 Girdwood Area Plan*; "Low Density Residential" and "Medium Density Residential" per the *2006 Crow Creek Neighborhood Land Use Plan*.

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	gR-3	GOS	GOS	gR-3
	Single-Family/Two-Family Residential	Girdwood Open Space	Girdwood Open Space	Single-Family/Two-Family Residential
	GOS	GRR	GA	gR-5
	Girdwood Open Space	Recreation Reserve	Girdwood Airport	Multiple-Family Residential
	GDR	GA	GRST-2	GOS
	Development Reserve	Girdwood Airport	New Base Resort	Girdwood Open Space
	GW	GRST-2	GIP-p	GIP
	Girdwood Watershed	New Base Resort	Girdwood Institutions and Parks-Park	Girdwood Institutions and Parks
		GIP-p	GIP	gC-6
		Girdwood Institutions and Parks-Park	Girdwood Institutions and Parks	Crow Creek Road Commercial/Residential

ATTACHMENTS

1. Maps
2. Application
3. Reviewing Agency & Public Comments
4. Posting Affidavit
5. Supporting Information

REQUEST

This is a request to subdivide three (3) tracts into five (5) tracts and with vacation (elimination) of a 50-foot section line easement and 10-foot T&E easement dedicated per Plat 85-38. The proposed replat eliminates the need for the section line easement and existing T&E easement because access to the ROW from each tract will be provided and new utility easements will be dedicated through this action. This request is being made to facilitate future residential development within Girdwood by allowing for smaller parcels of land to be evaluated for development potential.

ROAD & TRAILS IMPROVEMENTS

There is no proposed development within the platted area at this time, nor dedication of right-of-way within the platted area. As such, no improvements are being required at this time. All tracts except for Tract 1 directly abut dedicated right-of-way. Legal

access to Tract 1 is provided via a public use easement recorded by document no. 2009-074171-0. Further dedication of right-of-way and trails will be completed through future subdivisions of the proposed tracts. Existing trails such as the Iditarod National Historic Trail, within the platted area will remain undisturbed. Any alteration or creation of both motorized and non-motorized facilities within the platted area will be completed through an analysis of proper road and trail alignment at the time of further subdivision.

AGENCY COMMENTS

1. Utility easements have been requested.
2. Anchorage Water and Wastewater Utility comments:
 1. The parcels are located inside of AWWU's Water and Sanitary Sewer Service Districts.
 2. AWWU water is currently available to proposed Tracts 1 and 2.
 3. There are estimated Levy Upon Connect (LUC) water assessments in accordance with Tariff rule 8.2.B.1. on the parcels involved in this platting action through approved AR 2009-287. These assessments are capped at the 2011 LUC Rate of \$0.96122 per square foot of benefitted area.
 4. AWWU sanitary sewer is not currently available to the parcels.
 5. Sewer trunk and lateral assessments are to be determined upon further development.
 6. There is a portion of these parcels within Trunk Improvement District (TID) No. 60 which was approved per AO 82-80 at an assessment rate of \$0.005999 per square foot of benefitted area.
 7. AWWU owns and maintains a water main that runs under and through HLB parcels 6-011, 6-016, and 6-017. AWWU is in possession of 30-foot wide Intragovernmental Use Permits granting the rights for construction, reconstruction, alteration, operation, maintenance, repair and removal of improvements and appurtenances relating to this water main. These permits, authorized via AO 2017-157, are recorded as 2018-013079-0, 2018-013080-0, and 2018-013081-0 for parcels 6-011, 6-016, and 6-017, respectively. These Intragovernmental Use Permits specify that they shall be converted to Water Line Easements conveying the aforementioned rights in perpetuity to the Municipality of Anchorage if said property is conveyed to another owner. AWWU requests that a note be added to the plat acknowledging these easements.
 8. No assessments are due upon completion of the platting action.
 9. AWWU has no objection to this platting action.
3. Private Development comments:

Roads: The subject parcel is bounded by the following rights-of-way:

 - Crow Creek Road to the north-west, is a Class I Collector.

- Tract 1 frontages a 50-foot public use easement, to the south which is owned by the Anchorage School District

Improvements:

No road improvements are required at this time.

Plat Notes:

- a. At time of future subdivision or development of Tracts 1-5, road improvements and right-of-way dedication will be required.
- b. 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.
- c. 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:

The Private Development Section recommends approval of the proposed plat subject to the above recommendations.

Private Development has no objection to the vacation of a 50-foot section line easement and a 10-foot telephone and electric easement.

4. Addressing comments:
No comments.
5. Right-of-Way (ROW) comments:
No comments at this time.
6. Municipal Traffic Division comments:

Tract 5 frontages Crow Creek Rd, a 100ft dedicated Right-of-Way, to the west which is owned and maintained by AKDOT. Tract 1 frontages a 50' Public Use Easement, to the South, which is owned by the Anchorage School District.

Subdivision

The Traffic Engineering department has no objection to the subdivision of the lots as pro-posed.

Easements

The Traffic Engineering department has no objection to the vacation of the easements as proposed.

7. On-Site Water and Wastewater Services (OSWWS) comments:

No objection.

8. Watershed Management Services comments:

- 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.”

- Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency. WMS requests the addition of the following plat note:

“Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.”

- There are discrepancies between current MOA stream and drainageway mapping and the mapping shown in the submittal documents. Please provide MOA Watershed Management with a mapping request form in order to verify stream and drainageway mapping.

9. State Fire Marshall’s Office comments:

No objection.

Advisory Comment:

If 4 dwelling units are built within 20 feet of one another in the future, a plan review will be required.

10. Non-Motorized Transportation Coordinator comments:

No comments received.

11. Long Range Planning comments:

No comments received.

12. Building Safety comments:

No comments received.

13. AK DOT&PF comments:

No objection to the proposed platting action.

DOR&PF considers the vacation of the section line easement premature until alternate public access has been demonstrated, dedicated, and provided for through a platting action.

14. Public comments

As of this writing, five public comments have been received.

STAFF ANALYSIS

The petition site is located near the northern terminus of Hightower Road, in between Crow Creek Road and the Girdwood Airport. The property is currently undeveloped. The petitioner requests to subdivide three (3) tracts into five (5) tracts with vacation of a 50-foot section line easement and 10-foot T&E easement dedicated per Plat 85-38.

The following criteria must be considered in any vacation of public rights-of-way, dedication, section line easement, Bureau of Land Management (BLM) easement, or public use easement:

Analysis of 50-foot Section Line Easement (SLE)

- 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.**

The statement provided by the applicant that this SLE is surplus to Municipal need indicates that the SLE is a very unlikely location for a street constructed to municipal standard due to topographic and wetland constraints. Additionally, the use of this SLE for the development of a street is not shown or indicated on any preceding municipal plan (i.e. 2014 Official Streets and Highways Plan, and 2001 Girdwood Commercial Areas and Transportation Master Plan). The Planning Department concurs with this assessment and affirms that this criterion has been met.

- 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.**

The use of this SLE for the construction of a street is not shown within the 2014 Official Streets and Highways Plan, nor it is indicated in the 2001 Girdwood Commercial Areas and Transportation Master Plan. Thus, this criterion appears to be met.

- 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.**

This section line easement (SLE) does lie along a half mile grid between SE4715/SE4716 and SE4615/SE4616. However, the alignment of this section line easement poses extreme difficulty to construct a road to current standards within it given slopes and wetlands. The average slope along this SLE is greater than 6.0%, and there are portions within the alignment that exceed 10%. These grades exceed allowances within the *Design Criteria Manual*. The wetlands present within the SLE were recently delineated in 2021 and should be avoided to preserve ecological function and unlikely soil stability.

- 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.**

This criterion does not apply to the proposed vacation of this 50-foot SLE.

- 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.**

Each proposed tract (with the exception of Tract 1) will be provided legal and physical access to an abutting right-of-way which will adequately serve this subdivision. Tract 1 is provided access through a recorded public use easement (Document No. 2009-074171-0). Further dedication of right-of-way for the development of interior streets will be necessary with future subdivision. The alignment of those streets will be determined through further analysis of the subject property once appropriate grades, soil stability, and wetland delineations have been confirmed. The vacation of this SLE will not impact pedestrian or vehicular access to any property outside of this subdivision.

- 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.**

This vacation will not result in any realignment of existing right-of-way and does not impact any existing traffic circulation. The subject property is undeveloped. Appropriate street alignment and right-of-way dedication will be determined at the time of further subdivision.

Analysis of 10-foot T&E Easement

The petitioner is requesting to vacate a 10-foot T&E easement running north/south along the eastern boundary of existing Tract B, Girdwood Elementary School Subdivision.

This vacation request has been reviewed and found to conform to the Municipal Vacation Policy and ordinance that states:

21.03.230 Approval of vacations.

Authority. The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner.

The underlying plat, Girdwood Elementary School Subdivision (plat 1985-38), was recorded on February 21, 1985 and placed a 10-foot T&E Easement along the eastern boundary of Tract B. The proposed subdivision from three tracts into five redraws property boundaries and alters the need and alignment of any necessary T&E easements. T&E easements are not considered right-of-way and the Municipality has no permitting or approval authority over the use of utility specific easements.

Utility providers have reviewed the proposed subdivision and have expressed no objection to the request to vacate the 10-foot T&E easement. To date, there are no installed utilities within this easement. Additionally, utility providers will have the opportunity to review the proposed plat and request easements as necessary prior to submittal of the final plat. Therefore, staff believes that the 10-foot easement is in excess of municipal need and recommends approval of this vacation subject to conditions.

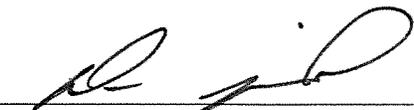
DEPARTMENT RECOMMENDATION

- A. Approval of the request for vacation (elimination) of a 50-foot section line easement, subject to:
 - 1. Recording a suitable plat within 24 months of approval and any approved time extensions.
 - 2. Obtain approval for the vacation of the 50-foot section line easement from the Alaska Department of Natural Resources and Alaska Department of Transportation and Public Facilities.
- B. Approval of the request for vacation (elimination) of a 10-foot T&E easement dedicated per Plat 85-38, subject to:
 - 1. Recording a suitable plat within 24 months of approval and any approved time extensions.
- C. Approval of the plat for 24 months subject to the following conditions:
 - 1. Place the following notes on the plat:
 - a. At time of future subdivision or development of Tracts 1-5, road improvements and right-of-way dedication will be required.

- b. 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.
- c. 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.
- d. 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 Title 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- e. Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020E. or any future revision.
- f. Access to Tract 1 shall be provided via a Public Use Easement recorded by Document No. 2009-074171-0. Alternative access may be provided subject to approval by the Municipality of Anchorage.
- g. Anchorage Water and Wastewater Utility has Water Line Easements not shown on this plat that were dedicated via recorded documents 2018-013079-0, 2018-013080-0, and 2018-013081-0.

Reviewed by:

Prepared by:



Craig H. Lyon
Director

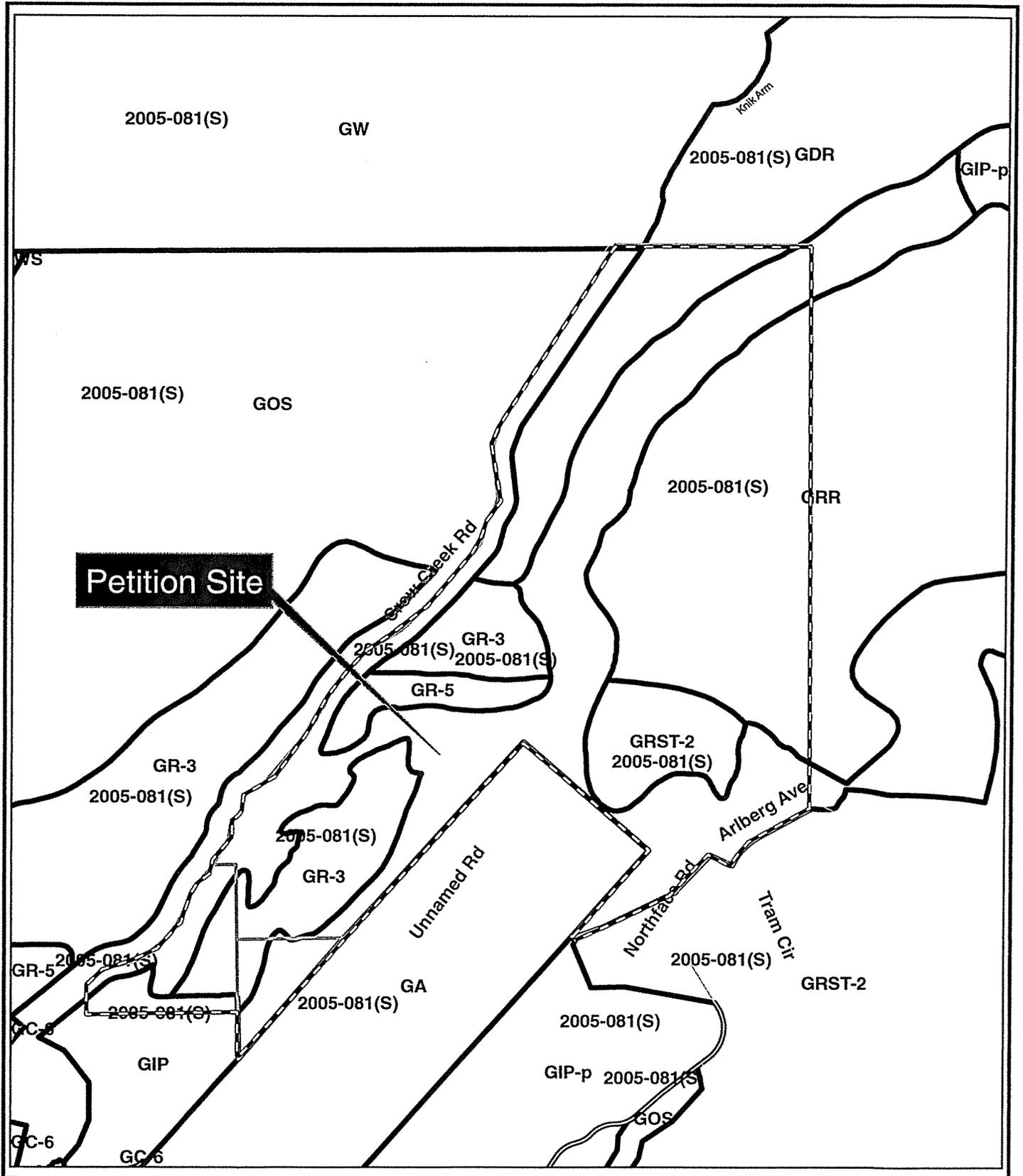


Ryan Yelle
Senior Planner

(Case S12699)

Maps

S12699

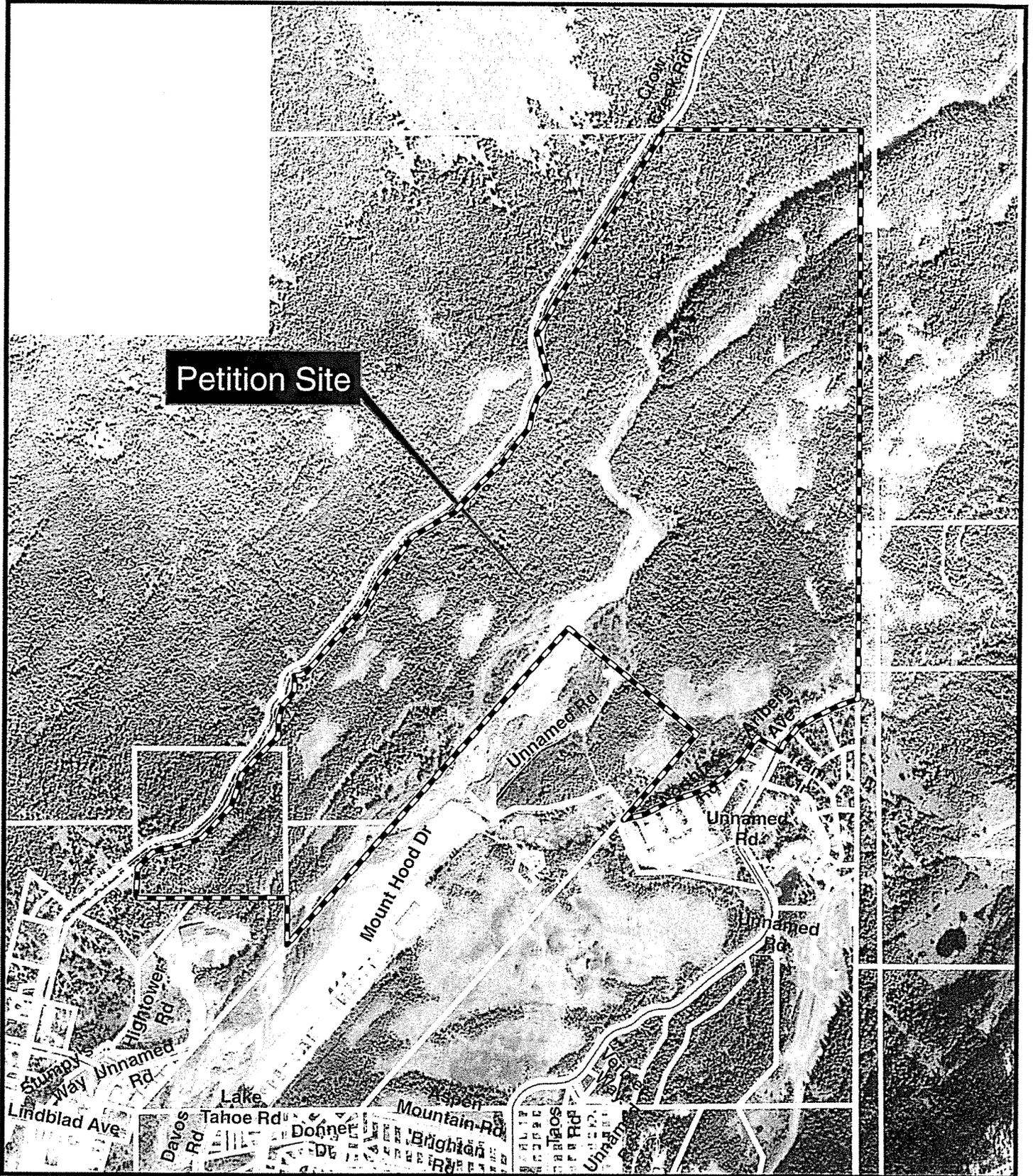


Municipality of Anchorage
Planning Department

Date: 9/13/2022



S12699



Municipality of Anchorage
Planning Department

Date: 9/13/2022



Application



The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

8/21/2022

Mr. David Whitfield
Planning Director
Municipality of Anchorage

Subject: Proposed Holtan Hills Tract Plat in Girdwood

Dear Mr. Whitfield

We are pleased to submit the preliminary plat and vacation applications for the subdivision of the tract plat subdivision for Holtan Hills in Girdwood. This subdivision will create the 3 necessary tracts for future development of Phases 1 thru 3 of Holtan Hills. The remnant parcels (tracts 4 and 5) will be retained by Heritage Land Bank for future use.

With this application we are requesting vacation of the 10' T&E easement on the east boundary of Tract B, which was created on plat 85-38 (Girdwood Elementary School Subdivision). Additionally, we are requesting vacation of the Municipal interest in the 50' section line easement along both sides of the line between sections 8 and 9, T10N, R2E, S.M.. The section line easement does not provide a viable road alignment due to topography, wetlands and other environmental constraints. An application has been made to the State of Alaska, Department of Natural Resources for the vacation, as well.

Multiple presentations have been made to the Girdwood Board of Supervisors and the Girdwood Land Use Committee. Meeting notices were sent out in accordance with per 21.03.020 (Community Meeting) for the presentation made July 18th to the Land Use Committee. A copy of the meeting notice and the follow up letter are included in this submittal.

This tract plat is the first step in the development process. An application will be made for the actual subdivision development, including the Planned Unit Development application and the Conditional Use application, will be submitted early in 2023.

Included in this platting application are the following:

- Preliminary plat (2 sheets)
- Preliminary Plat application
- Section line and 10' T&E Easement vacation applications
- Easement vacation narratives
- Community meeting notice mailer
- Written summary letter of the community meeting
- Owner authorization of representation
- Certificate to Plat for the 3 properties being resubdivided)
- AWWU preliminary plat form
- Watershed Management mapping form

Thank you for considering this request. Please let me know if you have any questions or comments regarding our proposal.

Sincerely

Tony Hoffman, PLS
The Boutet Company

Authorization Certificate

Date: 8/21/2022

Current Project Legal: Tract I, Alyeska Subdivision, Prince Addition, (Plat 87-131), and Tract 9A, Supplemental Cadastral Survey, T10N, R2E, S.M., (Plat 73-220) and Tract B, Girdwood Elementary School Subdivision (Plat 85-38)

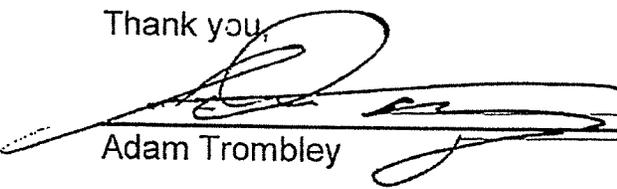
Proposed Legal: Tracts 1-5, Holtan Hills Subdivision

Type of Authorization: Preliminary Plat and Easement Vacation Applications

Statement:

I hereby authorize Tony Hoffman of the Boutet Company Inc. to represent me in the Municipality of Anchorage Platting and Site Plan Applications of the above described property.

Thank you,


Adam Trombley

8.22.22
Heritage Land Bank

Application for Preliminary Plat

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

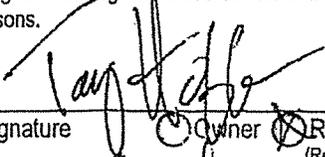
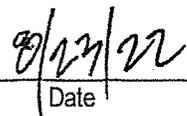
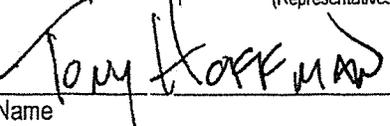
PETITIONER*		PETITIONER REPRESENTATIVE (if ANY)	
Name (last name first) MOA (HERITAGE LAND BANK)		Name (last name first) BOUTET COMPANY (TONY HOFFMAN)	
Mailing Address 4700 ELMORE ROAD		Mailing Address 601 EAST 57TH PLACE, #102	
ANCHORAGE, AK 99507		ANCHORAGE, AK 99518	
Contact Phone - Day	Evening	Contact Phone - Day	Evening
907-343-7533		907-522-6776	
E-mail HLB@ANCHORAGEAK.GOV		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): 075-041-31-000 / 075-311-04-000 / 075-031-32-0000			
Site Street Address.			
Current legal description: (use additional sheet if necessary) TRACT B, GIRDWOOD ELEMENTARY SCHOOL (PLAT 85-38) TRACT 9A PLAT 73-220) TRACT I, ALYESKA SUBDIVISION, PRINCE ADDITION (PLAT 87-131)			
Zoning: VARIES	Acreage: 448.9	Underlying Plat #: VARIES	Grid #: VARIES
# Lots: 0	# Tracts: 3	Total # parcels: 3	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) HOLTAN HILLS SUBDIVISION TRACTS 1-5		
# Lots:	# Tracts: 5	Total # parcels: 5

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	<input type="radio"/> Owner <input checked="" type="radio"/> Representative (Representatives must provide written proof of authorization)	Date
		
Print Name		
		

Accepted by: Shawn Oden	Poster & Affidavit: 4+1	Fee:	Case Number: S12699	Meeting Date: 11/02/2022
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PP (Rev. 09/21) Front

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"/> Corridor
<input type="checkbox"/> Open Space	<input type="checkbox"/> Facilities and Institutions	<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"/> Parks/opens space
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at _____ dwelling units per acre	
Girdwood- Turnagain Arm		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Parks/opens space
<input checked="" type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected
<input type="checkbox"/> Special Study	<input checked="" type="checkbox"/> Residential at <u>5</u>	dwelling units per acre (GR-3)

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 type="radio"/> None	<input checked="" type="radio"/> 100 year	<input type="radio"/> 500 year		
Seismic Zone (Harding/Lawson):	<input 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: (7 copies for a short plat)	<input type="checkbox"/> Signed application (copies)
	<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 _____

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: Holtan Hills, Tr 1-5
- Project Location, Tax ID, or Legal Description: (Current: Tr 1 Alaska Sub, Tr 9A Supp. (cadastral) Survey T10N, R2E 5M, & Tr B
- Project Area (if different from the entire parcel or subdivision): Grindwood Elementary School Sub

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

_____ **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**.**

X ABC _____ 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:

- Y N WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

Inspection Certified By:

Date: 9/2/22

Application for Right-of-Way and Easement Vacation

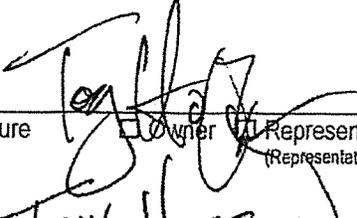
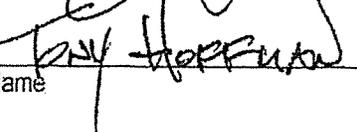
Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) MOA (HERITAGE LAND BANK)		Name (last name first) BOUTET COMPANY (TONY HOFFMAN)	
Mailing Address 4700 ELMORE ROAD		Mailing Address 601 EAST 57TH PLACE, #102	
ANCHORAGE, AK., 99507		ANCHORAGE, AK., 99518	
Contact Phone - Day: 907-343-7533	Evening:	Contact Phone - Day: 907-522-6776	Evening:
Fax:		Fax:	
E-mail: HLB@ANCHORAGE.AK.GOV		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.

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax # (000-000-00-000): 075-041-31-000, 075-031-32-000, 075-311-04-000		
Site Street Address:		
Description of right-of-way/easement: (use additional sheet if necessary) 50' SECTION LINE EASEMENT, ON THE SECTION LINE COMMON BETWEEN SECTIONS 8 AND 9, T10N, R2E, SEWARD MERIDIAN, AS SHOWN ON PLAT 85-38 (TRACT B), PLAT 87-131 (TRACT I) AND PLAT 73-220 (TRACT 9A) 10' T&E EASMENT DEDICATED ON PLAT 85-38		
Zoning: VARIOUS	Acreage: 3.47	Grid #: 4616, 4615
# Lots: 0	# Tracts: 3	Total # parcels: 3

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  Representative  Date **8/23/22**

(Representatives must provide written proof of authorization)

Print Name **TONY HOFFMAN**

Accepted by: _____ Poster & Affidavit: _____ Fee: _____ Case Number: _____ Requested Meeting Date: _____

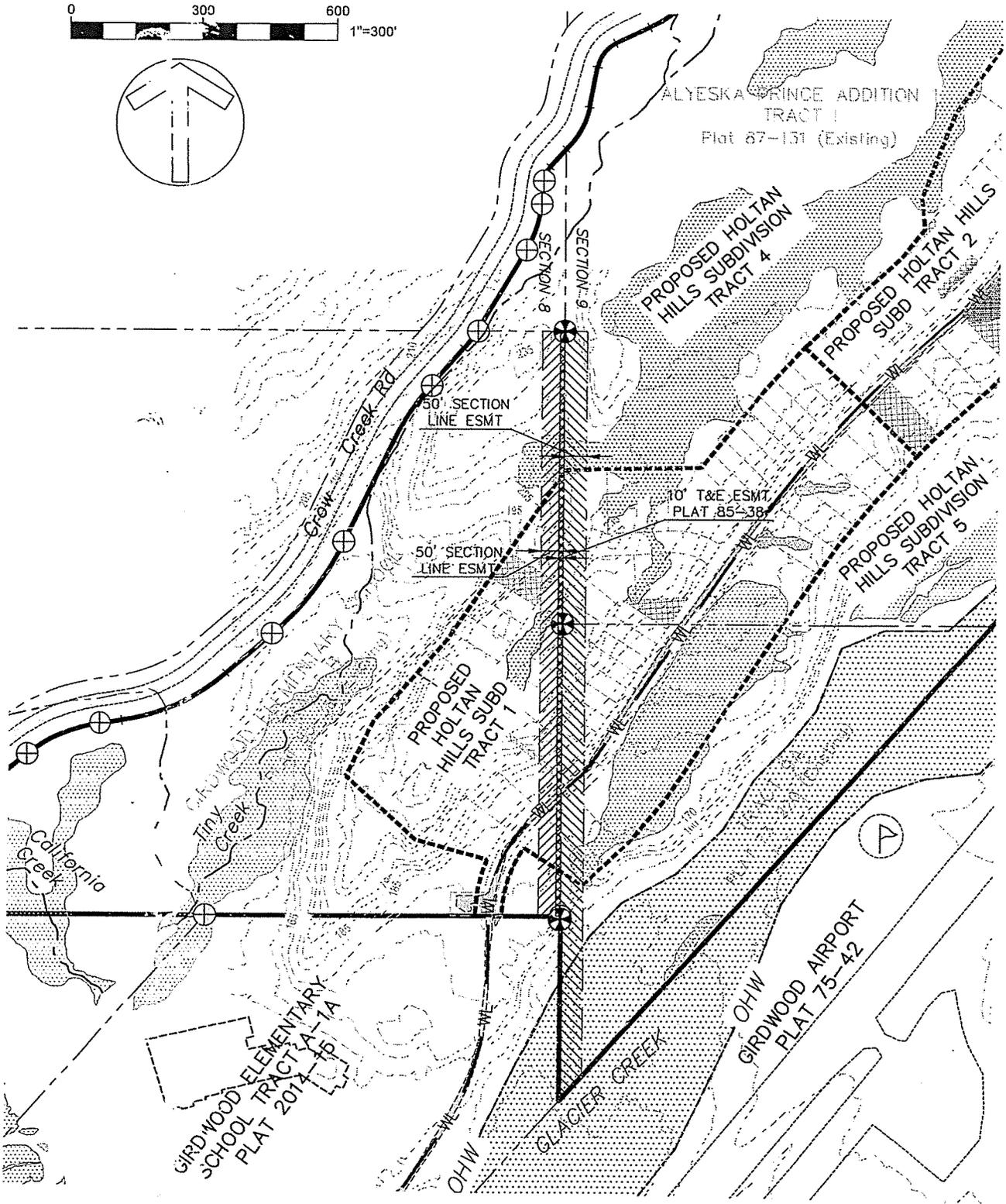
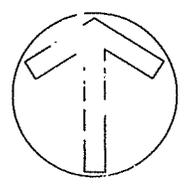
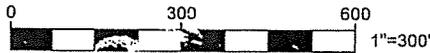
COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services: <input type="checkbox"/> Urban <input type="checkbox"/> Rural	
Anchorage 2020 Major Elements – site is within or abuts:	
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area <input type="checkbox"/> Town center
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve
<input type="checkbox"/> Transit - supportive development corridor	<input type="checkbox"/> District/area plan area: _____
Chugiak-Eagle River Land Use Classification:	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Town center
<input type="checkbox"/> Transportation/community facility <input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area <input type="checkbox"/> Development Reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area
Girdwood- Turnagain Arm Land Use Classification	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Resort
<input type="checkbox"/> Transportation/community facility <input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area <input type="checkbox"/> Reserve
<input checked="" type="checkbox"/> Residential at <u>5</u> dwelling units per acre (GR-3)	<input type="checkbox"/> Mixed use <input type="checkbox"/> Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)	
Wetland Classification:	<input type="checkbox"/> None <input checked="" type="checkbox"/> "C" <input checked="" type="checkbox"/> "B" <input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Blue Zone <input type="checkbox"/> Red Zone
Floodplain:	<input type="checkbox"/> None <input checked="" type="checkbox"/> 100 year <input type="checkbox"/> 500 year
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1" <input type="checkbox"/> "2" <input type="checkbox"/> "3" <input type="checkbox"/> "4" <input type="checkbox"/> "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 Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

POTABLE WATER AND WASTE WATER DISPOSAL	
Potable Water provided by:	<input checked="" type="checkbox"/> Public utility <input type="checkbox"/> Community well <input type="checkbox"/> Private well
Wastewater disposal method:	<input checked="" type="checkbox"/> Public utility <input type="checkbox"/> Community system <input type="checkbox"/> Private on-site

APPLICATION CHECKLIST (Only one copy of applicable items is required for initial submittal)	
Fee:	
Plat: Copies <input type="checkbox"/> Plat, full size <input type="checkbox"/> 8½x11 reduced copy <input type="checkbox"/> Watershed sign off form, completed	
Other <input type="checkbox"/> Aerial photo <input type="checkbox"/> Housing stock <input type="checkbox"/> Zoning <input type="checkbox"/> One copy, original application	
(35 sets short plat; 45 sets long plat)	
Property Title: <input type="checkbox"/> Certificate to Plat	
Documents to provided unless waived by Platting Officer:	
<input type="checkbox"/> Site topography (4 copies minimum)	Waived by _____
<input type="checkbox"/> Soils investigation and analysis reports (4 copies minimum)	Waived by _____
<input type="checkbox"/> Subdivision drainage plan	Waived by _____



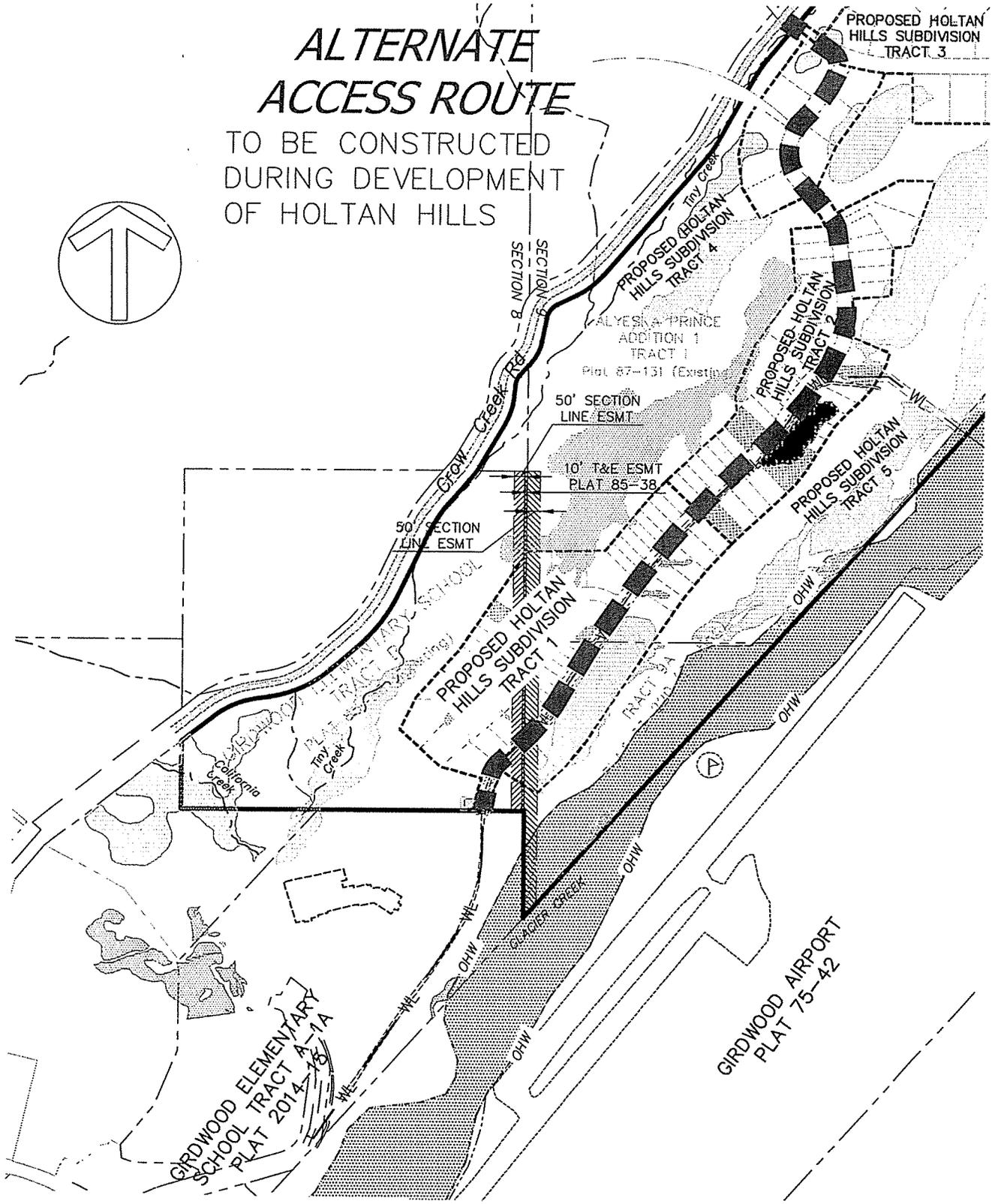
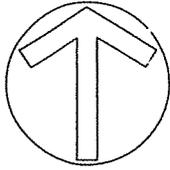
LEGEND:

-  SECTION-LINE EASEMENT VACATED BY THIS PLAT AND APPLICATION
-  10' T&E ESMT PER PLAT 85-38 VACATED BY THIS PLAT AND APPLICATION
-  WETLANDS

SHEET 1/2
 HOLTAN HILLS TRACT PLAT
 8/19/2022
 SECTION LINE EASEMENT &
 10' T&E ESMT (PLAT 85-38)
 VACATION EXHIBIT

ALTERNATE ACCESS ROUTE

TO BE CONSTRUCTED
DURING DEVELOPMENT
OF HOLTAN HILLS



LEGEND:

-  SECTION-LINE EASEMENT
VACATED BY THIS PLAT AND
APPLICATION
-  10' T&E ESMT PER PLAT 85-38
VACATED BY THIS PLAT
AND APPLICATION
-  WETLANDS

SHEET 2/2

HOLTAN HILLS TRACT PLAT
8/19/2022

SECTION LINE EASEMENT &
10' T&E ESMT (PLAT 85-38)
VACATION EXHIBIT



8/21/22

HOLTAN HILLS SUBDIVISION 50' SECTION LINE VACATION NARRATIVE

Project Location, Proposal and Background

The project location is just north of Girdwood Elementary School.

The proposed legal description for the property is Holtan Hills Subdivision, Tracts 1-5. The section line easement affects portions of the following properties: Tract I, Alyeska Subdivision, Prince Addition, (Plat 87-131), Tract 9A, Supplemental Cadastral Survey, T10N, R2E, S.M., (Plat 73-220) and Tract B, Girdwood Elementary School Subdivision (Plat 85-38)

The property is owned by Heritage Land Bank.

Anchorage Municipal Code 21.03.230.A states *"The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner. The presumption contained herein does not apply to vacations of private easements where the beneficiaries have provided written concurrence"*.

We are requesting vacation of the 50 foot section line easement on both sides of section 8 and 9, T10N, R2E as shown on the attached exhibit.

The practical reasons for the vacation are:

- Because of the terrain and wetlands the likelihood of this section line being dedicated and built as a road is very low.
- An alternative route for ingress and egress into the area will be developed during the development of Holtan Hills Subdivision.
- Finally, the Girdwood "Commercial Areas and Transportation Master Plan, Map 11" does not indicate any use of the section line easement. Nor does the Anchorage Streets and Highway Plan.

Following are the approval criteria stated in the Municipal Vacation Policy, and the responses:

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.*

Response: As there is no indication in any of the Transportation plans and documents that suggests the section line easement has been considered as a viable road connection, it is apparent the easement is excess to current and future needs . A viable alternative to the use of the easement is the road that is required to be built as Holtan Hills is developed.

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.*

The 2014 OSHP and the Girdwood Transportation Plan does not indicate any future connections shown along the section line easement.

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.*

As stated previously, due to the physical constraints of the easement alignment, there is very little possibility that this easement could be utilized as a road connection.

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.*

Not applicable.

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.*

As stated previously, the development of Holtan Hills will create secondary access for the area, and will provide another emergency access route for the Elementary School.

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.*

No realignment or Municipal right of way vacation is being contemplated here.



8/21/22

HOLTAN HILL SUBDIVISION 10 FOOT T&E EASEMENT VACATION NARRATIVE

Project Location, Proposal and Background

The project location is just north of Girdwood Elementary School.

The existing legal description for the property is the east 10 feet of Tract B, Girdwood Elementary School Subdivision (Plat 85-38). We are requesting vacation of the T&E Easement so the property can be developed as shown on the preliminary plat of Holtan Hills. There are no utilities currently built in the T&E Easement.

The property is owned by Heritage Land Bank.

Anchorage Municipal Code 21.03.230.A states *"The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner. The presumption contained herein does not apply to vacations of private easements where the beneficiaries have provided written concurrence"*.

Following are the approval criteria stated in the Municipal Vacation Policy, and the responses:

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.*

Response: Any future utilities that will serve the area will be aligned in the future road corridor and along the rear yards of the future lots

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.*

N/A

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.*

There are no utilities that lie within the T&E easement.

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.*

N/E

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.*

N/A.

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.*

N/A

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Community Meeting
Announcement

You are invited to attend a brief presentation of the Tract Plat for Holtan Hills Subdivision, located in:

- Tract I, Prince Addition Subdivision, Tax.i.d. 07531104000
- Tract B, Girdwood Elementary School Subdivision, Tax.i.d. 07503132000
- T10N R2E SEC 9 TR 9A, Tax.i.d. 07504131000

The presentation will focus only on the aspects and Municipal process's involved in creating the 3 tracts of Holtan Hills.

For additional information, please contact The Boutet Company, 907-522-6776

See map on reverse side

Topic: Holtan Hills Tract Plat
Community Council Presentation
Time: July 18th, 2022, 7:00 p.m.

Meeting Location:
Girdwood Community Center
250 Egloff Drive
Girdwood, Alaska

Boutet Company
601 East 57th Place, Suite 102
Anchorage, AK, 99518



The Boutet Company, Inc. 601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

7/26/2022

Mike Edgington

Land Use Supervisor, GBOS Co-Chair

Email: mike.edgington@gmail.com

Subject: Presentation regarding proposed Tract Plat Application-Holtan Hills

Dear Mr. Edgington:

This letter will serve as the written summary of the of our presentation to the local residents regarding the tract plat of the property located on Crow Creek Road known as Holtan Hills Subdivision.

We made an in person presentation at the Girdwood Community Center on Monday, July 18th. Representing the developer was myself and Brandon Marcott with Triad Engineering. The meeting was well attended, with 10+ people in attendance and more than 20 people present on the zoom platform. Questions and concerns voiced by the attendee included:

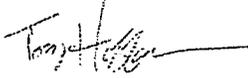
- **There are 2 section lines traversing the property. Are both being vacated during the platting process?**
 - *Answer: Only the section line that runs north south through Phase 1 is being vacated at this time.*
- **Will there be a change of ownership in this process?**
 - *Answer: No change of ownership occurs during the platting process.*
- **Will the change of ownership need to be approved by the Assembly?**
 - *Answer: Yes*
- **Is this the public involvement meeting for the tract plat?**
 - *Answer: Yes.*
- **Do you represent the Municipality of Anchorage.**
 - *Answer: Yes. I represent both HLB and Holtan Hills LLC.*
- **It's hard to see the overall scope of the project. A project this size requires a master plan.**
 - *Answer: After the tract plat is approved, we will submit a master plan.*
- **Will the full acreage be given to Connie?**
 - *Answer: The remnant of the land (area not included in the three tracts) will go back to HLB.*
- **Will the title be transferred at recording**
 - *Answer: The remnant of the land (area not included in the three tracts) will revert to HLB at recording.*
- **I'm confused about the platting process and land transfer. Will the land transfer go to Connie as an individual?**
 - *Answer: The entirety of the land will be transferred to Holtan Hills LLC before plat records, with guarantees in place from the development agreement that the large remnant parcel will be reverted back to HLB upon recording.*
- **Is the platting board the authority for the tract plat?**
 - *Answer: Yes.*
- **How is the requirement for the area master plan bypassed by the tract plat?**
 - *Answer: The next application will include a master plan.*
- **Will Connie hold interest in the remaining land?**
 - *Answer: No.*
- **What rights do the other parties in the RFP have?**
 - *Answer: I do not know.*

Holtan Hills Tract Plat Community Meeting Summary

- **How were the tract lines determined?**
 - *Answer: From utilizing available information and coupled with ground survey, a preliminary design has been developed that follows the design directives of the RFP.*
- **The RFP had major pages redacted. A master plan has not been provided to this community.**
 - *Answer: I believe the preliminary lot layout of Phase 1 was shown to the community at an earlier presentation.*
- **Will the plat application have more detail?**
 - *Answer: Yes it will.*

Please do not hesitate to contact me if you have any questions.

Sincerely
Tony Hoffman, PLS
The Boutet Company
thoffman@tbcak.com





Anchorage Water & Wastewater Utility



AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Holtan Hills
- Project Location, Tax ID, or Legal Description: Tax ID: 075-041-31, 075-031-32, 075-311-04
- 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? ----- / 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	<input type="checkbox"/> Y / <input type="checkbox"/> N		
Water Transmission	<input type="checkbox"/> Y / <input type="checkbox"/> N		
Sewer Lateral	<input type="checkbox"/> Y / <input type="checkbox"/> N		
Sewer Trunk	<input type="checkbox"/> Y / <input type="checkbox"/> N		

- Comments:
Water is available to some, not all tracts. Sewer unavailable. Private Development agreements needed. Easement needs TBD. Assessments TBD. AWWU has no further comments at this time.

Verified By (AWWU):

Date:



8/24/22

Anchorage Water & Wastewater Utility  Clearly

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



Reviewing Agency & Public Comments

MEMORANDUM

RECEIVED

OCT 10 2022

DATE: October 10, 2022
TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU
RE: Plat Case Comments
Meeting Date: November 02, 2022
Agency Comments Due: October 5, 2022

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

S12699 TRACT B, GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION (PLAT 85-38); TRACT 9-A, SUPPLEMENTAL CADASTRAL SURVEY TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN (PLAT 73-220); AND TRACT I, ALYESKA SUBDIVISION PRINCE ADDITION (PLAT 87-131) – Request to subdivide three (3) tracts of land into five (5) tracts, together with request for Vacation of a 50-foot Section Line Easement and a 10-foot Telephone & Electric Easement, GRID SE4715, SE4716, SE4615, SE4616, and SE4516.

1. The parcels are located inside of AWWU's Water and Sanitary Sewer Service Districts.
2. AWWU water is currently available to proposed Tracts 1 and 2.
3. There are estimated Levy Upon Connect (LUC) water assessments in accordance with Tariff rule 8.2.B.1. on the parcels involved in this platting action through approved AR 2009-287. These assessments are capped at the 2011 LUC Rate of \$0.96122 per square foot of benefitted area.
4. AWWU sanitary sewer is not currently available to the parcels.
5. Sewer trunk and lateral assessments are to be determined upon further development.
6. There is a portion of these parcels within Trunk Improvement District (TID) No. 60 which was approved per AO 82-80 at an assessment rate of \$0.005999 per square foot of benefitted area.
7. AWWU owns and maintains a water main that runs under and through HLB parcels 6-011, 6-016, and 6-017. AWWU is in possession of 30-foot wide Intragovernmental Use Permits granting the rights for construction, reconstruction, alteration, operation, maintenance, repair and removal of improvements and appurtenances relating to this water main. These permits, authorized via AO 2017-157, are recorded as 2018-013079-0, 2018-013080-0, and 2018-013081-0 for parcels 6-011, 6-016, and 6-017, respectively. These Intragovernmental Use Permits specify that they shall be converted to Water Line Easements conveying the aforementioned rights in perpetuity to the Municipality of Anchorage if said property is conveyed to another owner. AWWU requests that a note be added to the plat acknowledging these easements.
8. No assessments are due upon completion of the platting action.
9. AWWU has no objection to this platting action.

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





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



MEMORANDUM

DATE: October 6, 2022
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, On-Site Water and Wastewater Section
SUBJECT: Comments on Cases due October 6, 2022

RECEIVED

OCT 06 2022

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

S12694 Baltazar Subdivision

No Objection

S12636 Jaamly Subdivision

Prior to final plat approval, the cabin on the lot is to be removed or have approved water and wastewater systems.

Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:

1. that there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes. A proposed subdivision with more than 5 lots should have an aquifer test performed by a hydrogeologist.
2. the capability of the proposed lots to adequately dispose of wastewater, see AMC 15.65.405 for requirements.

S12699

Holtan Hills Subdivision

No objection

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Thursday, October 6, 2022 7:25 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: S12699 Request for Reviewing Agency Comments

RECEIVED

OCT 06 2022

All:

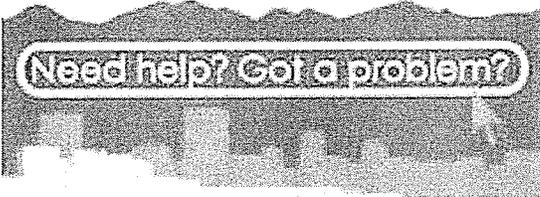
ROW has the following comments for case number S12699:

No comments at this time.

Regards,

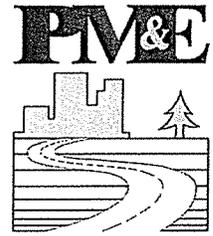
Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910

#ANCWORKS!
An online tool for Anchorage





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: October 5, 2022
TO: Dave Whitfield
FROM: Kyle Cunningham
SUBJECT: S12694, S12696 & S12699: Comments from Watershed Management Services.

RECEIVED

OCT 05 2022

Watershed Management Services (WMS) has the following comments for the November 2, 2022 Platting Board hearing.

- S12694 – Lots 1 & 2, Block 1, MacLaren Subdivision (Plat 74-203); Township 13 North, Range 3 West, Section 24 NW4NE4 E165'W215'S50'N675' AKA Parcel 3B, Seward Meridian; and Lot 1, Andres Subdivision (Plat 2009-85);
 - WMS has no comments on or objections to the request.
- S12696 – Tract A, Burlwood Subdivision (Plat 2003-31);
 - 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.
- S12699 - Tract B, Girdwood Elementary School Subdivision (Plat 85-38); Tract 9-A, Supplemental Cadastral Survey Township 10 North, Range 2 East, Seward Meridian (Plat 73-220); and Tract I, Alyeska Subdivision Prince Addition (Plat 87-131);
 - 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.
 - There are discrepancies between current MOA stream and drainageway mapping and the mapping shown in the submittal documents. Please provide MOA Watershed Management with a mapping request form in order to verify stream and drainageway mapping.

- Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency. WMS requests the addition of the following plat note.
 - “Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.”

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development Section

Phone: 907-343-8301

Fax: 907-343-8200
RECEIVED

Mayor Dave Bronson

OCT 05 2022

MEMORANDUM

Comments to Preliminary Plat Applications/Petitions

DATE: September 27, 2022
TO: Ryan Yelle, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: Comments for Platting Authority
Case # S12699

Case No. S12699: Request to subdivide three (3) tracts of land into five (5) tracts, together with request for Vacation of a 50-foot Section Line Easement and a 10-foot Telephone & Electric Easement.

Legal Description: Tract B, Girdwood Elementary School Subdivision (Plat 85-38); Tract 9-A, Supplemental Cadastral Survey Township 10 North, Range 2 East, Seward Meridian (Plat 73-220); and Tract I, Alyeska Subdivision Prince Addition (Plat 87-131).

Roads: The subject parcel is bounded by the following right-of-ways:

- Crow Creek Road to the north-west, is a Class I Collector.
- Tract 1 frontages a 50-foot public use easement, to the south which is owned by the Anchorage School District

Improvements:

No road improvements are required at this time.

Plat Notes:

- a. At time of future subdivision or development of Tracts 1-5, road improvements and right-of-way dedication will be required.
- b. 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.
- c. 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:

The Private Development Section recommends approval of the proposed plat subject to the above recommendations.

Private Development has no objection to the vacation of a 50-foot section line easement and a 10-foot telephone and electric easement.

RECEIVED

OCT 04 2022

Date: October 3, 2022

To: MOA Current Planning Division

From: Chugach Electric Association, Inc. (Chugach)

Subject: MOA Case No. S-12699

Tract B, Girdwood Elementary School Subdivision (Plat 85-38)

Tract 9-A, Supplemental Cadastral Survey, T10 N, R2E, S.M. (Plat 73-220)

Tract I, Alyeska Subdivision Prince Addition (Plat 87-131)

Subdivide 3 Tracts into 5

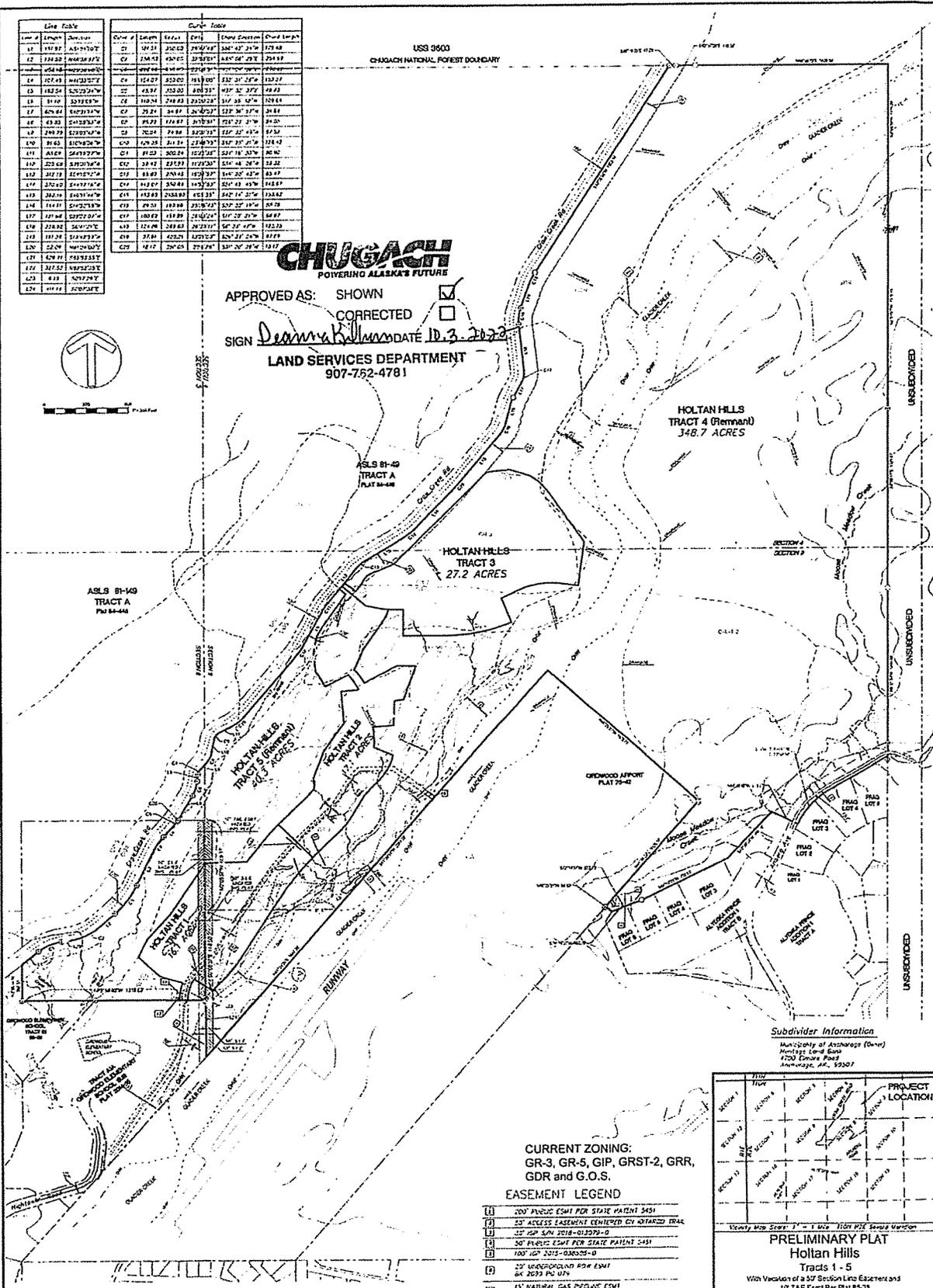
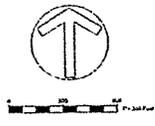
Chugach has the following comments:

1. Chugach has no objection to subdividing Tract B, Girdwood School Subdivision, Tract 9-A, SCS 10N, R2E, and Tract 1, Alyeska Subdivision Prince Addition into 5 tracts, and vacation of a 50' Section Line Easement and 10' T&E Easement Per Plat 85-38, as shown on the preliminary plat of Holtan Hills subdivision.
2. Easements at numbers 6, 7, and 9 as listed on the Easement Legend are not shown on the preliminary plat.
3. The PUE listed at number 8 on the Easement Legend appears to have an incomplete recording document number.

Line Code	Description	Order #	Station	Distance	Angle	Length	Point
11	ASL 81-107	11	141.11	256.02	294° 42' 24"	129.68	
12	ASL 81-107	12	244.13	657.05	22° 51' 21"	254.19	
13	ASL 81-107	13	154.21	223.02	111° 30' 27"	137.24	
14	ASL 81-107	14	41.97	252.02	282° 31'	107.32	
15	ASL 81-107	15	140.24	249.02	225° 02'	109.64	
16	ASL 81-107	16	21.24	84.89	126° 45' 21"	34.84	
17	ASL 81-107	17	154.21	223.02	111° 30' 27"	137.24	
18	ASL 81-107	18	41.97	252.02	282° 31'	107.32	
19	ASL 81-107	19	140.24	249.02	225° 02'	109.64	
20	ASL 81-107	20	21.24	84.89	126° 45' 21"	34.84	
21	ASL 81-107	21	154.21	223.02	111° 30' 27"	137.24	
22	ASL 81-107	22	41.97	252.02	282° 31'	107.32	
23	ASL 81-107	23	140.24	249.02	225° 02'	109.64	
24	ASL 81-107	24	21.24	84.89	126° 45' 21"	34.84	
25	ASL 81-107	25	154.21	223.02	111° 30' 27"	137.24	
26	ASL 81-107	26	41.97	252.02	282° 31'	107.32	
27	ASL 81-107	27	140.24	249.02	225° 02'	109.64	
28	ASL 81-107	28	21.24	84.89	126° 45' 21"	34.84	
29	ASL 81-107	29	154.21	223.02	111° 30' 27"	137.24	
30	ASL 81-107	30	41.97	252.02	282° 31'	107.32	
31	ASL 81-107	31	140.24	249.02	225° 02'	109.64	
32	ASL 81-107	32	21.24	84.89	126° 45' 21"	34.84	
33	ASL 81-107	33	154.21	223.02	111° 30' 27"	137.24	
34	ASL 81-107	34	41.97	252.02	282° 31'	107.32	
35	ASL 81-107	35	140.24	249.02	225° 02'	109.64	
36	ASL 81-107	36	21.24	84.89	126° 45' 21"	34.84	
37	ASL 81-107	37	154.21	223.02	111° 30' 27"	137.24	
38	ASL 81-107	38	41.97	252.02	282° 31'	107.32	
39	ASL 81-107	39	140.24	249.02	225° 02'	109.64	
40	ASL 81-107	40	21.24	84.89	126° 45' 21"	34.84	



APPROVED AS: SHOWN CORRECTED
 SIGN Demetrius DATE 10.3.2023
 LAND SERVICES DEPARTMENT
 907-762-4781



CURRENT ZONING:
 GR-3, GR-S, GIP, GRST-2, GRR,
 GDR and G.O.S.
 EASEMENT LEGEND

- (1) 200' PUBLIC ESM FOR STATE PATENT 5451
- (2) 50' ACCESS EASEMENT CENTERED ON RTIATED ROAD
- (3) 10' ASP. SWM 2018-01870-0
- (4) 50' PUBLIC ESM FOR STATE PATENT 5451
- (5) 100' SWM 2015-02805-0
- (6) 100' SWM 2015-02805-0
- (7) 10' NATURAL GAS PNEUMATIC ESM SWM 2001-01838-0
- (8) 10' SWM 2017-01824-2
- (9) SWM PERMIT ALC 53372 RECORDED AS SWM 2015-02805-0
- (10) 100' GREENBELT EASEMENT FOR PLAT 84-446 (HOLIC 100' SWM PLAT 01-446)
- (11) 60' PUE SWM 2023-024171-0
- (12) 30' ASP SWM 2018-01821-2
- (13) ELEC UTILTY ESM SWM 2011-018240-0
- (14) 10' ASP SWM 2018-01820-0

LEGEND:
 CHUGACH TRAIL
 OVERHEAD HIGH WATER
 SECOND-LINE EASEMENT VACATED BY THIS PLAT
 SEE NOTE 1
 GRAVEL ROAD
 GRAVEL PATHWAY
 ZONING LINE
 ZONING
 STREAM CENTERLINE
 CONTOUR ELEVATION (5' INTERVAL)

NOTES:
 1. AN APPLICATION TO VACATE THIS SECOND-LINE EASEMENT HAS BEEN MADE TO THE STATE OF ALASKA, DNR.
 2. THE DNR'S DECISION ON THIS APPLICATION AND ALL EXISTENT STRAWS ARE SUBJECT TO THE DECISIONS AND PROVISIONS OF AUC 21-01-020

3221 METERS
 MAPPING PER NEW
 MGA 05 METERS MAPPING
 SURFACE DRAINAGE

SHEET 1 OF 2

OVERALL VIEW

Subdivider Information
 Municipality of Anchorage (Owner)
 Heritage Land Bank
 4700 Emara Road
 Anchorage, AK, 99507

PROJECT LOCATION

Vicinity Map Scale: 1" = 1 Mile 1:50,000 Scale Variation

PRELIMINARY PLAT
Holtan Hills
 Tracts 1 - 5
 With Vacation of a 50' Section Line Easement and
 10' TIE ESM PLAT 85-23

A 500'-1000' of
 Tract 1, Alyeska Subdivision, Phase Addition, (Plat 81-131), and
 Tract 5A, Supplemental Cassel Survey 1100, 812, S.W. (Plat
 71-200) and Tract 2, Cassel Elementary School Subdivision (Plat
 65-203) located within the 1/4 Section 3, and Section 4,
 T12N, R12E, Seward Meridian, Anchorage Recording District, Admin
 Creation 3 Tracts in approximately 448.9 acres.

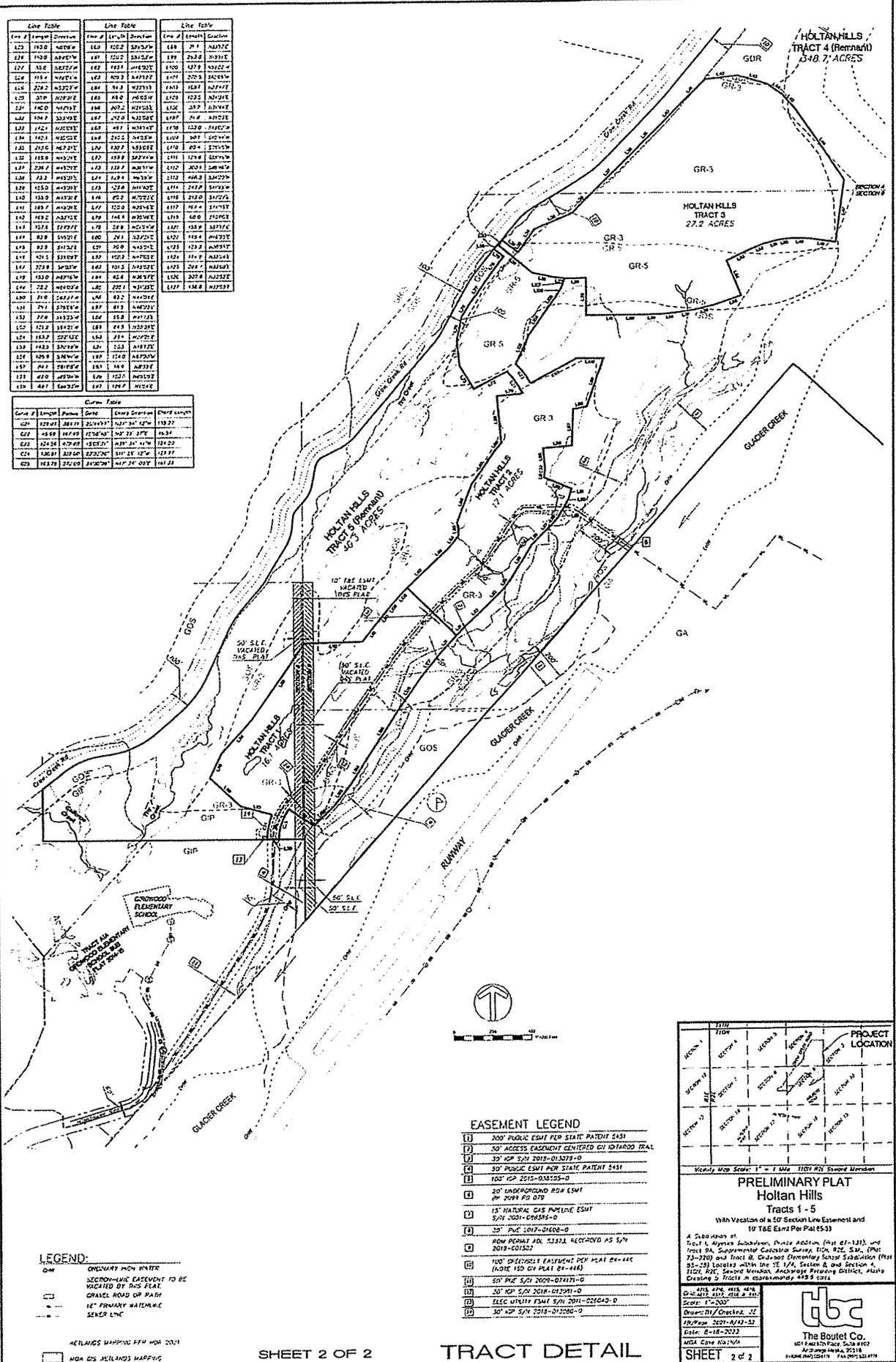
DATE: 8/28/2023
 SCALE: AS SHOWN
 DRAWN BY: J. JONES
 CHECKED BY: J. JONES
 PREPARED BY: J. JONES
 DATE: 8/28/2023
 SCALE: AS SHOWN

The Boulet Co.
 631 East 57th Avenue, Suite 102
 Anchorage, Alaska 99518
 PHONE: (907) 562-1100

SHEET 1 of 2

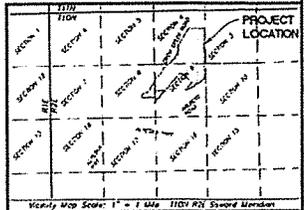
Line Table	Line Table	Line Table						
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
125	193.0	S45W45E	125	122.2	S35W50E	128	7.7	N40W77E
126	193.0	S45W45E	126	122.2	S35W50E	129	23.2	S35W50E
127	15.0	S45W45E	127	117.1	S45W45E	130	42.7	S45W45E
128	115.0	S45W45E	128	103.3	S45W45E	131	27.3	S45W45E
129	228.2	S45W45E	129	84.3	S27W33E	132	16.1	S45W45E
130	37.8	S27W33E	130	88.0	S45W45E	133	12.3	N45W21E
131	140.0	S45W45E	131	102.2	N45W21E	134	23.7	S45W45E
132	106.7	S45W45E	132	112.0	S45W45E	135	7.7	S45W45E
133	122.2	S45W45E	133	41.1	S45W45E	136	23.2	S45W45E
134	162.1	S45W45E	134	23.2	S45W45E	137	30.7	S45W45E
135	231.6	S45W45E	135	120.7	S45W45E	138	20.1	S45W45E
136	118.0	S45W45E	136	129.9	S45W45E	139	12.9	S45W45E
137	238.7	S45W45E	137	121.7	S45W45E	140	20.1	S45W45E
138	11.3	S45W45E	138	121.4	S45W45E	141	16.2	S45W45E
139	125.0	S45W45E	139	22.8	S45W45E	142	23.2	S45W45E
140	151.0	S45W45E	140	22.2	S45W45E	143	23.2	S45W45E
141	189.7	S45W45E	141	122.0	S45W45E	144	16.1	S45W45E
142	163.2	S45W45E	142	144.1	S45W45E	145	42.0	S45W45E
143	125.1	S45W45E	143	22.8	S45W45E	146	15.1	S45W45E
144	82.8	S45W45E	144	21.1	S45W45E	147	11.4	S45W45E
145	82.8	S45W45E	145	20.0	S45W45E	148	12.3	S45W45E
146	121.1	S45W45E	146	122.3	S45W45E	149	12.1	S45W45E
147	231.8	S45W45E	147	122.3	S45W45E	150	12.1	S45W45E
148	153.0	S45W45E	148	82.4	S45W45E	151	23.2	S45W45E
149	232.2	S45W45E	149	22.1	S45W45E	152	146.8	S45W45E
150	210.0	S45W45E	150	42.2	S45W45E			
151	71.1	S45W45E	151	81.1	S45W45E			
152	228.0	S45W45E	152	11.8	S45W45E			
153	121.2	S45W45E	153	11.8	S45W45E			
154	181.7	S45W45E	154	21.1	S45W45E			
155	142.1	S45W45E	155	11.1	S45W45E			
156	125.9	S45W45E	156	11.1	S45W45E			
157	24.1	S45W45E	157	14.8	S45W45E			
158	42.0	S45W45E	158	12.3	S45W45E			
159	48.7	S45W45E	159	12.7	S45W45E			

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	129.01	201.11	25.4133	147.34	113.27
C2	48.89	167.69	15.5833	50.22	84.34
C3	124.54	679.68	15.8323	124.24	78.20
C4	126.87	322.68	22.2200	131.13	101.77
C5	143.79	224.69	24.2000	141.76	101.28



LEGEND:
 --- CHAINAGE FROM MON POINT
 --- SECTION-LINE EASEMENT TO BE VACATED BY THIS PLAT
 --- GRAVEL ROAD DR PAIR
 --- 16" PRIMARY WATERLINE
 --- SENSER LINE
 --- AERIALS MAPPING FROM MON 2011
 --- MGA GCS METERS MAPPING

- EASEMENT LEGEND**
- (1) 30' PUBLIC ESMT PER STATE PATENT 5431
 - (2) 50' ACCESS EASEMENT CENTERED ON IDIAROD TRAIL
 - (3) 30' UPR S/W/ 2015-013073-0
 - (4) 30' PUBLIC ESMT PER STATE PATENT 5431
 - (5) 100' UPR 2015-035205-0
 - (6) 30' UNDERGROUND ROW ESMT PER 2009-02-079
 - (7) 15' UNDERGROUND GAS PIPELINE ESMT S/W/ 2001-026584-0
 - (8) 25' PUC 1017-01008-0 ROW POINT AD. 53324 RECEIVING AS S/W/ 2013-02132
 - (9) 100' DRAINAGE EASEMENT PER PLAT 84-446 (ADIE 150 CV PLAT 84-446)
 - (10) 30' PUC S/W/ 2001-022971-0
 - (11) 30' UPR S/W/ 2015-022643-0
 - (12) ELEC UTILITY ESMT S/W/ 2001-022643-0
 - (13) 30' UPR S/W/ 2015-012086-0



PRELIMINARY PLAT
Holman Hills
Tracts 1 - 5
 With Vacation of a 50' Section Line Easement and
 10' T&E Esmt Per Plat 85-33

A Public Hearing at
 Tract 4, Approx. Subdivision, Point Addition (Plat 87-131), and
 Tract 9A, Supplemental Cassin Survey, T12N, R2E, S34W, (Plat
 73-270) and Tract 8, Glacier Elementary School Subdivision (Plat
 83-131) located within the 15 1/4', Section 8 and Section 4,
 T12N, R2E, Second Meridian, Anchorage Borough District, Alaska
 Census & Tract 14, in approximately 438.8 acres.

DATE: 07/16/2023
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 DATE: 07/16/2023
 SCALE: AS SHOWN
 SHEET 2 OF 2

The Boutel Co.
 101 E 14th Ave, Suite 100
 Anchorage, Alaska 99518
 PHONE: (907) 552-1111 FAX: (907) 552-1112

Kimmel, Corliss A.

RECEIVED

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, October 3, 2022 6:18 PM
To: Stewart, Gloria I.; Kimmel, Corliss A.; Blake, Lori A.
Cc: OSP Design Group
Subject: RE: S12699 Request for Reviewing Agency Comments
Attachments: S12699 Routing Coversheet.pdf; S12699 Reviewing Agency Routing.pdf

OCT 03 2022

[EXTERNAL EMAIL]

All,

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

Thanks,
MIREYA ARMESTO
GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, September 14, 2022 1:59 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12694, S12696, S12699 Request for Reviewing Agency Comments

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

Hello all. Attached please find Routing Coversheets for the above referenced Long Plat Cases S12694, S12696 & S12699 which are scheduled as Public Hearings before the Platting Board on 11/02/2022. Routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the Case No. of interest. **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.

- S12694 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=17652.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=17652)
- S12696 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=17655.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=17655)
- S12699 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=17665.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=17665)



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



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

RECEIVED

DATE: September 21, 2022

TO: Current Planning Division Supervisor.
Planning Department

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

FROM: Travis Just, Engineer Technician IV

SUBJECT: Traffic Department Comments

SEP 23 2022

S12699 Request to subdivide three (3) tracts of land into five (5) tracts, together with request for Vacation of a 50-foot Section Line Easement and a 10-foot Telephone & Electric Easement.

Tract 5 frontages Crow Creek Rd, a 100ft dedicated Right-of-Way, to the west which is owned and maintained by AKDOT. Tract 1 frontages a 50' Public Use Easement, to the South, which is owned by the Anchorage School District.

Subdivision

The Traffic Engineering department has no objection to the subdivision of the lots as proposed.

Easements

The Traffic Engineering department has no objection to the vacation of the easements as proposed.



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 21, 2022

RECEIVED

SEP 21 2022

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 comments:

- **S12696 – Tract A, Burlwood Subd, Plat 2003-031 (7820 Jaime Ave)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **S12694 – Baltazar Subdivision, Lots 1, 2, & 3 (1431-5 Muldoon Rd)**
 - No objection to the proposed vacations.
 - No objection to the proposed platting action.
- **S12699 – Holton Hills Subdivision Tracts 1-5 and Section Line Easement Vacation**
 - No objection to the proposed platting action.
 - DOT&PF considers the vacation of the section line easement premature until alternate public access has been demonstrated, dedicated, and provide for through a platting action.

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

“Keep Alaska Moving through service and infrastructure.”

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 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: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Jake Ciufu, P.E., Regional Hydrologist, Hydrology DOT&PF
James Starzec, AMATS Planner, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
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

September 20, 2022

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

RECEIVED

SEP 20 2022

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plats and has no comments or recommendations.

- **BALTAZAR SUBDIVISION**
(MOA Case # S12694)
- **JAAML Y ESTATES**
(MOA Case # S12696)
- **HOLTAN HILLS**
(MOA Case # S12699)

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

Sincerely,

James Christopher

James Christopher
Right of Way & Compliance Technician
ENSTAR Natural Gas Company

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Friday, September 16, 2022 2:27 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: FW: S12699 Request for Reviewing Agency Comments
Attachments: S12699 Routing Coversheet.pdf

RECEIVED

SEP 16 2022

No comments.

Karleen Wilson
MOA Addressing Official
907.343.8168
MOA Official Address Map

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, September 14, 2022 1:59 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12694, S12696, S12699 Request for Reviewing Agency Comments

Hello all. Attached please find Routing Coversheets for the above referenced Long Plat Cases S12694, S12696 & S12699 which are scheduled as Public Hearings before the Platting Board on 11/02/2022. Routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the Case No. of interest. **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.

- S12694 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17652>.
- S12696 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17655>.
- S12699 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17665>.



Planning Department
MUNICIPALITY OF ANCHORAGE

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Senior Planning Technician •
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Current Planning Division - Zoning & Platting
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www.muni.org/planning



RECEIVED

SEP 16 2022

September 16, 2022

Municipality of Anchorage
Planning Division
P.O. Box 196650
Anchorage, AK 99519-6650

SUBJECT: Request for Comments

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

S12699 Holtan Hills Subd. Tracts 1-5
Alaska Communications has no objections.

Sincerely,

Russell Tolentino

Russell Tolentino

Network Engineer II
600 Telephone Ave, Anchorage, AK 99503
(d) 907-564-1423 | (e) 907-240-8753
russell.tolentino@acsalaska.com

Kimmel, Corliss A.

From: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>
Sent: Wednesday, September 14, 2022 3:43 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Stewart, Gloria I.
Subject: RE: S12699 Request for Reviewing Agency Comments

RECEIVED

SEP 14 2022

[EXTERNAL EMAIL]

Hey Corliss and Lori;

The State Fire Marshals Office, has no objection to zoning...if 4 dwelling units are built within 20 feet of other in the future, we will require a plan review.

Let Gloria know;
I see termination dust on the peaks.

Let me know if you have any questions.

Take care;

Tim

Plans Examiner II
www.akburny.com ,
Plan Review Bureau
SOA, DPS, DFLS

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, September 14, 2022 3:10 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12699 Request for Reviewing Agency Comments

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

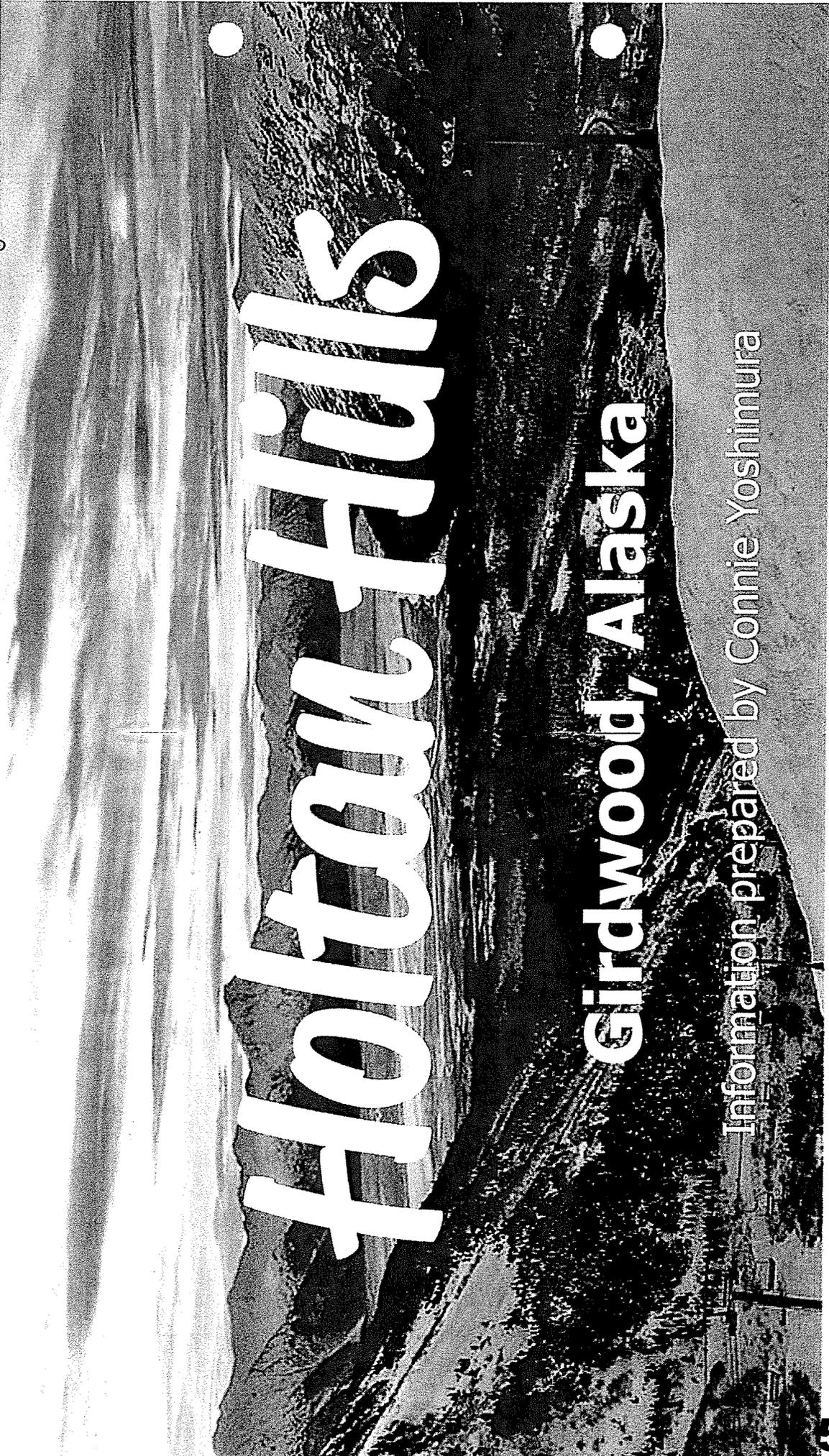
Good Afternoon. Attached please find Routing Coversheet for the above referenced Long Plat Case S12699 which is scheduled as a Public Hearing before the Platting Board on 11/02/2022. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting S12699 Reviewing Agency Routing. **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=17665.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=17665)

RECEIVED

OCT 20 2022

BY: Planning Department



Holtan Hills

Girdwood, Alaska

Information prepared by Connie Yoshimura

MEMORANDUM

TO: PLATTING BOARD
FROM: HOLTAN HILLS, LLC
SUBJECT: THREE-TRACT PLAT FOR HOLTAN HILLS, GIRDWOOD, ALASKA
DATE: OCTOBER 19, 2022

In April 2021, the Heritage Land Bank put out an RFP to develop a portion of their Girdwood holdings. HLB Parcel 6-011 Tract 1 Alyeska Subdivision Price Addition (Plat 87-131), HLB Parcel 6-016 Tract B Girdwood Elementary School Subdivision (Plat 85-38) & HLB Parcel 6-017 Tract 9A T10N R2E SEC 9, totaling 448.9 acres. In June 2021, the RFP was reviewed by the Selection Committee. The proposal was awarded with a 9-0 vote in favor of the proposal submitted by CY Investments, LLC, Pomeroy Lodging, and Seth Anderson. The members of the selection committee were:

Christopher M. Schutte, Office of Economic & Community Development Director
Robin E Ward, Real Estate Department Director
Tiffany Briggs, Program & Policy Department/Manager, Real Estate Services
Steve Schmitt, Municipal Surveyor, PM&E
Kristi Bischofberger, MOS Watershed Manager
Mark Schinnscheimer, Director of Engineering, AWWU
Kyle Kelly, Girdwood Valley Service Area Manager
Diane Powers, Admission Manager, Alaska Wildlife Conservation Center
Andrew Romerdahl, Senior Director of Real Estate, Cook Inlet Region, Inc.

CY Investments, LLC, Pomeroy Lodging, and Seth Anderson, members of the original RFP, reached an agreement for the bifurcation of the proposal, allowing CY Investments, LLC to develop Holtan Hills, which the MOA legal department approved. A Development Agreement was signed on April 29, 2022, between the Heritage Land Bank and CY Investments, LLC, with the land contributed by Heritage Land Bank and financing for roads, water, sewer, gas, and electricity by CY Investments, LLC with a 50/50 share of profits.

The three tracts to be developed into Holtan Hills are 60.1 acres, Phase 1 is 15.9 acres, and Phase 2 is 17.9 acres, Phase 3 is 26.3 acres. The excess land totals 388.8 acres. Once the boundaries for the three tracts are established and approved by the Platting Board through Public Process, the excess land will remain with Heritage Land Bank.

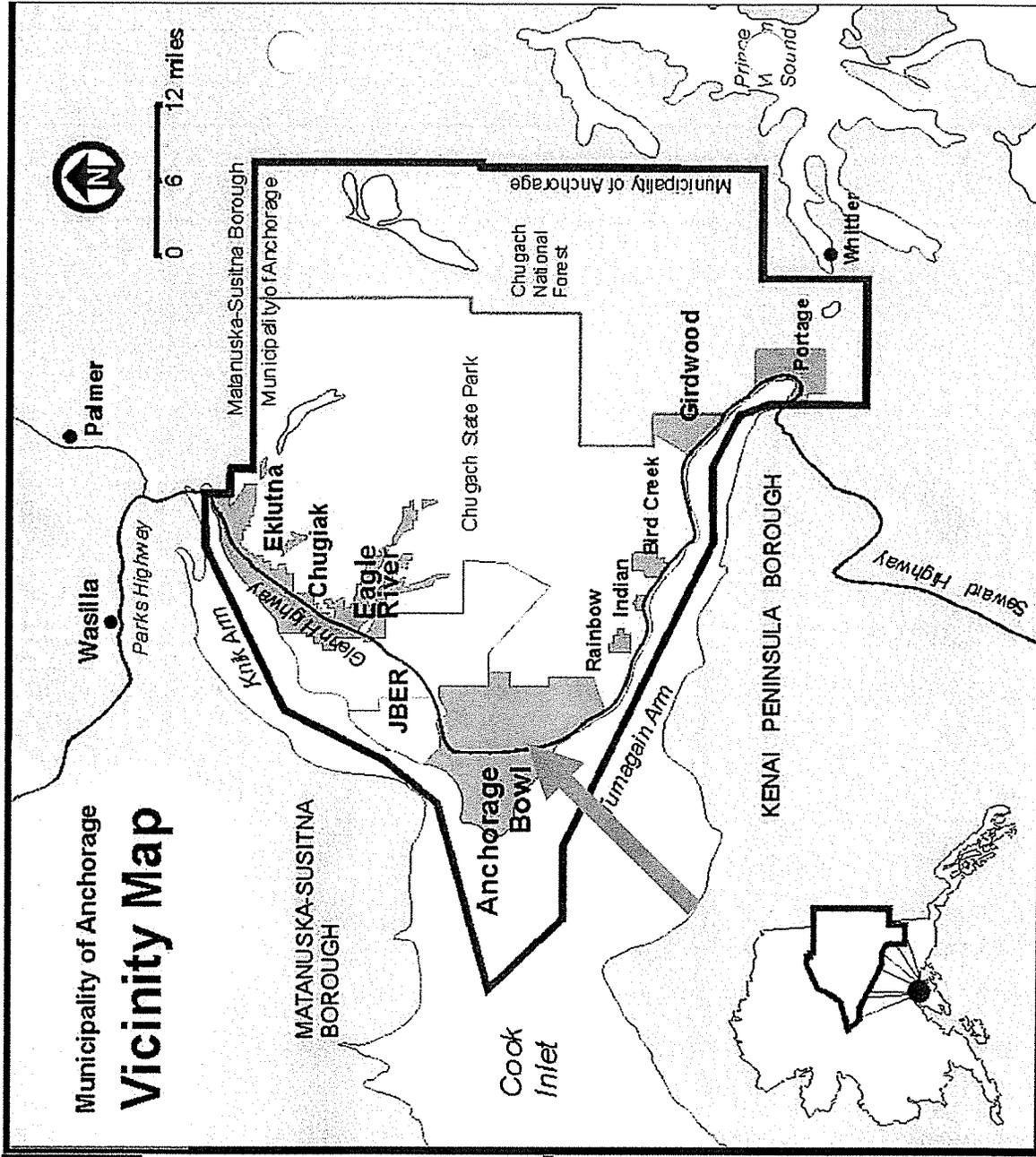
The applicant of the three-tract plat is Heritage Land Bank. The Platting Board's approval of the three-tract plat is the first step in the public approval process to be followed by the Anchorage Assembly's approval of the three-tract land transfer to CY Investments, LLC.

Due to the historic housing shortage and lack of developable land in the MOA, Holtan Hills will substantially contribute to housing for the entire Municipality of Anchorage, not just Girdwood.

The Municipality of
Anchorage spans
1,947 square miles

The population is **288,121**
as of July 1, 2021
per [census.gov](https://www.census.gov)

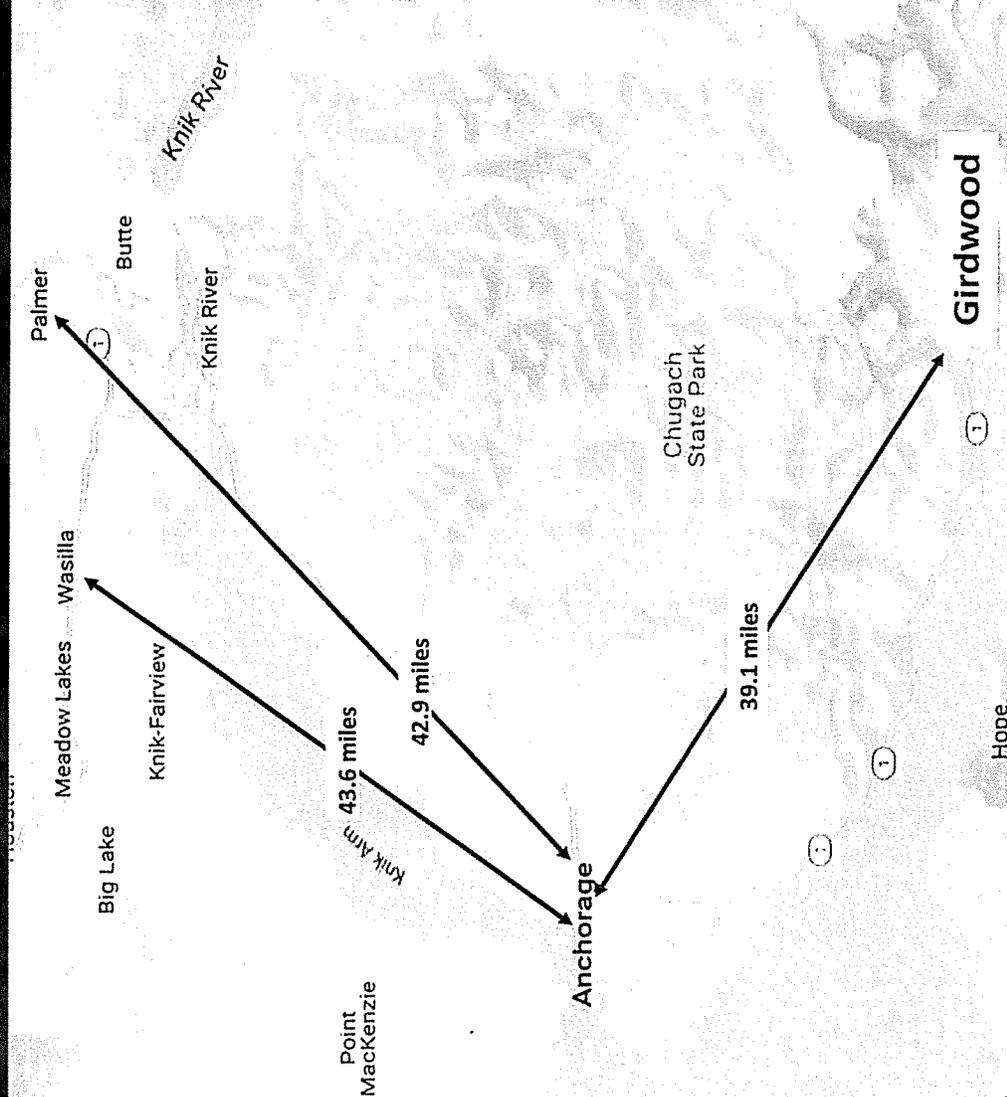
The MOA is more than the
Anchorage Bowl



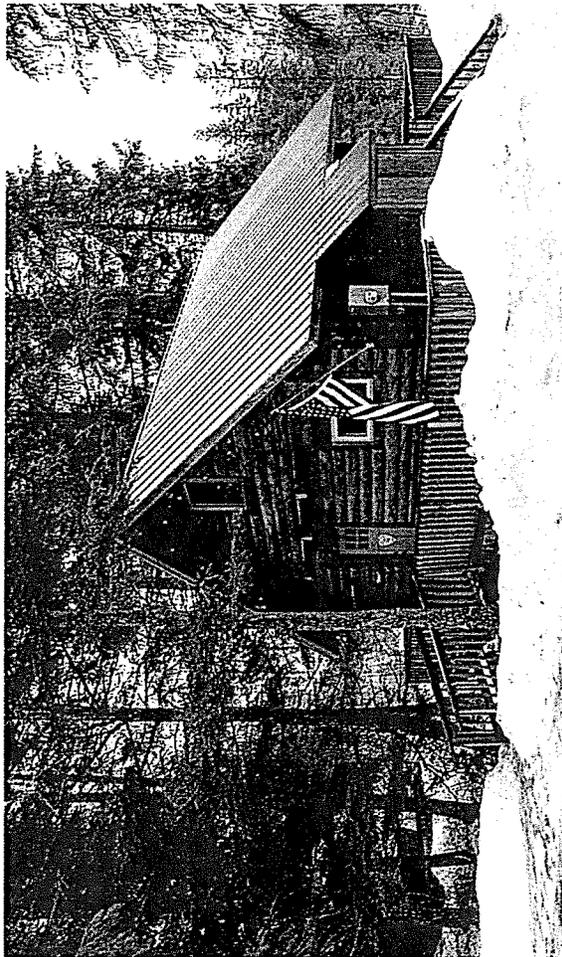
Commuting Distance From Anchorage

Girdwood	39.1 miles
Palmer	42.9 miles
Wasilla	43.6 miles

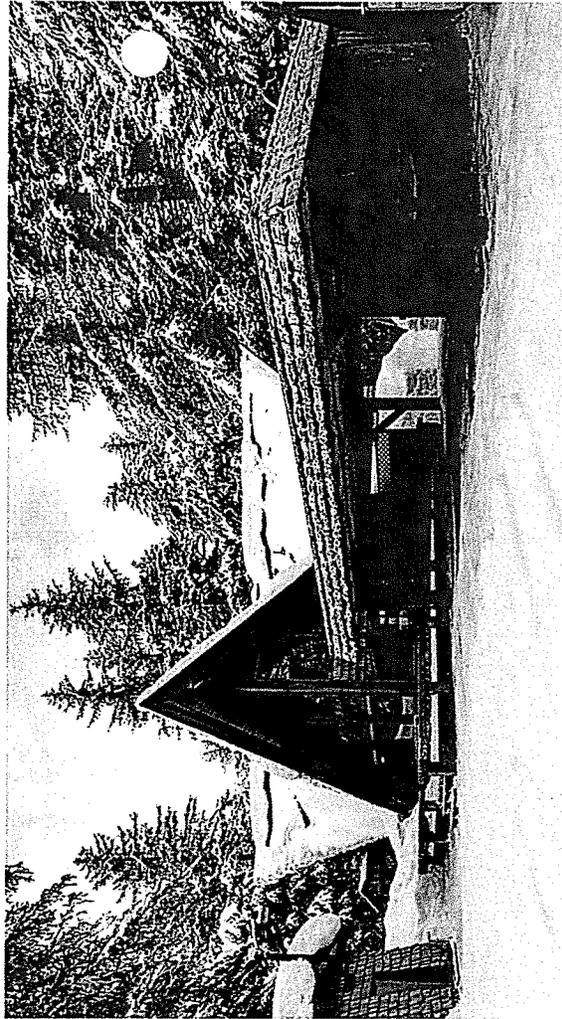
Many potential homeowners would prefer the shorter commute to live in a community where nature, trails and outdoor activities are just out their back door.



BERKSHIRE HATHAWAY | Alaska Realty
HomeServices



There are only **1,677**
housing units in Girdwood



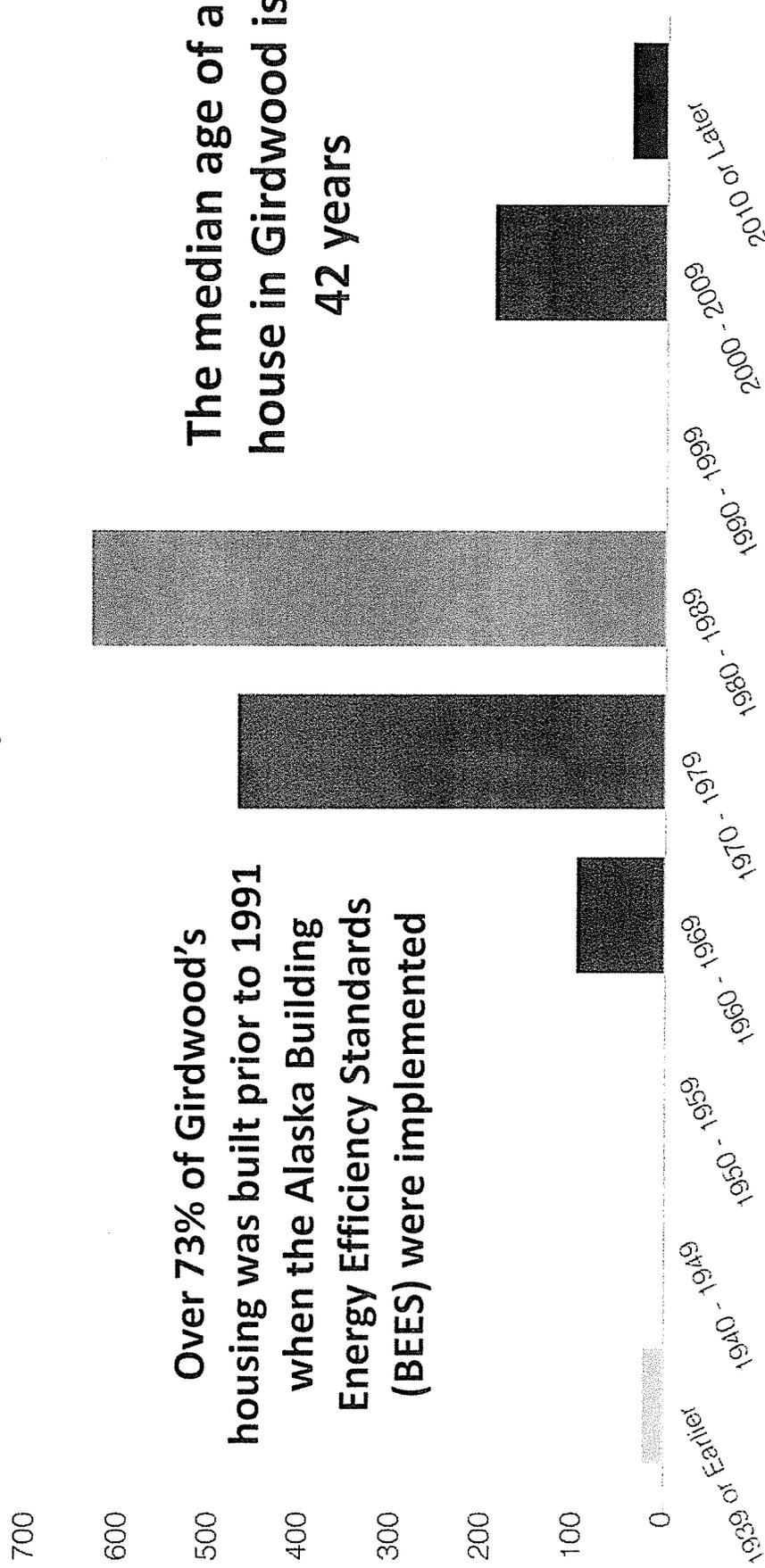
The median age of a single-family
home in Girdwood is
42 years

Source: AKMLS

BERKSHIRE HATHAWAY | Alaska Realty
HomeServices

Girdwood Housing Data

Home Construction by Decade



Over 73% of Girdwood's housing was built prior to 1991 when the Alaska Building Energy Efficiency Standards (BEES) were implemented

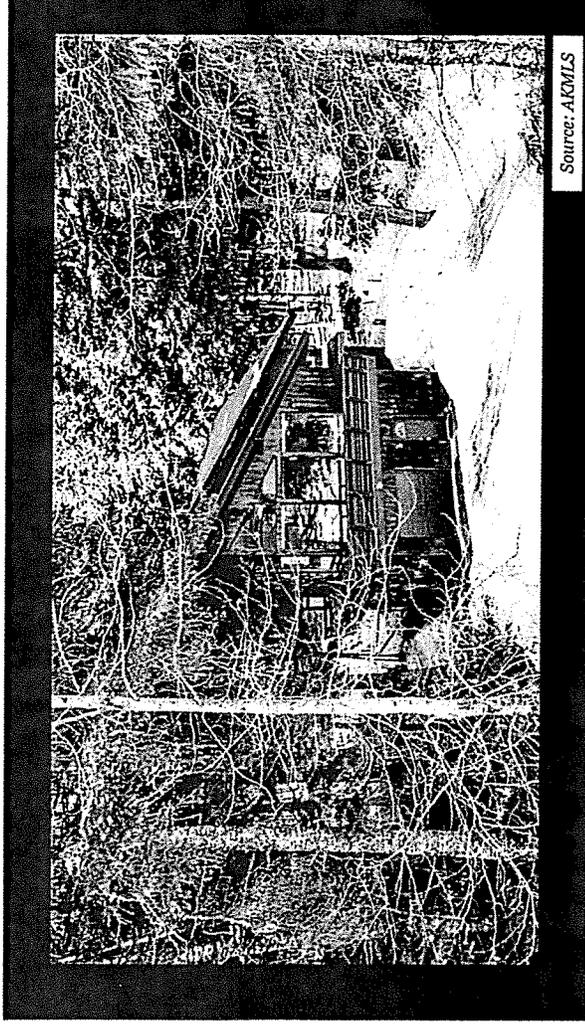
The median age of a house in Girdwood is 42 years

Source: point2homes.com, U.S. Census Bureau, 2020 Anchorage Community Survey

2022 YTD

- Since 2018, the average sales price in Girdwood has increased **76.31%**
- The average sales price in Girdwood is now **\$737,678**, an increase of **31.98% since 2020**
- The average days on market for a single-family home in Girdwood is only **12 days**.

Residential Active Inventory



As of October 19, 2022,
there are only **5**
single-family homes
currently for sale in
Girdwood.

According to MLS, **3** of those homes are priced
over \$1,000,000



Source: AKMLS

Girdwood's Recent Highest Sales

Highest lot
\$390,000
9/2021

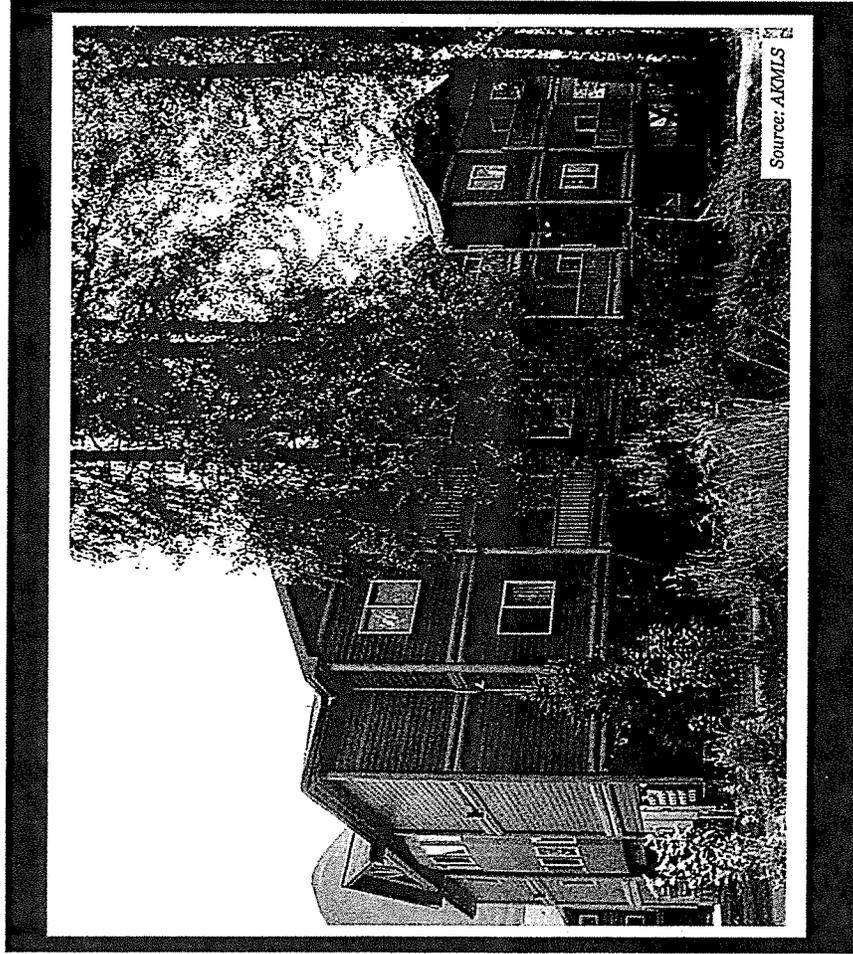
Highest Single-family*
\$2,280,000
10/2022

Highest Condo
\$978,500
10/2021

*Highest single-family sale ever reported in MLS

Girdwood Condominiums YTD 2022

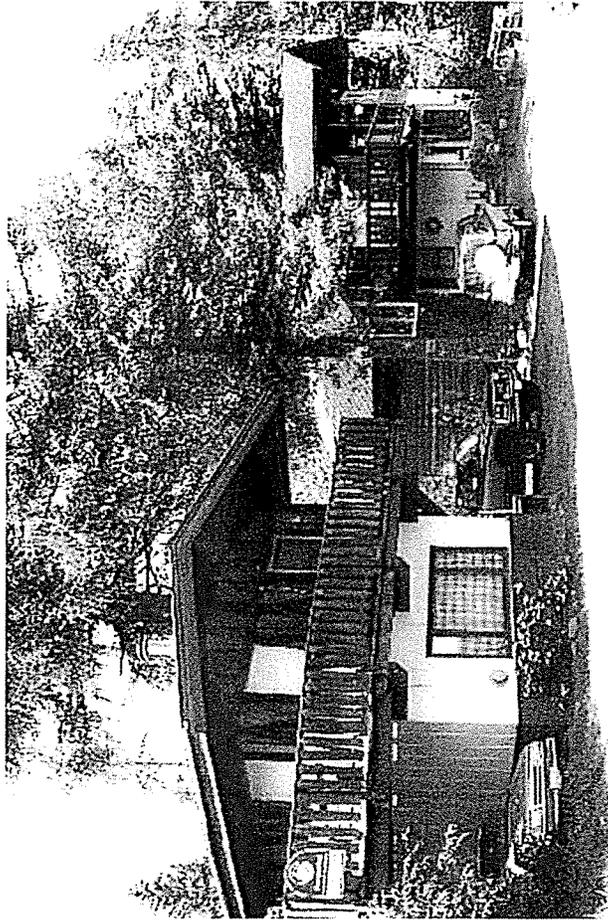
- Only 7 condos have sold in 2022 compared to 48 in 2021 & 37 in 2020
- Since 2018, the average price of a Girdwood condo has increased 55.27%
- The average price of a condo has increased 35.56% since 2020
- There are currently no condos for sale in Girdwood



Girdwood Multi-Family

**There are ZERO multi-family
buildings currently for sale in
Girdwood as of October 19, 2022**

Only 3 sold in 2021



Source: AKMLS

Public Comments: s12699

Commenter	Email	Phone Number	Submitted
Brooke Lavender PO Box 1338 Girdwood , AK 99587	brookelavender11@gmail.com	8175421263	9/23/2022 12:42:45 PM

The Heritage Land Bank and Anchorage Municipality are in a big rush to get this project started. It looks like they are trying to take the stairs in one stride.

Girdwood residents are here today for one reason-we all want positive sustainable progress.

Pertaining to this project positive progress would have started with relationships being built between our community, heritage land bank, and our developers. We would have been able to hone in on the concerns and needs that our community has, we would have been able to find common ground. We could have found someone to do a community needs or housing needs assessment, which would have provided the municipality with a tactical way of analyzing gaps in community services and housing. We could have taken the time to focus on the issues at hand, and our community would have been able to provide solutions such as inclusionary housing. We could have done this right. We had every opportunity, and our housing committee all worked on their own time to try to communicate our needs as a community. They had a letter prepared and sent, and you only received it last night.

You can not properly take the time to vote on this disposal in one evening after hearing our community speak for the very first time today.

I am urging you to take a tactical pause on this land disposal and come up with a new agreement that serves those who could potentially live in Girdwood, and prioritizes those who currently live there. Alaska is a special place, we have over two million tourists visit every year. Girdwood is a popular destination, and we have to account for all of the traffic we get here and the exhaustion of the services provided locally because of it. Girdwood isn't just a town of 2 to 3 thousand people, there are many more people than that here during peak tourism seasons. We must address the housing crisis before we can bring even more people in.

If a restaurant or local business is understaffed or Alyeska can't get its rooms cleaned in time, the visitor experience may be negatively impacted, jeopardizing potential return trips. The lack of workforce housing, therefore, has a direct effect on Girdwood's attractiveness. The continued lack of affordable housing for residents and employees within the tourism industry limits the competitiveness of the destination. If we don't have enough employees to provide services to visitors, how competitive can we be? Beyond the quality of the visitor experience and the competitiveness of the destination, tax collections can be suppressed. Without ample affordable housing, the entire community suffers – it impacts tax revenues significantly, businesses cannot fully operate, and impacts guest services across the board. Without affordable housing, all businesses will struggle to find workers. The challenge of workforce housing has been on the front burner in many other mountain communities for quite a while, but the pandemic pushed this issue to a critical level. To remain competitive and to provide an exceptional visitor experience, workforce housing is essential. As we look to new tools and funding sources, taking a broad, community-wide approach to workforce housing is more of a priority now than ever before, and our community needs to be at the table when these decisions are being made that directly impact us.

Short term rentals are killing our community, just like they have done to so many other ski towns. We can get this right, and not contribute to this issue. We have the opportunity to take our time and efforts, and do everything honestly and openly while following code and making sure all legally binding documents are upheld.

I challenge you today to do better and to work toward positive sustainable progress for Girdwood. When Girdwood thrives, the municipality thrives, too.

Girdwood is not going out without a fight, and if we need to fight for our community we will

Anchorage 2040

From: Kathi G. <sawolverinemom@hotmail.com>
Sent: Tuesday, August 23, 2022 9:53 AM
To: Anchorage2040
Subject: Holten Hills

RECEIVED

AUG 30 2022

[EXTERNAL EMAIL]

Planning and Zoning Commission:

Please make this message a part of the public records. If I need to do something different to make that happen, please let me know.

I am writing regarding the Holten Hills project in Girdwood. We own rental properties in Girdwood and spend time in this wonderful community frequently. Although I am pro-business and pro-development, I am opposed to this project for several reasons.

First, it's too big for the town of Girdwood to handle. The road system, parking, schools and much more do not have the ability to handle an influx of people Holten Hills will bring. The project will nearly double the size of Girdwood. Alyeska cannot handle that amount of people either.

Second, there currently is not enough housing for the workers and they will not be able to afford the homes in Holten Hills. With an influx of people, there will need to be more workers to accommodate the increased population. Where will they live?

Third, I do not want the quaint, peaceful town of Girdwood to become Vail, Park City and Big Sky. The beauty of Girdwood is the relaxing, quiet, laid back, friendly environment. Holten Hills will destroy that which makes Girdwood so special and Alyeska so enjoyable. I've been to these large resorts and definitely do not want our lovely town turned into Party Central.

I implore you to block this development from taking place. It is too much, too quickly.

Respectfully,
Kathi Gallagher

Posting Affidavit



AFFIDAVIT OF POSTING

CASE NUMBER: 512699

I, Jason Jacobson 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 9/21/2022 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 21 day of SEPTEMBER, 2022.

Jason Jacobson
Signature

LEGAL DESCRIPTION

Tract or Lot: _____

Block: _____

Subdivision: _____

Supporting Information



Stewart Title of Alaska
2525 C Street, Suite 110
Anchorage, AK 99503
Phone:
Fax:

CERTIFICATE TO PLAT

Municipality of Anchorage
Attn: John Bruns
4700 Elmore Rd
Anchorage, AK 99507

File Number: 1774192
Date of Certificate to Plat: August 1, 2022 at 8:00AM
Fee: \$500.00

This is a Certificate to Plat as of the date stated herein with regard to the proposed plat of the following described property:

Tract "B", GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION, according to the official plat thereof, filed under Plat No. 85-38, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The Company hereby certifies that record title is vested in:

Municipality of Anchorage, as successor to the City of Girdwood pursuant to Anchorage Charter Sections 19.13, 19.16 and A.S. 29.06.380
An estate in FEE SIMPLE.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims, of easement, not shown by the Public Records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. (a) Unpatented mining claims;
(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
(c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
7. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
8. Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.

9. Reservations and exceptions as contained in the State of Alaska patent and/or in Acts authorizing the issuance thereof.
10. Taxes and/or assessments due the Municipality of Anchorage,
11. Reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949, and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.
12. Rights of the public and/or government entities in and to Bureau of Land Management Section Line Easement pursuant to 43 U.S.C. 932 as ratified by Alaska Statute 19.10.010.
Affects : 33 feet on either side of section lines
13. Any adverse claim to any portion of said land which lies within the bed of California Creek, between the lines of mean high water.
14. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
15. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:
Granted To : Chugach Electric Association, Inc.
Recorded : October 3, 1980
Book : 531
Page : 873
Affects : A portion of said property
16. Slope easements, as dedicated and reserved on the plat of said subdivision.
17. Easements as shown on the plat of said subdivision.
18. Covenants and notes as shown on the plat of said subdivision.
19. Municipality of Anchorage Covenant to Provide Access, including the terms and provisions thereof:
First Party : Municipality of Anchorage
Second Party : Victor Duncan
Recorded : January 2, 2002
Serial Number : 2002-000174-0
20. Resolution No. 2009-287 Anchorage, Alaska, including terms and provisions thereof:
District : Girdwood Water Improvements Phase II-B Transmission Main
Recorded : March 15, 2010
Serial Number : 2010-011570-0
21. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:
Granted To : Chugach Electric Association, Inc.
Recorded : June 6, 2011
Serial Number : 2011-026040-0
Affects : A portion of said property
22. Agreement, including the terms and provisions thereof:
First Party : Municipality of Anchorage
Second Party : Anchorage Water and Wastewater Utility

Recorded : April 13, 2018
Serial Number : 2018-013080-0

Submission for our review of a copy of the preliminary or proposed plat. Such review will determine the effect of the exceptions set out herein and verify our records that we searched the title to the right property.

This Certificate to Plat is restricted to the use of the addressee and the party ordering said Certificate, and is not to be used as a basis for closing any transaction affecting the title to said property. Liability of the Company is limited to the amount of the fee paid.

Inquiries with regard to this Certificate or any exceptions set out herein should be directed to the individual signing hereon.

Thank you for your order. We appreciate your business!

Stewart Title of Alaska



Authorized Countersignature
Nichole Smith, Title Officer

State of Alaska



Patent

No. 2210

Know All Men By These Presents that the State of Alaska in consideration of the sum of
TEN AND NO/100-----DOLLARS,
lawful money of the United States and other good and valuable consideration, now paid, the receipt
whereof is hereby acknowledged, does hereby grant to -----
CITY OF GIRDWOOD

its successors
----- and assigns all the real property situated in the Borough of Greater Anchorage Area
State of Alaska, described as follows:

STATE OF ALASKA SUPPLEMENTAL CADASTRAL SURVEY WITHIN PROTRACTED TOWNSHIP TEN
(10) NORTH, RANGE TWO (2) EAST, SEWARD MERIDIAN, ACCORDING TO THE SURVEY PLAT
FILED IN THE ANCHORAGE RECORDING DISTRICT ON NOVEMBER 14, 1973, PLAT FILE NO.
73-220.

Fractional Section Eight (8): Tract 8-A

excluding the S $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8 and more
particularly described as follows:

Beginning at the 1/4 corner common to Sections 8 and 9, said township
and range which is monumented with a standard A.D.L. brass cap monu-
ment and being the True Point of Beginning for this description.

Thence; N. 00°06'10" W., 660.04 feet to the S-N 1/64 corner of said
Sections 8 and 9, which is monumented with a standard A.D.L.
brass cap monument.

Thence; N. 89°57'15" W., 1320.13 feet to the C-S-NE 1/4 corner of said
Section 8, which is monumented with a standard A.D.L. brass
capp monument.

Thence; S. 00°10'00" E., 659.44 feet to the C-E 1/16 corner of said
Section 8, which is monumented with a standard A.D.L. brass
cap monument.

Thence; continue S. 00°10'00" E., 660.00 feet to the C-R-SE 1/64
corner of said Section 8, which is not monumented.

Thence; S. 89°57'15" E., 1320.00 feet to the N-S 1/64 corner being
common to said Sections 8 and 9, not monumented.

Thence; N. 00°06'10" W., 660.00 feet to the 1/4 corner common to said Section 8 and 9, being monumented with a standard A.D.L. brass cap monument and is the True Point of Beginning for this description. This exclusion contains 40.00 acres more or less.

- Fractional Section Seventeen (17): Tract 17-A; and
- Fractional Section Eighteen (18): Tract 18-A; and
- Fractional Section Twenty-Nine (29): Tract 29-C; and

A parcel of land located entirely within the S.W. 1/4 of Section 20, T 10N, R 2E, S.M. as per Supplemental Cadastral Survey plat for said Township approved April 4, 1972 by the Division of Lands and being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 20 and 29, Twp. 10N, Rng. 2E, S.M. said point being monumented with a standard A.D.L. brass cap monument and is the True Point of Beginning for this description.

Thence; N. 00°02'30" E. for a distance of 2624.14 feet to the center 1/4 corner position of said Section 20, not monumented.

Thence; S. 89°41'00" W. for a distance of 1321.88 feet to the Center-West 1/16 corner position of said Section 20, not monumented.

Thence; on a computed bearing of S. 00°04'20" W. for a computed distance of 2616.33 feet to the West 1/16 corner of Sections 20 and 29 which is monumented with a standard A.D.L. Brass Cap Monument.

Thence; S. 89°59'00" E. for a distance of 1523.63 feet to the 1/4 corner common to Section 20 and 29 which is monumented with a standard A.D.L. Brass Cap Monument and is the True Point of Beginning for this description; and

A parcel of land located entirely within the NW 1/4 of Fractional Section 29, T 10N, R 2E, S.M. as per Supplemental Cadastral Survey plat for said Township approved April 4, 1972 by the Division of Lands and being more particularly described as follows:

Beginning at the 1/4 corner common to Section 20 and 29 which is monumented with a standard A.D.L. brass cap monument and is the True Point of Beginning for this description.

Thence; N. 89°59'00" W. for a distance of 661.82 feet to the East-West 1/64 corner position of Sections 20 and 29, not monumented.

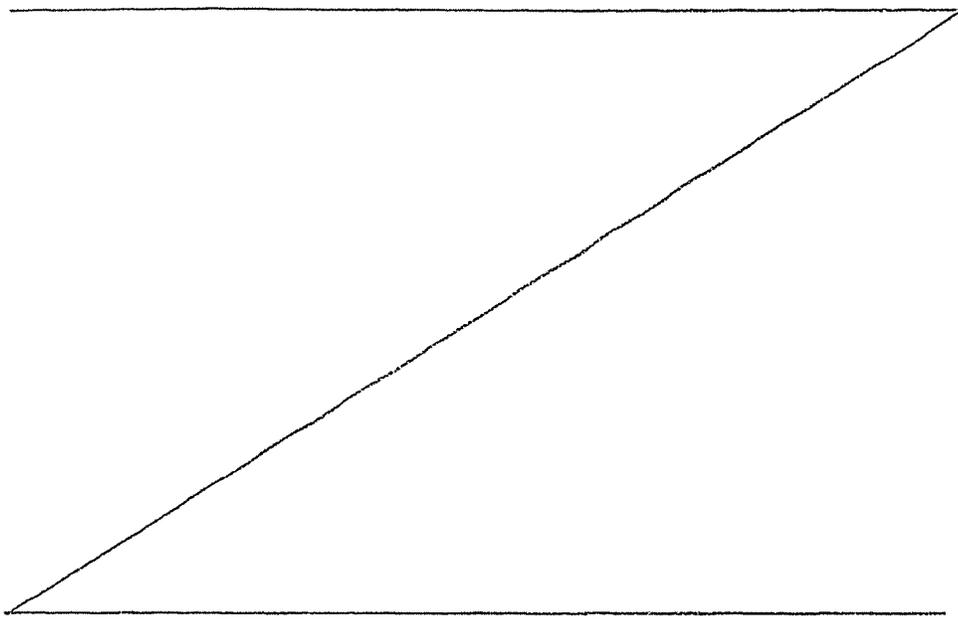
Thence; in a Southerly direction from the East-West 1/64 corner position of said Sections 20 and 29, for a distance of 2640 feet more or less to the Center East-West 1/64 corner position of said Section 29, not monumented.

Thence; S. 89°59'30" E. for a distance of 660 feet more or less along the East-West center line, said Section 29, to the center 1/4 corner position of said Section 29, not monumented.

BOOK 476 PAGE 229
Anchorage Recording Office

Thence; N. 00°07'45" W. for a distance of 2639.35 feet along the North-South center line, said Section 29, to the 1/4 corner of said Sections 20 and 29 which is monumented with a standard A.D.L. Brass Cap Monument and is the True Point of Beginning for this description.

CONTAINING A TOTAL AGGREGATE ACREAGE OF 292.58 ACRES MORE OR LESS.



Township 10 NORTH Range 2 EAST SEWARD Meridian

Alaska, according to the official survey thereof save and except those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title and further, Alaska, the Grantor, expressly reserves, out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have and to Hold the said land with the appurtenances thereof unto the said Grantee and its successors, heirs and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands, Department of Natural Resources, State of Alaska, this THIRD day of DECEMBER, A.D. 1974.

74-048088
900
Director, Division of Lands

State Record of Patents
Vol. XXIII
Page 10

RECORDED-FILED
ANCHORAGE REC. DISTRICT
654507

Dec 9 4 12 PM '74
REQUESTED BY: City of Girdwood
ADDRESS: Box 484 - Girdwood, Ak. 99587

CC

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2018-013080-0

Recording District 301 Anchorage
04/13/2018 10:08 AM Page 1 of 8



RETURN TO: Real Estate Director
Municipality of Anchorage
Real Estate Department, Heritage Land Bank
P.O Box 196650
Anchorage, AK 99519-6650

Anchorage Recording District

HLB Parcel 6-016
Tax # 075-032-32

INTERGOVERNMENTAL USE PERMIT

The Municipality of Anchorage, acting by and through the Real Estate Department, Heritage Land Bank, whose mailing address, is PO Box 196650, Anchorage, AK 99519-6650. Heritage Land Bank hereinafter called the PERMITTER, hereby grants authority to Anchorage Water and Wastewater Utility, a municipal agency, whose mailing address is 3000 Arctic Blvd., Anchorage, AK 99503 hereinafter called the PERMITTEE, and to its successors, assigns, licenses and permittees, a sole and exclusive permit for the construction, operation, maintenance, and repair of a water line and appurtenances together with the right to license, permit, or otherwise agree to the exercise of these rights by any other person, or entity through, across, over and under lands of the PERMITTER, situated in Anchorage Recording District, State of Alaska, as shown on attached Exhibit A, and more particularly described as follows, to wit:

**PORTIONS WITHIN TRACT B GIRDWOOD ELEMENTARY SCHOOL
SUBDIVISION (PLAT 85-38), See attached Exhibit A, B, C & D**

and that only such rights to use in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, repair and removal of said improvements and appurtenances thereto, reserving unto the PERMITTER the right to use said property in any way and for any purpose not inconsistent with the rights or use hereby permitted; provided that the PERMITTEE shall have the right to enter upon the property for the purpose herein described as may from time to time be necessary or desirable for the use, occupation and enjoyment of said permit area, including the right of ingress and egress to said premises; provided further that such work shall be accomplished in such a manner that the allowable improvements of PERMITTER existing in said permit area shall not be disturbed or destroyed, and that they shall be replaced in as good a condition as they were in immediately before the property was entered upon by PERMITTEE and provided that PERMITTER shall not construct any permanent structures within the permit area without the written approval of PERMITTEE.

HLB Parcel 6-016
Tax # 075-032-32

It is agreed that this Intragovernmental Use Permit shall be converted to a Water Line Easement in perpetuity conveying the aforementioned rights to the Municipality of Anchorage, if said property is conveyed to an owner other than the Municipality of Anchorage.

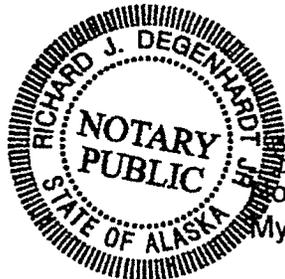
PERMITTER: MUNICIPALITY OF ANCHORAGE

William D. Falsey
By: William D. Falsey
Its: Municipal Manager

APRIL 2, 2018
Date:

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 2 day of APRIL, 2018, by William D. Falsey, Municipal Manager of the Municipality of Anchorage.



Richard J. Degenhardt
Notary Public for the State of Alaska
My Commission Expires: 6/10/19

CONCURRENCE: REAL ESTATE DEPARTMENT

Robin E. Ward
By: Robin E. Ward
Its: Director

3/19/18
Date:



EXHIBIT A
Legal Description

A Portion of
Tract B, Girdwood Elementary School Subdivision, according to Plat No. 85-38,
Anchorage Recording District, Third Judicial District, Alaska

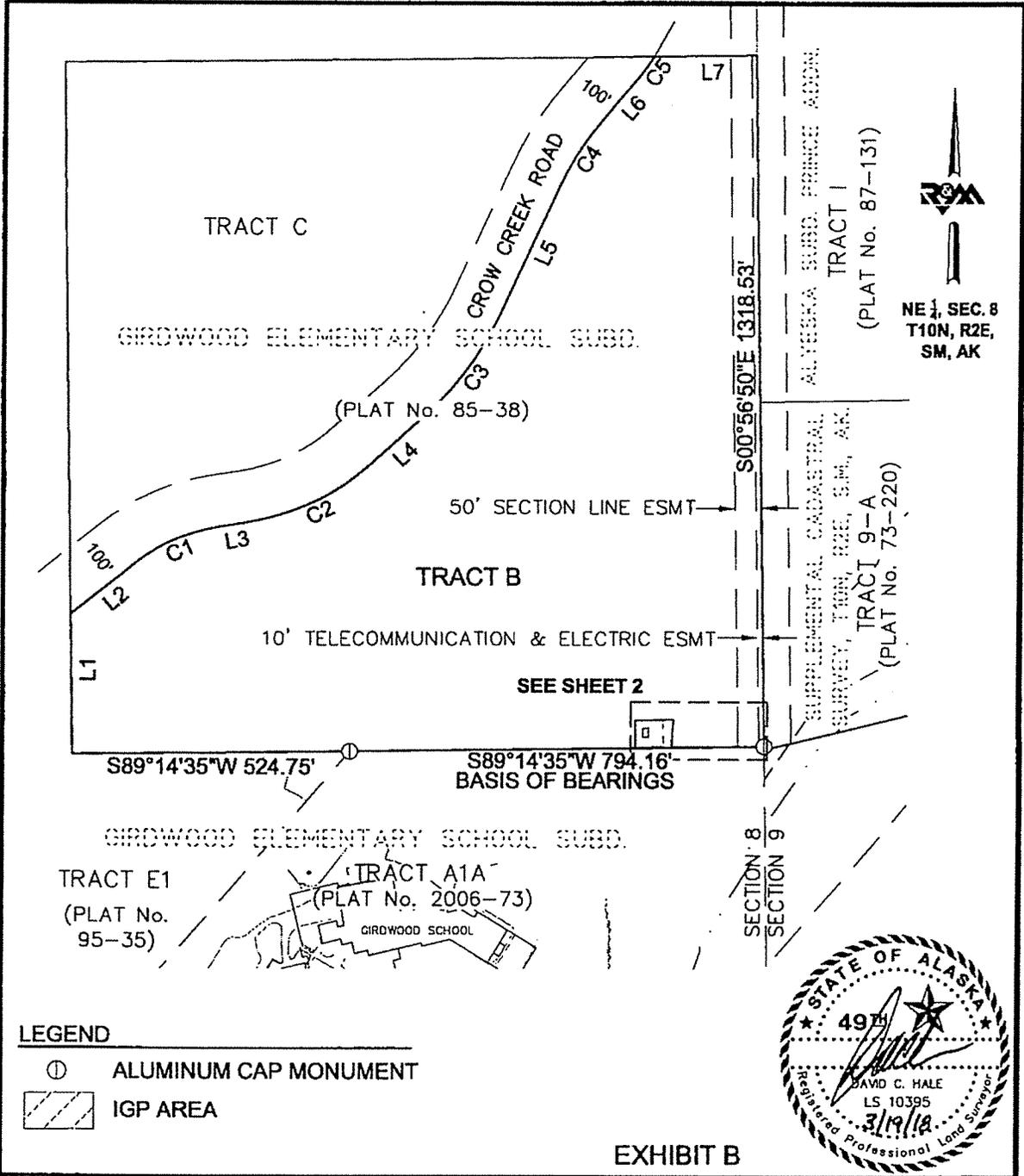
Intragovernmental Use Permit (IGP)

An Intragovernmental Use Permit located within Tract B, Girdwood Elementary School Subdivision, according to Plat 85-38, Anchorage Recording District, Third Judicial District, Alaska, more particularly described as follows:

Commencing at an aluminum cap monument marking the southeast corner of said Tract B, from which an aluminum cap monument marking the northwest corner of Tract A1A, Girdwood Elementary School Subdivision, according to Plat No. 2006-73, Anchorage Recording District, bears S89°14'35"W for a distance of 794.16 feet, said line being the Basis of Bearing for this description; thence on the south boundary of said Tract B, S89°14'35"W for a distance of 176.82 feet to the True Point of Beginning for this description;

Thence continuing on said south boundary S89°14'35"W for a distance of 70.00 feet; thence departing said boundary N00°46'10"W for a distance of 53.13 feet; thence N89°13'50"E for a distance of 74.60 feet to a curve concave to the east with a radius of 317.00 feet, a chord bearing of S04°10'20"W, and a chord distance of 53.35 feet; thence along said curve through a central angle of 09°39'12" for an arc length of 53.41 feet to the south boundary of said Tract B and the True Point of Beginning containing 3,802 square feet (0.087 acres) more or less as shown on Exhibit B, attached to and made a part hereof.





LEGEND

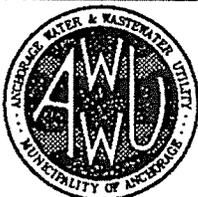
- ⊙ ALUMINUM CAP MONUMENT
- IGP AREA



EXHIBIT B

ANCHORAGE WATER & WASTEWATER UTILITY

TOTAL TRACT AREA: ± 1,000,342 S.F. (22.965 AC.)
 EASEMENT AREA THIS EXHIBIT: ± 3,802 S.F. (0.087 AC.)



OWNER'S INITIALS: *PEW*

PAGE ___ OF ___ DATED ___



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

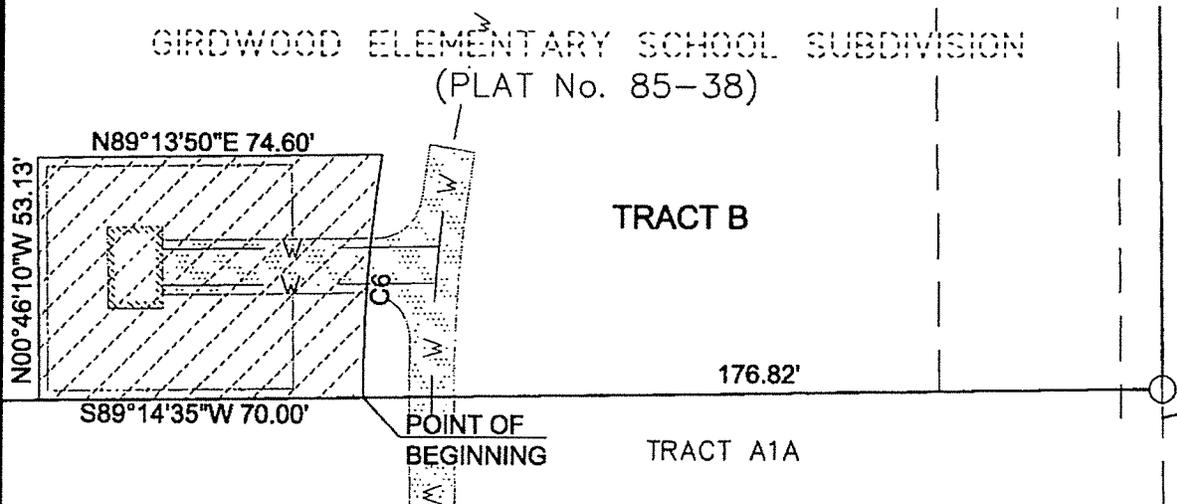
DRAWN: JAA
 CHECKED: DCH
 DATE: 03-19-18

SCALE: 1"=300'
 GRID: SE 4615
 SHEET 1 OF 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	181.42'	349.83'	29°42'49"	N65° 55' 49"E	179.40'
C2	258.40'	449.78'	32°55'01"	N64° 19' 43"E	254.87'
C3	262.47'	649.68'	23°08'51"	N36° 17' 46"E	260.69'
C4	154.00'	549.73'	16°03'00"	N32° 44' 52"E	153.49'
C5	48.93'	349.83'	8°00'51"	N36° 45' 55"E	48.89'
C6	53.41'	317.00'	9°39'12"	S04° 10' 20"W	53.35'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 53' 30"W	266.18'
L2	N51° 04' 24"E	151.90'
L3	N80° 47' 14"E	52.06'
L4	N47° 52' 11"E	134.43'
L5	N24° 43' 22"E	253.04'
L6	N40° 46' 21"E	107.40'
L7	N89° 15' 26"E	195.81'



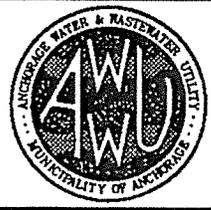
- LEGEND**
- ⊙ ALUMINUM CAP MONUMENT
 - IGP AREA

NE 1/4, SEC. 8
 T10N, R2E,
 SM, AK



EXHIBIT B

ANCHORAGE WATER & WASTEWATER UTILITY TOTAL TRACT AREA: ± 1,000,342 S.F. (22.965 AC.)
 EASEMENT AREA THIS EXHIBIT: ± 3,802 S.F. (0.087 AC.)



OWNER'S INITIALS: *peu*

PAGE ___ OF ___ DATED ___



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

DRAWN: JAA SCALE: 1"=40'
 CHECKED: DCH GRID: SE 4615
 DATE: 03-19-18 SHEET 2 OF 2



EXHIBIT C
Legal Description

A Portion of
Tract B, Girdwood Elementary School Subdivision, according to Plat No. 85-38,
Anchorage Recording District, Third Judicial District, Alaska

Intragovernmental Use Permit (IGP)

A thirty-foot (30') wide Intragovernmental Use Permit, the side lines being fifteen feet (15') on each side of the centerline described hereon, located within Tract B, Girdwood Elementary School Subdivision, according to Plat 85-38, Anchorage Recording District, Third Judicial District, Alaska, the centerline of which is more particularly described as follows:

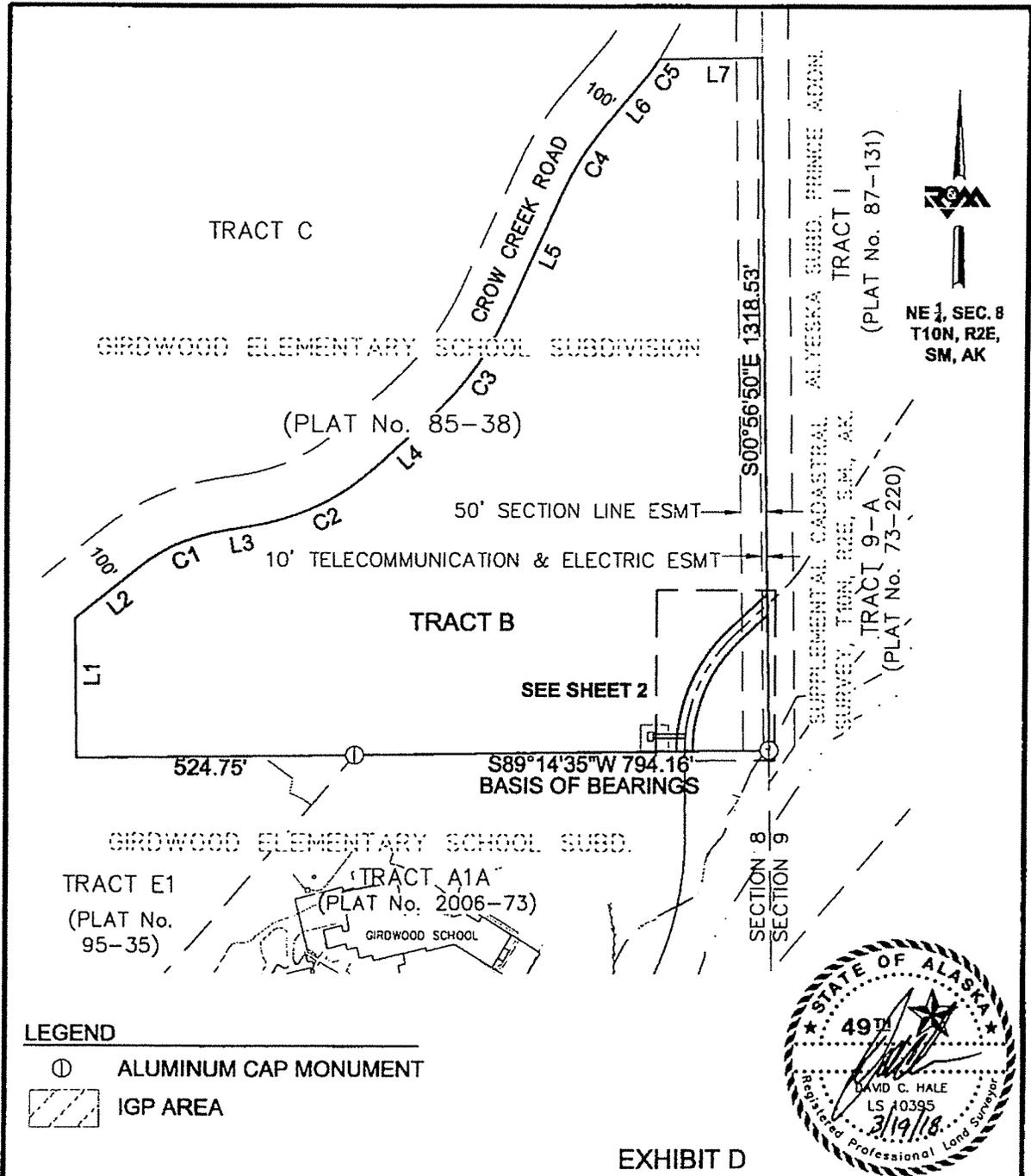
Commencing at an aluminum cap monument marking the southeast corner of said Tract B, from which an aluminum cap monument marking the northwest corner of Tract A1A, Girdwood Elementary School Subdivision, according to Plat No. 2006-73, Anchorage Recording District, bears S89°14'35"W for a distance of 794.16 feet, said line being the Basis of Bearing for this description; thence on the south boundary of said Tract B, S89°14'35"W for a distance of 161.82 feet to said centerline and the beginning of a curve concave to the southeast with a radius of 302.00 feet, a chord bearing of N23°25'03"E, and a chord distance of 246.31 feet, and the True Point of Beginning for this description;

Thence along said curve through a central angle of 48°08'02" for an arc distance of 253.71 feet; thence N47°29'04"E for a distance of 80.47 feet to the east boundary of said Tract B and the end of said centerline, the offset lines being lengthened or shortened as needed to begin and end at the boundary lines of said Tract B, from which the southeast corner of said Tract B bears S00°56'50"E for a distance of 278.30'; this thirty foot wide IGP contains 10,025 square feet (0.230 acres) more or less as shown on Exhibit B, attached to and made a part hereof.

This IGP is subject to a 50 foot Section Line Easement.

This IGP is subject to a 10 foot Telecommunication & Electric Easement.





LEGEND

- ⊙ ALUMINUM CAP MONUMENT
- ▨ IGP AREA

EXHIBIT D

ANCHORAGE WATER & WASTEWATER UTILITY TOTAL TRACT AREA: ±1,000,342 S.F. (22.965 AC.)
 EASEMENT AREA THIS EXHIBIT: ±10,025 S.F. (0.230 AC.)



OWNER'S INITIALS: *PEW*

PAGE ___ OF ___ DATED ___



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 DATE: 03-19-18

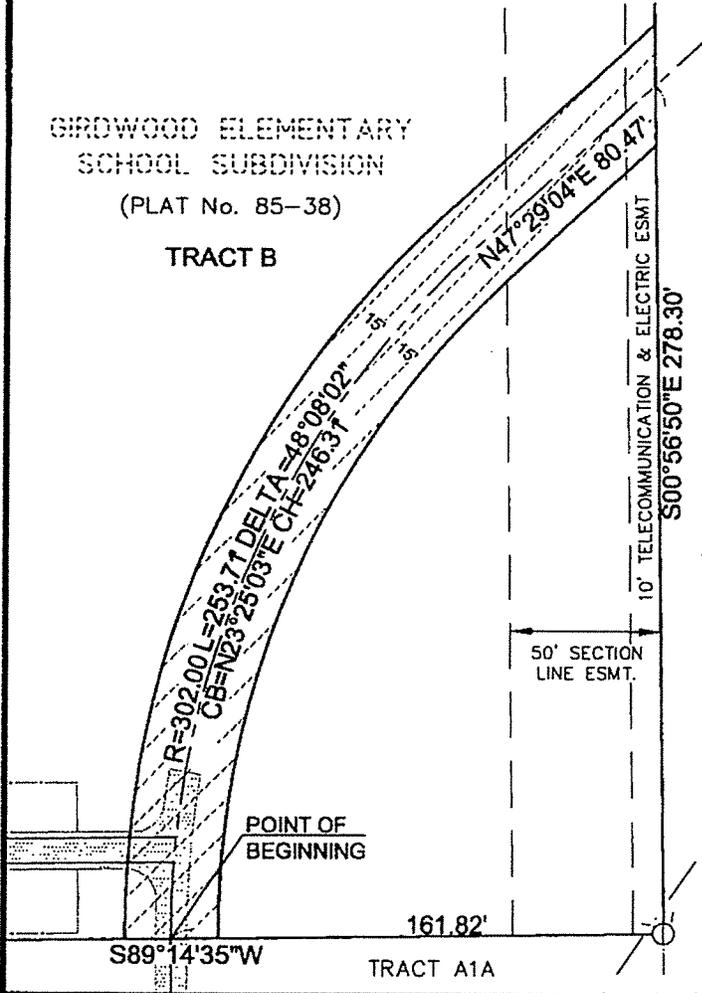
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 Anchorage, Alaska, 99507
 PH (907) 522-1707
 www.rmconsult.com

SCALE: 1"=300'
 GRID: SE 4615
 SHEET 1 OF 2



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L7	N89° 15' 26"E	195.81'



- LEGEND**
- ⊙ ALUMINUM CAP MONUMENT
 - ▨ IGP AREA



ANCHORAGE WATER & WASTEWATER UTILITY TOTAL TRACT AREA: ±1,000,342 S.F. (22.965 AC.)
 EASEMENT AREA THIS EXHIBIT: ±10,025 S.F. (0.230 AC.)



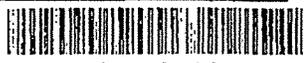
OWNER'S INITIALS: *REW*

PAGE ___ OF ___ DATED _____



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DRAWN: JAA SCALE: 1"=40'
 CHECKED: DCH GRID: SE 4615
 DATE: 03-19-18 SHEET 2 OF 2



cc

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2011-026040-0

Recording Dist: 301 - Anchorage
6/6/2011 3:13 PM Pages: 1 of 7



309982

Chugach Electric Association, Holtan Hills
Girdwood, Alaska
Tax #075-031-32

1002-08D 27
4715

UTILITY EASEMENT

The GRANTOR, Municipality of Anchorage, Heritage Land Bank, whose mailing address is P.O. Box 196650, Anchorage, AK 99519-6650, for good and valuable consideration, conveys and warrants to Chugach Electric Association, Inc. whose address is P.O. Box 196300, Anchorage, Alaska 99519, GRANTEE, and to its successors and assigns a non-exclusive easement across the following described real estate:

HLB Parcel 6-016 an easement area 20 feet in width, 50 feet in length, for a total area of 1,000 square feet More particularly described in Exhibit 1.

1. Purpose. The purpose of the Easement is to construct, reconstruct, maintain, repair, operate, improve, and update upon, over and under the above-described parcel and/or in, or upon all streets, roads, or highways abutting said lands, for installation and maintenance of an electrical service, and such other related structures as the GRANTEE described in the application dated June 25, 2010. This Easement also provides GRANTEE the right:
 - a. To remove vegetation within the easement, including cut, trim, remove and control the growth of trees, shrubs, and other vegetation on or above said lands, which in the sole good faith judgment of GRANTEE, might interfere with the proper functioning and maintenance of said electrical line; and
 - b. Of ingress and egress to said lands as may be reasonably necessary for the purposes described above.
2. Rent. WAIVED.
3. Term. The term of this Easement is perpetual.
4. Recording. GRANTEE shall record this Easement at its sole expense prior to installation of improvements. Following recording, GRANTEE shall expeditiously install the intended improvements and/or facilities.
5. Improvements. All improvements are placed on the property at the GRANTEE's expense and are relocatable, at the GRANTOR's expense, at the GRANTOR'S



option.

6. As-built. GRANTEE shall provide a complete as-built survey within six months of completion of installation, with one copy provided to the Heritage Land Bank and one copy provided to the Municipality of Anchorage Planning Department.
 - a. Failure to comply with this condition shall be construed as a default under this Easement.
 - b. This Easement shall terminate if default under this provision is not cured following thirty (30) days written notice to cure, and improvements shall be removed at the expense of the GRANTEE.
7. Relocation. This Easement is relocatable by GRANTOR, upon notice from the GRANTOR to GRANTEE, and at GRANTOR'S cost.
8. Waiver. The failure of the GRANTOR, its successors or assigns, to exercise any of the rights herein granted shall not be construed as a waiver of the right thereafter, at any time and from time to time, to exercise any or all of such rights.
9. Assignment. GRANTEE shall not assign or transfer the rights conveyed under this easement to an unaffiliated party, except with the GRANTOR'S prior written CONSENT, which consent shall not be unreasonably withheld. A party is affiliated if it is an entity in which there is a common owner holding more than fifty percent (50%) ownership interest in both GRANTEE and the other affiliated entity, and shall include but not be limited to parent and subsidiary entities to GRANTEE.
10. Access. The GRANTOR, its successors and assigns, reserve the right of access and entry for any contractor of the Municipality, subcontractors and their respective agents and employees as well as such other persons as may be designated from time to time in writing by the GRANTOR, upon written notice to the GRANTEE, stating the purpose of access and entry.
11. Indemnification. GRANTEE shall indemnify, defend, save and hold Municipality harmless from any and all claims, lawsuits, or liability, including attorney's fees and costs, allegedly arising out of, in connection with, or incident to any loss, damage or injury to persons or property or from any wrongful or negligent act, error, or omission of GRANTEE, GRANTEE's agents, employees, subcontractors or invitees, occurring during the course of, or as a result of GRANTEE 's, GRANTEE's agents, employees, subcontractors or invitees performance, construction, reconstruction, maintenance, repair, operations, improvements, and updates upon, over and under the above-described parcel and/or in, or upon all streets, roads, or highways abutting said lands, for installation and maintenance of



an electrical line pursuant to this Easement.



12. Insurance.

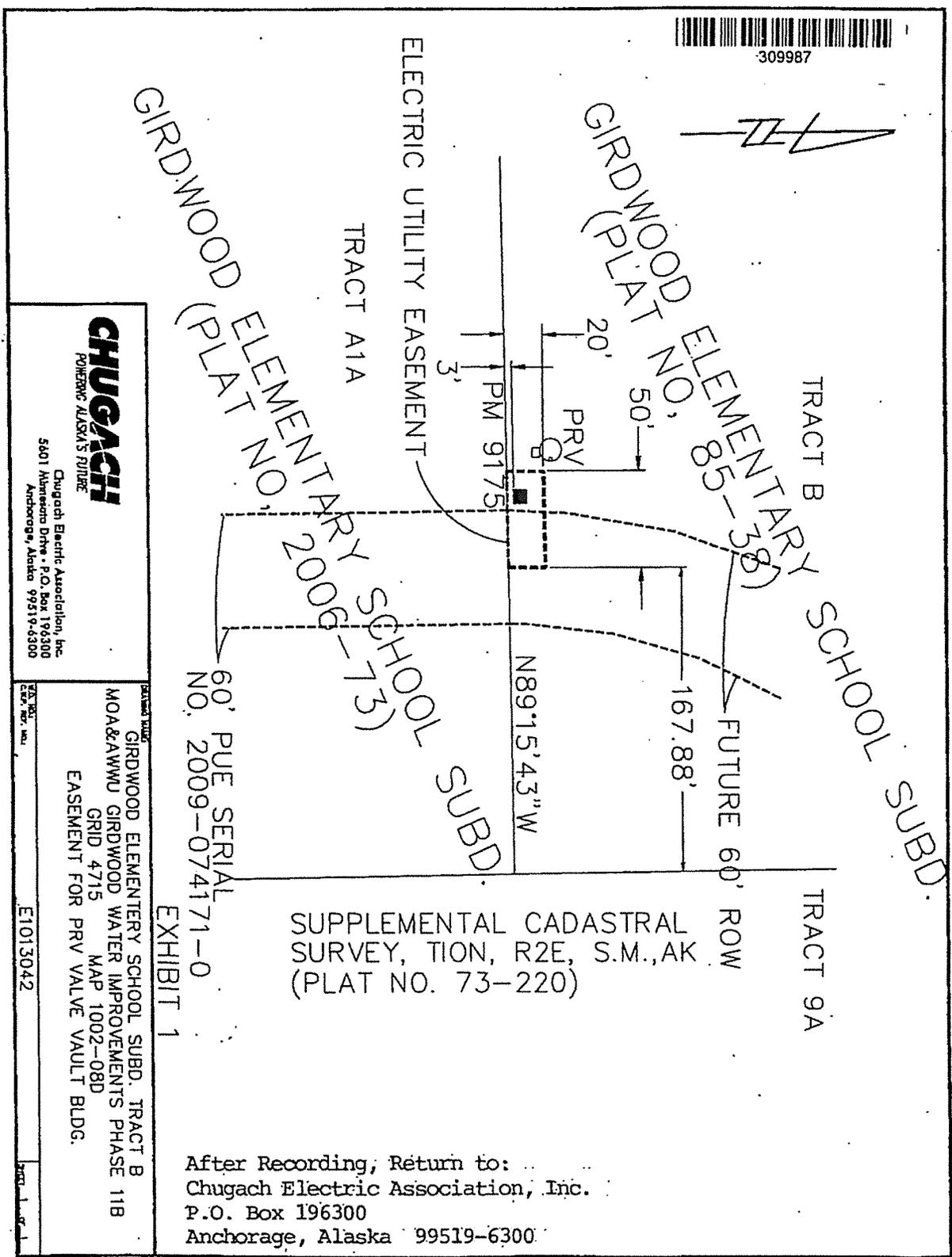
- a. GRANTEE shall deliver to the GRANTOR certificates of liability insurance on or before the effective date of this Easement. Insurance shall cover the entire term of the Easement.
- b. GRANTEE shall deliver to the GRANTOR photocopies of the policy or policies of insurance, certificates of insurance, or copies of endorsements annually.
- c. The policy or policies purchased pursuant to this provision shall name GRANTOR and GRANTEE as co-insureds with respect to the Easement Area and the use or business operated by GRANTEE on the Easement Area.
- d. Liability Insurance. The GRANTEE shall keep in full force and effect a policy or policies of general liability insurance which includes bodily injury, property damage, and personal injury acceptable to the GRANTOR with respect to the Easement Area and operations by GRANTEE in the Easement Area. The limits for each shall be not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate or such higher limits as GRANTOR may specify from time to time consistent with prudent business practice then prevailing in the State of Alaska, provided, however, that no such limit shall in any way limit the GRANTEE's liability or be construed as a representation of sufficiency to fully protect GRANTOR or GRANTEE.
- e. Policy Provisions – Each policy of comprehensive general liability insurance of this Easement shall:
 1. Provide that the liability of the insurer thereunder shall not be affected by, and that the insurer shall not claim, any right of setoff, counterclaim, apportionment, pro-ration, or contribution by reason of any other insurance obtained by or for the GRANTOR, Municipality of Anchorage, GRANTEE, or any person claiming by, through, or under any of them.
 2. Provide that such policy requires thirty (30) days notice to GRANTOR of any proposed cancellation, expiration, or change in material terms thereof and that such policy may not be cancelled, whether or not requested by the GRANTEE, unless the insurer first gives not less than thirty (30) days prior written notice thereof to



GRANTOR.

3. Contain a waiver by the insurer of any right of subrogation to proceed against GRANTOR, the Municipality of Anchorage, or against any person claiming by, through, or under GRANTOR or the Municipality of Anchorage.
13. Compliance. GRANTEE shall, at its own expense, and with all due diligence, comply with all of the provisions of local, state, and federal law now in effect or as may later be adopted by any governmental authority applicable to the Easement Area and GRANTEE's use thereof.
14. Site Restoration. Following any work on or in the Easement, GRANTEE shall return the surface estate of the Easement area to as near its original condition as practical, including reseeded and replanting any vegetation as necessary. GRANTEE warrants restoration for two (2) years.
15. Default. If GRANTEE defaults in the performance of its obligations under this Agreement and fails to cure such default within sixty (60) days' written notice, GRANTOR may terminate this Easement. This Easement is binding upon and inures to the benefit of the parties hereto, their successors, transferees and assigns.
16. Non-exclusive Use. GRANTEE's use under this Easement is non-exclusive. GRANTOR is entitled to full and complete access and use of the Easement area, in a manner consistent with the grant of this Easement. GRANTOR reserves the right to permit the use by others of this easement area provided that such use does not damage GRANTEE'S facilities, is compatible with and does not interfere with the rights or operations of Grantee, its successors, and assigns and permittees and said use is in compliance with GRANTEE'S Electrical Facility Clearance Requirements.
17. Encumbrances and Liens. GRANTEE shall not allow any lien to be filed against the lands subject to this Easement by anyone supplying labor or materials for any improvements or facilities by or for the benefit of the GRANTEE.
18. Integration and Venue. This Easement is integrated and embodies the full agreement and understandings of the parties. Venue is in the Superior Court, State of Alaska at Anchorage.





CHUGACH
POWERING ALASKA'S FUTURE

Chugach Electric Association, Inc.
5601 Amberson Drive • P.O. Box 196300
Anchorage, Alaska 99519-6300

EXHIBIT 1

GIRDWOOD ELEMENTARY SCHOOL SUBD. TRACT B
MO&AWMU GIRDWOOD WATER IMPROVEMENTS PHASE 11B
GRID 4715 MAP 1002-08D
EASEMENT FOR PRV VALVE VAULT BLDG.

E1013042

60' PUE SERIAL NO. 2009-074171-0

SUPPLEMENTAL CADASTRAL SURVEY, TION, R2E, S.M., AK (PLAT NO. 73-220)

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



1002-8D27
Grid: 4715
E1013042
075-031-32

EXHIBIT 1

A parcel of land within Tract B, Girdwood Elementary School Subdivision, according to Plat No. 85-38, on file with the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska, said parcel being more particularly described as follows: Commencing at the southeast corner of said Tract B; thence along the south boundary of said Tract B, N 89°15'43" W distance of 167.88 Feet to the True Point of Beginning;
thence N 89°15'43" W 50.00 Feet;
thence N 00°44'13" W 20.00 Feet;
thence S 89°15'43" E 50.00 Feet;
thence S 00°44'13" E 20.00 Feet to the Point of Beginning and the end of said description.

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

EXHIBIT 1 Page 2 of 2



7 of 7
2011-026040-0 **89**

ANCHORAGE RECORDING DISTRICT
Reference Building or Land
Use Permit Number(s) _____

A
L
A
S
K
A



MUNICIPALITY OF ANCHORAGE
COVENANT TO PROVIDE
ACCESS

The Municipality of Anchorage, hereinafter the
"Municipality", and Glacier Valley Trailer Court Inc.

(name of individual, partnership, corporation, or husband and wife
if joint owners)

hereinafter the "Owner", and Victor Duncan

(name of individual, partnership, corporation, or husband and wife
if joint owners)

hereinafter the "Neighbor", enter into the following agreement
which shall become effective on the date the agreement is fully
executed.

Section 1. The Owner is a(n) Corporation

(individual, partnership, corporation, etc., or tenancy by
entirety)

and Richard Olson execute(s) this agreement on
(name(s) of person(s) signing)

behalf of the Owner in the capacity of President

(individual, partner, president {if corporation}, tenants by
entirety {if husband and wife})

Richard Olson warrants that he/she has authority
(name(s) of person(s) signing)

to execute this agreement on behalf of the Owner.

The Neighbor is a(n) Individual

(individual, partnership, corporation, etc., or tenancy by
entirety)

and Victor Duncan executes this agreement on
(name(s) of person(s) signing)

behalf of the Neighbor in the capacity of Individual

(individual, partner, president {if corporation}, tenants by
entirety {if husband and wife})

COVENANT TO PROVIDE ACCESS

Page 1

Return recorded agreement to:
Municipality of Anchorage
Public Works, Building Safety
Land Use Reviewer (Kathy Johnson)
P.O. Box 196650
Anchorage, AK 99519-6650

(Form revised 8/92)

Victor Duncan warrants that he/she has authority
(name(s) of person(s) signing)

to execute this agreement on behalf of the Neighbor.

Section 2. The Owner owns a parcel of real property described as: Tract B, Girdwood Elementary Subd.
(insert legal description--usually lot with bldg)
Anchorage Recording District, Third Judicial District, State of Alaska, shown on the map attached hereto as Appendix A, and referred to hereinafter as the "dominant parcel." In order to utilize the dominant parcel for A Mobile Home Park,
(specify project--office, etc.)
the Owner must provide Access
(specify what owner must provide)

in order to meet the requirements of Title 21 of the Anchorage Municipal Code.

The Neighbor owns an adjacent parcel of real property described as TRACT F, Girdwood Elementary Subd.
(insert legal description of lot providing parking)
Anchorage Recording District, Third Judicial District, State of Alaska, shown on the map attached hereto as Appendix A, and referred to hereinafter as the "servient parcel." The servient parcel can provide Access

(specify what the servient parcel may provide)

and Neighbor hereby agrees to provide access to Tract B

(specify burden Neighbor agrees to put on servient parcel)

Section 3. The Owner and Neighbor covenant and agree that they and their heirs, successors, and assigns, shall use the servient parcel to provide Access

(specify the burden on the servient parcel)

for the use and benefit of the dominant parcel, and that the above-described use of the servient parcel shall not be altered or restricted in any manner without the consent of the Municipality.

Section 4. It is understood that violation of this agreement shall constitute a violation of Title 21 of the



Anchorage Municipal Code, and will be subject to all the penalties and remedies provided by law for such a violation.

OWNER

NEIGHBOR

By Richard W. Olson
Title President
Date 4-17-00

By [Signature]
Title Owner
Date 4/17/00

MUNICIPALITY OF ANCHORAGE

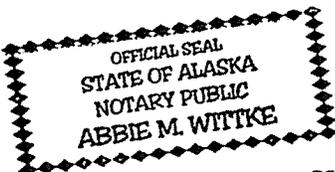
By [Signature]
Title LAND USE ENFORCEMENT OFFICER
Date 4-18-2000

NOTARY BLOCK FOR OWNER'S SIGNATURE:

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss:

This is to certify that on the 17th day of April, 2000, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, there personally appeared Richard Olson, known to me to be the President of the Glacier Valley Trailer Court and he/she acknowledged that he/she executed the foregoing instrument as a free and voluntary act and deed of said Corporation for the uses and purposes therein stated, and on oath stated that he/she was authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



[Signature]
Notary Public in and for Alaska
My commission expires 9/19/01

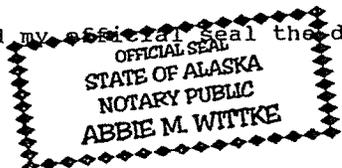


NOTARY BLOCK FOR NEIGHBOR'S SIGNATURE:

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

This is to certify that on the 17th day of April 2000, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, there personally appeared Victor Duncan, known to me to be the Owner of the said property, and he/she acknowledged that he/she executed the foregoing instrument as a free and voluntary act and deed of said INDIVIDUAL for the uses and purposes therein stated, and on oath stated that he/she was authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



Abbie M. Witke
Notary Public in and for Alaska
My commission expires 9/19/01

NOTARY BLOCK FOR MUNICIPAL REPRESENTATIVE'S SIGNATURE:

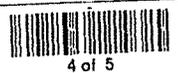
STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

This is to certify that on the 18 day of April, 2000, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, there personally appeared DONALD DOLENEK, known to me to be the OFFICER of the MUNICIPALITY OF ANCHORAGE, a Municipal Corporation, and he/she acknowledged that he/she executed the foregoing instrument as a free and voluntary act and deed of said Municipal Corporation for the uses and purposes therein stated, and on oath stated that he/she was authorized to execute said instrument.

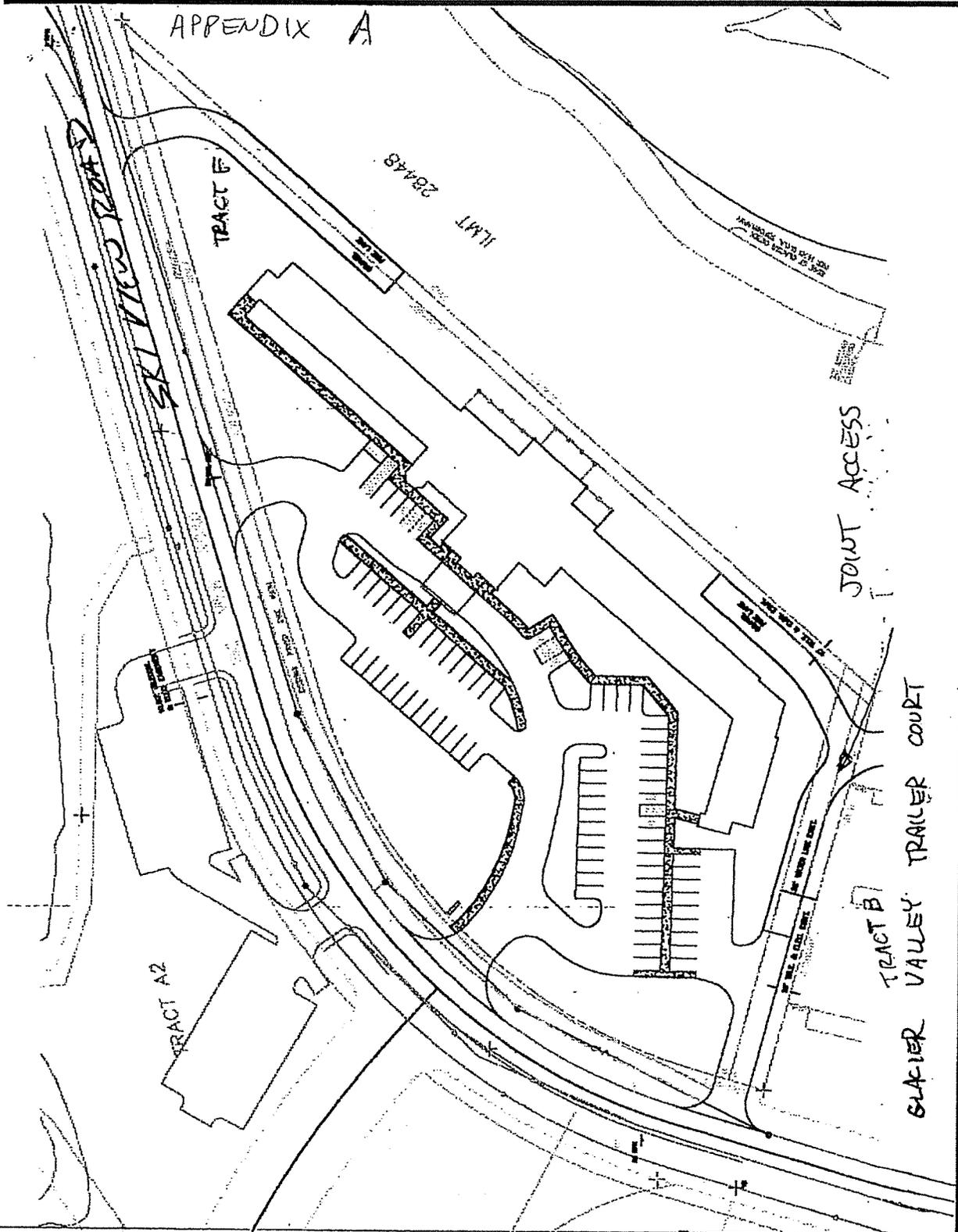
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



Deborah A. Agler
Notary Public in and for Alaska
My commission expires 8/16/2000



APPENDIX A



Anchorage, Alaska

RIGHT-OF-WAY EASEMENT

6992
1002-8D
075-031-03

KNOW ALL MEN BY THESE PRESENTS, that Anchorage, A Municipal Corporation

party, or parties, of the first part, which expression shall include his, her, its, or their heirs, executors, administrators, agents, successors, or assigns when the context so requires or admits, hereinafter called, without consideration of gender or number, "Grantor", for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, set-over, and deliver unto CHUGACH ELECTRIC ASSOCIATION, INC., an Alaska non-profit electric cooperative membership corporation of Anchorage, Alaska, party of the second part, hereinafter called "Grantee", and to its successors, assigns, licensees, and permittees, a sole and exclusive easement for the erection, construction, reconstruction, and installation, and continued operation, maintenance, repair, alteration, inspection, replacement, improvement, and relocation, and removal, of electric transmission and distribution lines, and telephone lines, including foundations, footings, and pilings, as may be required, and guys, crossarms, and other attachments and equipment incidental thereto, 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, to wit:

A strip of land Twenty Feet (20') in width located within Tract Eight A (8A) of the Supplemental Cadastral Survey, Township Ten North (T10N), Range Two East (R2E), Seward Meridian Alaska, according to Plat 73-220, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska, the centerline of said strip being more particularly described as follows: Commencing at Corner No. 4, U.S. Survey No. 3045, Alaska, Girdwood Small Tract Group situated within Section Eight (8), Township Ten North (T10N), Range Two East (R2E), Seward Meridian, Alaska; thence along the centerline of the Crow Creek Highway S 40° 28' W 170 feet to the true point of beginning; thence N 70° 27' E 200 feet; thence North Forty Feet (N 40°); thence South Forty Feet (S 40°); thence S 67° 28' 12" E 431.81 feet; thence S 11° 15' 54" W 40 feet; thence N 11° 15' 54" E 40 feet; thence N 89° 37' 33" E 431 feet; thence N 85° 02' 57" E 120 feet to the end of said strip.

AND specifically, there is hereby granted to Grantee, and to its successors, assigns, licensees, and permittees, the sole and exclusive right 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, and telephone 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 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, conductor, and other facilities, including any main service entrance equipment, which may be installed on the above-described premises at Grantee's expense, or at the expense of 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 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 hand and seal, or has caused these presents to be executed by his duly authorized representative or agent, all as of the 19th day of August, 19 80

Form Approved:
[Signature]
Deputy Attorney
Attest:
[Signature] (Seal)
Municipal Clerk

[Signature]
Anchorage Municipality
George M. Sullivan, Mayor

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 19 day of August, 19 80 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared GEORGE M. SULLIVAN

known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]
Notary Public in and for Alaska:
My commission expires: 1-26-81

FOR DISTRICT RECORDERS USE
80-043947
800
RECORDED-FILED
ANCHORAGE REC.
DISTRICT
Oct 3 2 15 PM '80
REQUESTED BY Chugach Elect. Assoc
ADDRESS P.O. Box 3518
Anch. Ak. 99501

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

State of Alaska

is entitled to a Land Patent pursuant to the Statehood Act of July 7, 1958, 72 Stat. 339, as amended, for the following described land:

Seward Meridian, Alaska.

T. 10 N., R. 2 E.,

Tract A.

and

Lots 1 and 2, U.S. Survey 4805,
situated near Girdwood, Alaska.

Aggregating 7,911.11 acres:

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
2. A right-of-way thereon for the construction of railroads, telegraph, and telephone lines, as prescribed and directed by the Act of March 12, 1914, 38 Stat. 305.
3. Lots 1 and 2, U.S. Survey 4805, are subject to rights-of-way, Anchorage 056530 and Anchorage 061951, for Federal Aid Highways. Act of August 27, 1958, as amended, 23 U.S.C. 317.

Patent Number **50-73-0028**

4. The right to itself, its permittees or licensees, the right to enter upon, occupy and use, any part or all of said land lying within 50 feet of the center line of the transmission line right-of-way of the Chugach Electric Association, Inc., Power Project 2170, for the purposes set forth in and subject to the conditions and limitations of Sec. 24 of the Federal Power Act of June 10, 1920, 41 Stat. 1075, as amended, (16 U.S.C. 818).

Subject to the easement as established by Public Land Order 1615 (23 F.R. 2376), pursuant to the Act of August 1, 1956 (70 Stat. 898), for highway purposes, including appurtenant protective, scenic and service areas.

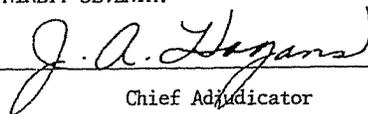
Subject to a right-of-way, Anchorage 029885, for electric distribution lines for the Chugach Electric Association, Inc. under the Act of February 15, 1901 (31 Stat. 790), as amended; 43 U.S.C. 959 (1970).

Pursuant to Sec. 9(c) of the Act of December 18, 1971 (85 Stat. 688), there is reserved for the benefit of the Alaska Natives, and for payment into the Alaska Native Fund, (1) a royalty of 2 per centum upon the gross value (as such gross value is determined for royalty purposes under any disposition by the State of Alaska) of the minerals hereafter produced or removed from such lands, and (2) 2 per centum of all revenues hereafter derived by the State of Alaska from rentals and bonuses from the disposition of such minerals. Pursuant to Sec. 9(g) of the 1971 Act, the reservation hereby made shall continue only until \$500,000,000 has been paid into the Alaska Native Fund from sources identified in Sec. 9 of the 1971 Act.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (52 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska
the TWENTY-EIGHTH day of JULY in the year
of our Lord one thousand nine hundred and SEVENTY-TWO
and of the Independence of the United States the one hundred
and NINETY-SEVENTH.

By


Chief Adjudicator

Patent Number 50-73-0028

72-026429
STATE BUSINESS - NO CHARGE

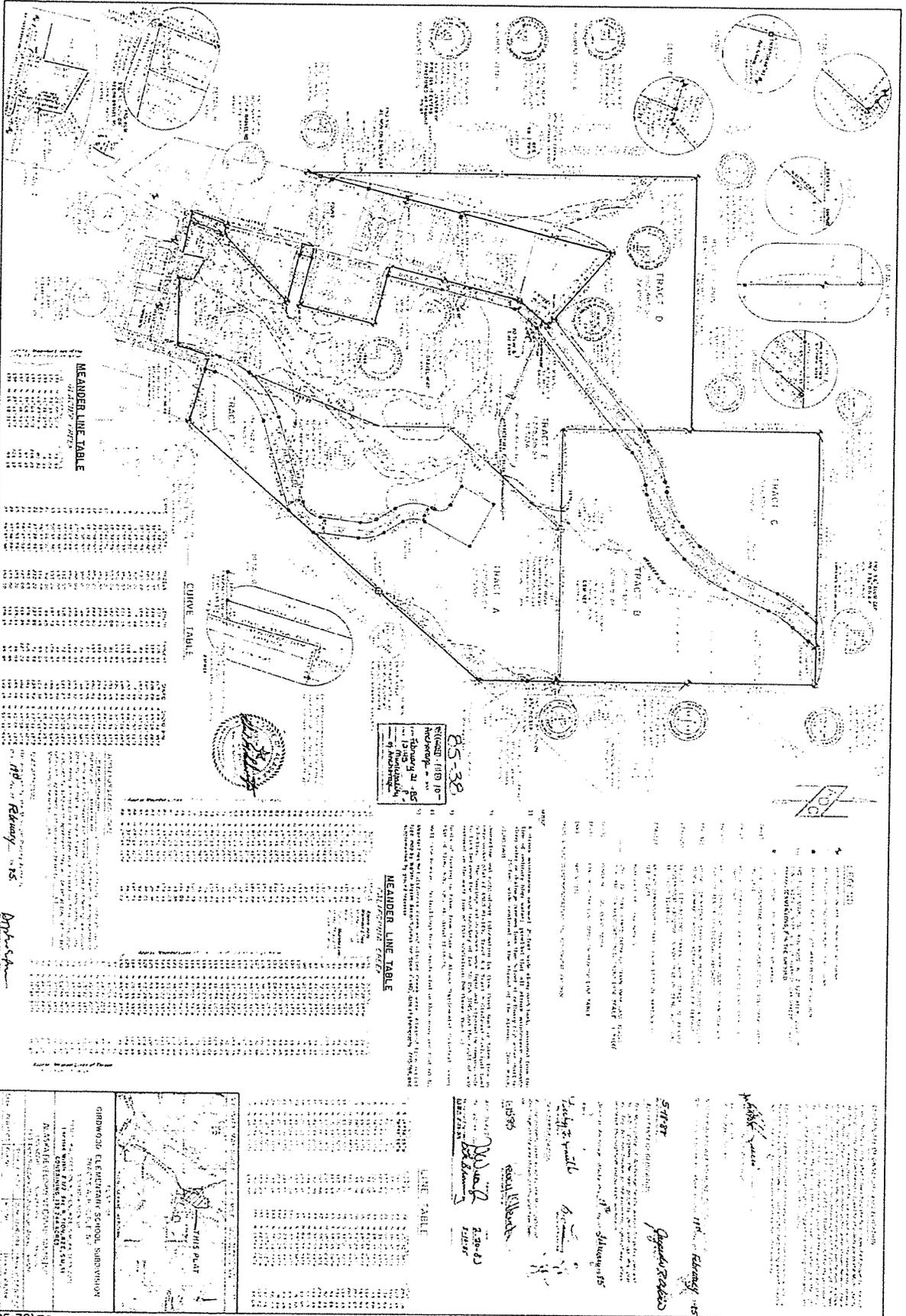
~~RECORDED~~
REC'D
DISTRICT

AUG 8 12 08 PM '72

Dept of Natural Resources
ADDRESS 323 E. 9th
Anch 99501

ATTN: RECORDS UNIT

20-12-0058



MEANDER LINE TABLE

STATION	BEARING	DISTANCE	CUMULATIVE DISTANCE
1+00	N 89° 15' 00" E	100.00	100.00
1+10	N 89° 15' 00" E	100.00	200.00
1+20	N 89° 15' 00" E	100.00	300.00
1+30	N 89° 15' 00" E	100.00	400.00
1+40	N 89° 15' 00" E	100.00	500.00
1+50	N 89° 15' 00" E	100.00	600.00
1+60	N 89° 15' 00" E	100.00	700.00
1+70	N 89° 15' 00" E	100.00	800.00
1+80	N 89° 15' 00" E	100.00	900.00
1+90	N 89° 15' 00" E	100.00	1000.00

CURVE TABLE

STATION	BEARING	DISTANCE	CUMULATIVE DISTANCE
1+00	N 89° 15' 00" E	100.00	100.00
1+10	N 89° 15' 00" E	100.00	200.00
1+20	N 89° 15' 00" E	100.00	300.00
1+30	N 89° 15' 00" E	100.00	400.00
1+40	N 89° 15' 00" E	100.00	500.00
1+50	N 89° 15' 00" E	100.00	600.00
1+60	N 89° 15' 00" E	100.00	700.00
1+70	N 89° 15' 00" E	100.00	800.00
1+80	N 89° 15' 00" E	100.00	900.00
1+90	N 89° 15' 00" E	100.00	1000.00

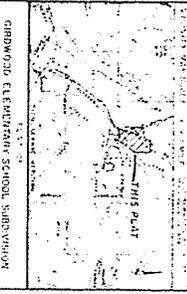
85-38
 RECORD 1180 10
 DRAWING NO. 100
 OF 100 SHEETS
 OF RECORDING

MEANDER LINE TABLE

APPROVED: *[Signature]*
 DATE: 11/15/15
 BY: *[Signature]*

LINE TABLE

STATION	BEARING	DISTANCE	CUMULATIVE DISTANCE
1+00	N 89° 15' 00" E	100.00	100.00
1+10	N 89° 15' 00" E	100.00	200.00
1+20	N 89° 15' 00" E	100.00	300.00
1+30	N 89° 15' 00" E	100.00	400.00
1+40	N 89° 15' 00" E	100.00	500.00
1+50	N 89° 15' 00" E	100.00	600.00
1+60	N 89° 15' 00" E	100.00	700.00
1+70	N 89° 15' 00" E	100.00	800.00
1+80	N 89° 15' 00" E	100.00	900.00
1+90	N 89° 15' 00" E	100.00	1000.00



MEANDER LINE TABLE

APPROVED: *[Signature]*
 DATE: 11/15/15
 BY: *[Signature]*

MEANDER LINE TABLE

APPROVED: *[Signature]*
 DATE: 11/15/15
 BY: *[Signature]*

MEANDER LINE TABLE

APPROVED: *[Signature]*
 DATE: 11/15/15
 BY: *[Signature]*

MEANDER LINE TABLE

APPROVED: *[Signature]*
 DATE: 11/15/15
 BY: *[Signature]*

MEANDER LINE TABLE

APPROVED: *[Signature]*
 DATE: 11/15/15
 BY: *[Signature]*



Stewart Title of Alaska
2525 C Street, Suite 110
Anchorage, AK 99503
Phone:
Fax:

CERTIFICATE TO PLAT

Municipality of Anchorage
Attn: John Bruns
4700 Elmore Rd
Anchorage, AK 99507

File Number: 1774161
Date of Certificate to Plat: July 28, 2022 at 8:00AM
Fee: \$500.00

This is a Certificate to Plat as of the date stated herein with regard to the proposed plat of the following described property:

Tract 9-A, SUPPLEMENTAL CADASDRAL SURVEY TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN ALASKA, according to the official plat thereof, filed under Plat No. 73-220, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The Company hereby certifies that record title is vested in:

Municipality of Anchorage
An estate in FEE SIMPLE.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims, of easement, not shown by the Public Records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. (a) Unpatented mining claims;
(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
(c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
7. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
8. Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.

9. Reservations and exceptions as contained in the State of Alaska patent and/or in Acts authorizing the issuance thereof.
10. Taxes and/or assessments due the Municipality of Anchorage.
11. Rights of the public and/or government entities in and to Bureau of Land Management Section Line Easement pursuant to 43 U.S.C. 932 as ratified by Alaska Statute 19.10.010.
Affects : 50 feet on either side of section lines
12. Any adverse claim to any portion of said land which lies within the bed of Glacier Creek, between the lines of mean high water.
13. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
14. Right of access to said premises. We find no notice in the public records of any dedicated or improved roadways abutting subject property.
15. Resolution No. 2009-287 Anchorage, Alaska, including terms and provisions thereof:
District : Girdwood Water Improvements Phase II-B Transmission Main
Recorded : March 15, 2010
Serial Number : 2010-011570-0
16. Intergovernmental Use Permit, including the terms and provisions thereof:
Permitter : Heritage Land Bank
Permittee : Anchorage Water and Wastewater Utility
Recorded : April 13, 2018
Serial Number : 2018-013081-0

Submission for our review of a copy of the preliminary or proposed plat. Such review will determine the effect of the exceptions set out herein and verify our records that we searched the title to the right property.

This Certificate to Plat is restricted to the use of the addressee and the party ordering said Certificate, and is not to be used as a basis for closing any transaction affecting the title to said property. Liability of the Company is limited to the amount of the fee paid.

Inquiries with regard to this Certificate or any exceptions set out herein should be directed to the individual signing hereon.

Thank you for your order. We appreciate your business!

Stewart Title of Alaska



Authorized Countersignature
Nichole Smith, Title Officer

State of Alaska



Patent

No. 9296

Know Ye By These Presents that the State of Alaska, pursuant to A.S. 29.65.010 and the regulations promulgated thereunder, in consideration of the sum of TEN AND NO/100 DOLLARS lawful money of the United States, and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, does hereby grant to the MUNICIPALITY OF ANCHORAGE, P.O. Box 196650, Anchorage, Alaska 99519-6650, its successors and assigns, all that real property situated in the Anchorage Recording District, State of Alaska, and described as follows:

TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN

SECTION 9 - TRACT 9-A.

CONTAINING 11.84 ACRES, MORE OR LESS.

ACCORDING TO THE REVISED SUPPLEMENTAL CADASTRAL SURVEY FILED IN THE ANCHORAGE RECORDING DISTRICT ON NOVEMBER 14, 1973 AS PLAT 73-220.

Subject to:

Valid existing easements and reservations.

A 50 foot public access easement along the ordinary high water mark of Glacier Creek.

A 50 foot easement, each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.

Net chargeable acres under A.S. 29.65.010 is 11.84 acres.

*Return to: Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650 -
Anchorage, AK 99519-6650*

662

87-030246

RECORDED-FILED

ANCORAGE REC. DISTRICT

OCT 15 1 23 PM '87

REQUESTED BY MOA - Dept of Law
ADDRESS

State and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And further, Alaska, as Grantor, hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or descriptor, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereto appertaining, unto the said Grantee and its successors and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Land and Water Management, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 1st day of October, A.D. 19 87

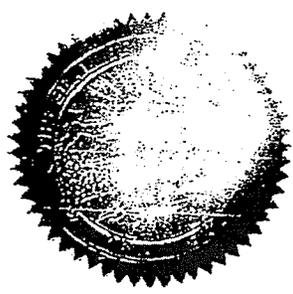
For the Director, Division of Land and Water Management

State of Alaska
THIRD Judicial District

This Is To Certify that on the 1st day of October, 19 87, appeared before me Carol J. Shobe

who is known to me to be the Director of the Division of Land and Water Management, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing documents; that he executed said documents under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Notary Public in and for Alaska
My Commission expires 4-4-89



ADL No. 200722
Patent No. 9296
Location Index:
T. 10 N., R. 2 E., S.M.

CC

A
L
A
S
K
A

2018 - 013081 - 0

Recording District 301 Anchorage
04/13/2018 10:08 AM Page 1 of 5



RETURN TO: Real Estate Director
Municipality of Anchorage
Real Estate Department, Heritage Land Bank
P.O Box 196650
Anchorage, AK 99519-6650

Anchorage Recording District

HLB Parcel 6-017
Tax # 075-041-31

INTERGOVERNMENTAL USE PERMIT

The Municipality of Anchorage, acting by and through the Real Estate Department, Heritage Land Bank, whose mailing address, is PO Box 196650, Anchorage, AK 99519-6650. Heritage Land Bank hereinafter called the PERMITTER, hereby grants authority to Anchorage Water and Wastewater Utility, a municipal agency, whose mailing address is 3000 Arctic Blvd., Anchorage, AK 99503 hereinafter called the PERMITTEE, and to its successors, assigns, licenses and permittees, a sole and exclusive permit for the construction, operation, maintenance, and repair of a water line and appurtenances together with the right to license, permit, or otherwise agree to the exercise of these rights by any other person, or entity through, across, over and under lands of the PERMITTER, situated in Anchorage Recording District, State of Alaska, as shown on attached Exhibit A, and more particularly described as follows, to wit:

**PORTIONS WITHIN TRACT 9A SEC 9 T10N R2E (PLAT 73-220),
See attached Exhibit A & B**

and that only such rights to use in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, repair and removal of said improvements and appurtenances thereto, reserving unto the PERMITTER the right to use said property in any way and for any purpose not inconsistent with the rights or use hereby permitted; provided that the PERMITTEE shall have the right to enter upon the property for the purpose herein described as may from time to time be necessary or desirable for the use, occupation and enjoyment of said permit area, including the right of ingress and egress to said premises; provided further that such work shall be accomplished in such a manner that the allowable improvements of PERMITTER existing in said permit area shall not be disturbed or destroyed, and that they shall be replaced in as good a condition as they were in immediately before the property was entered upon by PERMITTEE and provided that PERMITTER shall not construct any permanent structures within the permit area without the written approval of PERMITTEE.

EXHIBIT A
Legal Description

A Portion of
Tract 9-A, Supplemental Cadastral Survey, Township 10 North, Range 2 East,
Seward Meridian, Alaska, according to Plat No. 73-220, Anchorage Recording
District, Third Judicial District, Alaska

Intragovernmental Use Permit (IGP)

A thirty-foot (30') wide Intragovernmental Use Permit, the side lines being fifteen feet (15') on each side of the centerline described hereon, located within Tract 9-A, Supplemental Cadastral Survey, Township 10 North, Range 2 East, Seward Meridian, Alaska, according to Plat No. 73-220, Anchorage Recording District, Third Judicial District, Alaska, the centerline of which is more particularly described as follows:

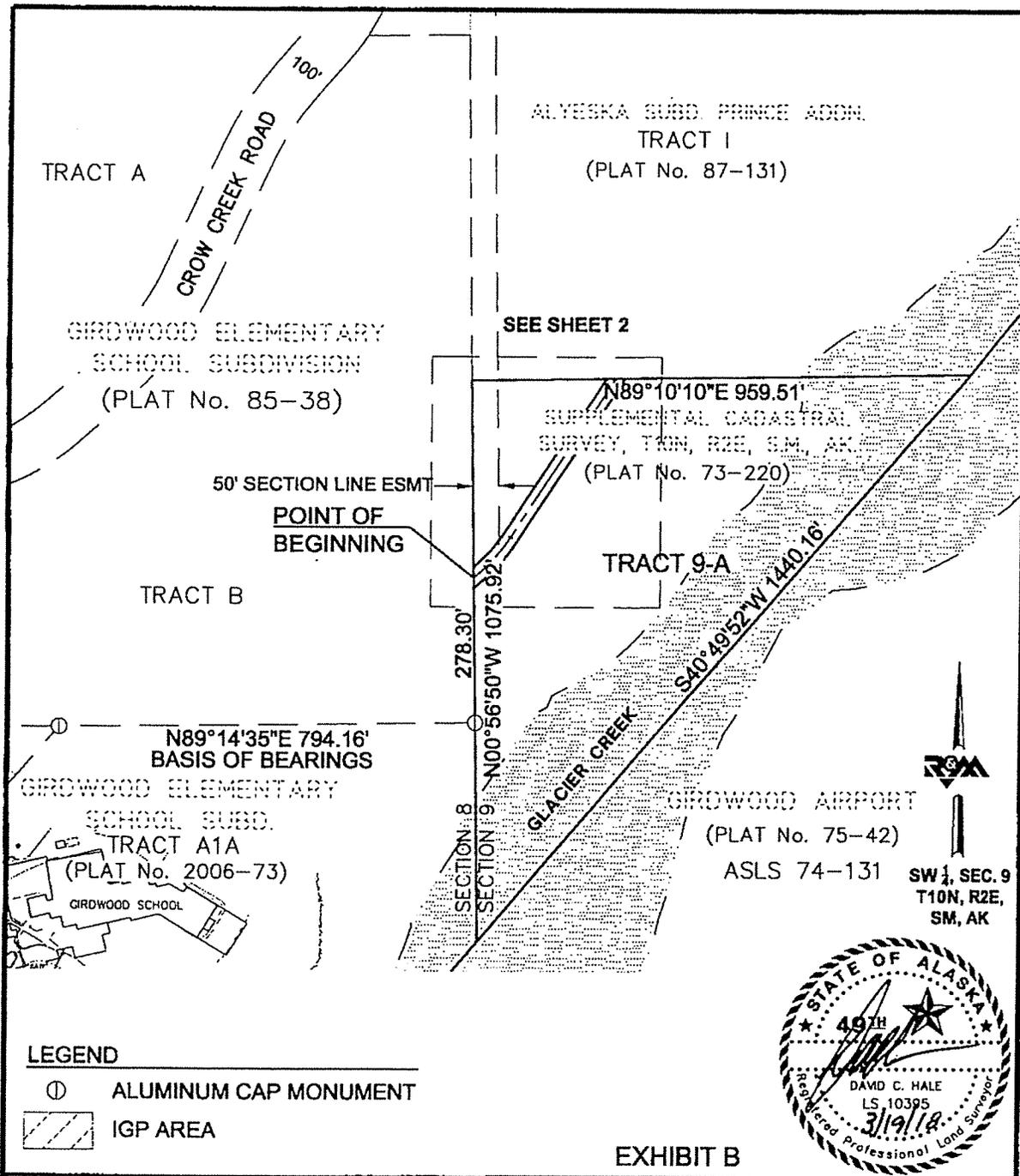
Commencing at an aluminum cap monument marking the southeast corner of Tract B, Girdwood Elementary School Subdivision, according to Plat No. 85-38, Anchorage Recording District, from which an aluminum cap monument marking the northwest corner of Tract A1A, Girdwood Elementary School Subdivision, according to Plat No. 2006-73, Anchorage Recording District, bears S89°14'35"W for a distance of 794.16 feet, said line being the Basis of Bearing for this description; thence on the west boundary of said Tract 9-A, N00°56'50"W for a distance of 278.30 feet to the beginning of said centerline and the True Point of Beginning for this description;

Thence departing said boundary N47°29'04"E for a distance of 30.98 feet to the beginning of a curve concave to the northwest with a radius of 298.00 feet, a chord bearing of N40°18'25"E, and a chord distance of 74.47 feet; thence along said curve through a central angle of 14°21'17" for an arc distance of 74.66 feet; thence N33°07'47"E for a distance of 367.06 feet to the north boundary of said Tract 9-A and the end of said centerline, the offset lines being lengthened or shortened as needed to begin and end at the boundary lines of said Tract 9-A, from which the northwest corner of said Tract 9-A bears S89°10'10"W for a distance of 277.94'; this thirty foot wide IGP contains 14,181 square feet (0.326 acres) more or less as shown on Exhibit B, attached to and made a part hereof.

This IGP is subject to a 50 foot Section Line Easement.



Page 3 of 5
2018 - 013081 - 0



LEGEND

- ⊙ ALUMINUM CAP MONUMENT
- IGP AREA



EXHIBIT B

ANCHORAGE WATER & WASTEWATER UTILITY TOTAL TRACT AREA: ±515,750 S.F. (11.840 AC.)
 EASEMENT AREA THIS EXHIBIT: ±14,181 S.F. (0.326 AC.)



OWNER'S INITIALS: *PEW*

PAGE ___ OF ___ DATED ___

R&M
 AECC111

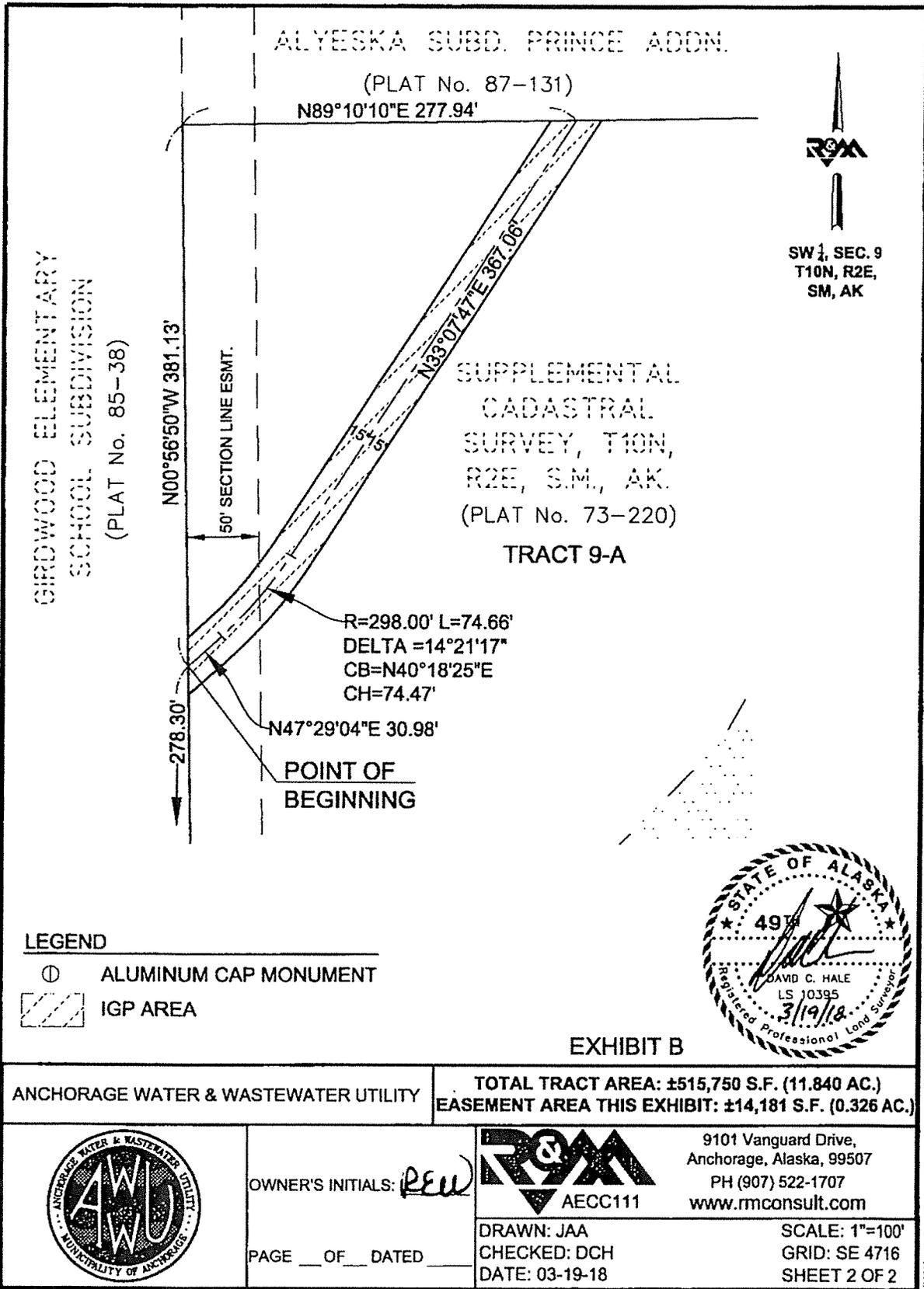
DRAWN: JAA
 CHECKED: DCH
 DATE: 03-19-18

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

SCALE: 1"=300'
 GRID: SE 4716
 SHEET 1 OF 2



Page 4 of 5
 2018 - 013081 - 0




 SW 1/4, SEC. 9
 T10N, R2E,
 SM, AK

SUPPLEMENTAL
 CADASTRAL
 SURVEY, T10N,
 R2E, S.M., AK.
 (PLAT No. 73-220)
TRACT 9-A

R=298.00' L=74.66'
 DELTA =14°21'17"
 CB=N40°18'25"E
 CH=74.47'

N47°29'04"E 30.98'
**POINT OF
 BEGINNING**

LEGEND

- ⊙ ALUMINUM CAP MONUMENT
-  IGP AREA



EXHIBIT B

ANCHORAGE WATER & WASTEWATER UTILITY TOTAL TRACT AREA: ±515,750 S.F. (11.840 AC.)
 EASEMENT AREA THIS EXHIBIT: ±14,181 S.F. (0.326 AC.)



OWNER'S INITIALS: *REU*
 PAGE ___ OF ___ DATED ___



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

DRAWN: JAA SCALE: 1"=100'
 CHECKED: DCH GRID: SE 4716
 DATE: 03-19-18 SHEET 2 OF 2



Page 5 of 5
 2018 - 013081 - 0

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

State of Alaska

is entitled to a Land Patent pursuant to the Statehood Act of July 7, 1958, 72 Stat. 339, as amended, for the following described land:

Seward Meridian, Alaska.

T. 10 N., R. 2 E.,

Tract A.

and

Lots 1 and 2, U.S. Survey 4805,
situated near Girdwood, Alaska.

Aggregating 7,911.11 acres:

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
2. A right-of-way thereon for the construction of railroads, telegraph, and telephone lines, as prescribed and directed by the Act of March 12, 1914, 38 Stat. 305.
3. Lots 1 and 2, U.S. Survey 4805, are subject to rights-of-way, Anchorage 056530 and Anchorage 061951, for Federal Aid Highways. Act of August 27, 1958, as amended, 23 U.S.C. 317.

Patent Number **50-73-0028**

4. The right to itself, its permittees or licensees, the right to enter upon, occupy and use, any part or all of said land lying within 50 feet of the center line of the transmission line right-of-way of the Chugach Electric Association, Inc., Power Project 2i70, for the purposes set forth in and subject to the conditions and limitations of Sec. 24 of the Federal Power Act of June 10, 1920, 41 Stat. 1075, as amended, (16 U.S.C. 818).

Subject to the easement as established by Public Land Order 1613 (23 F.R. 2376), pursuant to the Act of August 1, 1956 (70 Stat. 898), for highway purposes, including appurtenant protective, scenic and service areas.

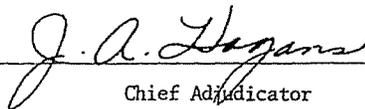
Subject to a right-of-way, Anchorage 029885, for electric distribution lines for the Chugach Electric Association, Inc. under the Act of February 15, 1901 (31 Stat. 790), as amended; 43 U.S.C. 959 (1970).

Pursuant to Sec. 9(c) of the Act of December 18, 1971 (85 Stat. 688), there is reserved for the benefit of the Alaska Natives, and for payment into the Alaska Native Fund, (1) a royalty of 2 per centum upon the gross value (as such gross value is determined for royalty purposes under any disposition by the State of Alaska) of the minerals hereafter produced or removed from such lands, and (2) 2 per centum of all revenues hereafter derived by the State of Alaska from rentals and bonuses from the disposition of such minerals. Pursuant to Sec. 9(g) of the 1971 Act, the reservation hereby made shall continue only until \$500,000,000 has been paid into the Alaska Native Fund from sources identified in Sec. 9 of the 1971 Act.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (52 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska
the TWENTY-EIGHTH day of JULY in the year
of our Lord one thousand nine hundred and SEVENTY-TWO
and of the Independence of the United States the one hundred
and NINETY-SEVENTH.

By


Chief Adjudicator

Patent Number **50-73-0028**

72-026429
STATE BUSINESS - NO CHARGE

~~RECORDED~~
INDEXED

AUG 8 12 08 PM '72

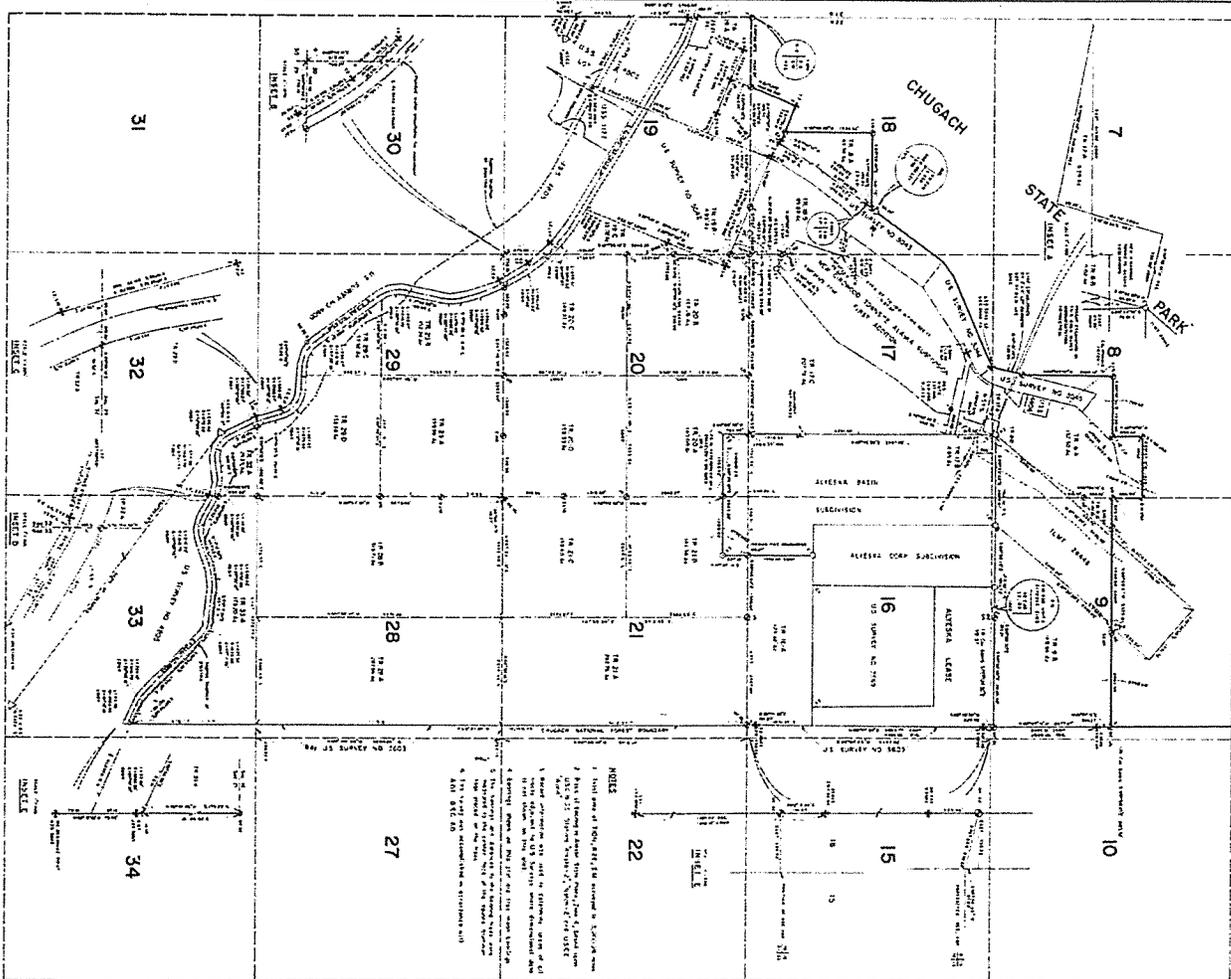
Dept of Natural Resources
ADDRESS 323 E. 4th
Anch 99501

ATTN: RECORDS UNIT

BS00-00-02

ASCS
T. 10N. R. 2E.
S.M.

SUPPLEMENTAL CADASTRAL SURVEY
TOWNSHIP 10 NORTH, RANGE 2 EAST,
SEWARD MERIDIAN ALASKA



73-2320

73-2320
73-2320
73-2320

73-2320
73-2320
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73-2320
73-2320
73-2320

SECTION INFORMATION

SECTION	ACRES	STATUS	REMARKS
7	36.00	Open	
8	36.00	Open	
9	36.00	Open	
10	36.00	Open	
11	36.00	Open	
12	36.00	Open	
13	36.00	Open	
14	36.00	Open	
15	36.00	Open	
16	36.00	Open	
17	36.00	Open	
18	36.00	Open	
19	36.00	Open	
20	36.00	Open	
21	36.00	Open	
22	36.00	Open	
23	36.00	Open	
24	36.00	Open	
25	36.00	Open	
26	36.00	Open	
27	36.00	Open	
28	36.00	Open	
29	36.00	Open	
30	36.00	Open	
31	36.00	Open	
32	36.00	Open	
33	36.00	Open	
34	36.00	Open	

GENERAL INFORMATION

Survey conducted by the State of Alaska, Department of Natural Resources, Division of Geological and Geophysical Surveys, on or about the date of the survey.

CONVEYANCE OF INTEREST

By and between the State of Alaska, Department of Natural Resources, and the State of Alaska, Department of Natural Resources, on or about the date of the survey.

WITNESSES

State of Alaska, Department of Natural Resources, Division of Geological and Geophysical Surveys.

NOTARY PUBLIC

Notary Public for the State of Alaska, Department of Natural Resources, Division of Geological and Geophysical Surveys.

ADDITIONAL INFORMATION

Survey conducted by the State of Alaska, Department of Natural Resources, Division of Geological and Geophysical Surveys, on or about the date of the survey.

INDEX TO PLATS

Plat No. 73-2320, State of Alaska, Department of Natural Resources, Division of Geological and Geophysical Surveys.

VICINITY MAP

STATE OF ALASKA

Department of Natural Resources, Division of Geological and Geophysical Surveys.

STATE OF ALASKA

Department of Natural Resources, Division of Geological and Geophysical Surveys.



Stewart Title of Alaska
2525 C Street, Suite 110
Anchorage, AK 99503
Phone:
Fax:

CERTIFICATE TO PLAT

Municipality of Anchorage
Attn: John Bruns
4700 Elmore Rd
Anchorage, AK 99507

File Number: 1774213
Date of Certificate to Plat: August 1, 2022 at 8:00AM
Fee: \$500.00

This is a Certificate to Plat as of the date stated herein with regard to the proposed plat of the following described property:

Tract "I", ALYESKA SUBDIVISION PRINCE ADDITION, according to the official plat thereof, filed under Plat No. 87-131, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The Company hereby certifies that record title is vested in:

Municipality of Anchorage
An estate in FEE SIMPLE.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims, of easement, not shown by the Public Records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. (a) Unpatented mining claims;
(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
(c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
7. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
8. Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
9. Reservations and exceptions as contained in the State of Alaska patent and/or in Acts authorizing the issuance thereof.

10. Taxes and/or assessments due the Municipality of Anchorage.
11. Rights of the public and/or government entities in and to Bureau of Land Management Section Line Easement pursuant to 43 U.S.C. 932 as ratified by Alaska Statute 19.10.010.
Affects : 50 feet on either side of section lines
12. Reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949, and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.
13. Any adverse claim to any portion of said land which lies within the bed of Glacier Creek, between the lines of mean high water.
14. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
15. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:
Granted To : Chugach Electric Association, Inc.
Recorded : November 15, 1990
Book : 2099
Page : 79
Affects : A portion of Tract I
16. Intragovernmental Right of Way Permit-Utility, including the terms and provisions thereof:
First Party : Anchorage
Second Party : Anchorage
Recorded : June 27, 1991
Book : 2165
Page : 105
17. Resolution No. 2009-287 Anchorage, Alaska, including terms and provisions thereof:
District : Girdwood Water Improvements Phase II-B Transmission Main
Recorded : March 15, 2010
Serial Number : 2010-011570-0
18. Easement, including terms and provisions thereof, for the purpose set out therein:
Granted to : Municipality of Anchorage
For : Public Use
Recorded : October 26, 2012
Serial Number : 2012-062045-0
- Modified by agreement, including the terms and provisions thereof:
Recorded : August 28, 2015
Serial Number : 2015-038505-0
19. Intergovernmental Use Permit, including the terms and provisions thereof:
First Party : Municipality of Anchorage
Second Party : Anchorage Water and Wastewater
Recorded : April 13, 2018
Serial Number : 2018-013079-0

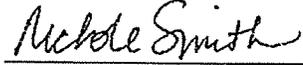
Submission for our review of a copy of the preliminary or proposed plat. Such review will determine the effect of the exceptions set out herein and verify our records that we searched the title to the right property.

This Certificate to Plat is restricted to the use of the addressee and the party ordering said Certificate, and is not to be used as a basis for closing any transaction affecting the title to said property. Liability of the Company is limited to the amount of the fee paid.

Inquiries with regard to this Certificate or any exceptions set out herein should be directed to the individual signing hereon.

Thank you for your order. We appreciate your business!

Stewart Title of Alaska



Authorized Countersignature
Nichole Smith, Title Officer

State of Alaska



Patent

No. 0131

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 29.14.01 and the regulations promulgated thereunder, in consideration of the sum of \$10,000.00 Dollars (Ten thousand dollars) of the United States, and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, does hereby grant to MUNICIPALITY OF ANCHORAGE, Ponce Street, Anchorage, Alaska 99502, its successors and assigns, all that real property situated in the Anchorage Recording District, State of Alaska and described as follows:

ALASKA STATE LAND SURVEY 81-149

TRACT A.

Subject to: Platted easements and reservations.

Valid existing roads, trails and easements.

TRACT B.

Subject to: Platted easements and reservations.

Valid existing roads, trails and easements.

CONTAINING AN AGGREGATE OF 1,617.73 ACRES, MORE OR LESS.

ACCORDING TO THE SURVEY PLAT OF ALASKA STATE LAND SURVEY 81-149 FILED IN THE ANCHORAGE RECORDING DISTRICT ON DECEMBER 4, 1984 AS PLAT 84-446.

Net chargeable acreage pursuant to A.S. 29.14.201 is 1507.83 acres.

KNOW ALL MEN BY THESE PRESENTS, the GRANTOR, ANCHORAGE, a Municipal Corporation organized and existing under its Charter and the laws of the State of Alaska, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys and quitclaims to Business Park Fund, an Alaska Limited Partnership, GRANTEE, or its successors in interest as their interests may appear, all interest which the GRANTOR has, if any, in an easement dated December 20, 1984 and recorded on Page 350 of Book 1204, Anchorage Recording District, granting an easement to the GRANTOR in the following described real estate in the State of Alaska:

Beginning at the 1/4 corner common to Sections 31, T13N, R3W, S.M., Ak., and Section 36, T13N, R4W, S.M., Ak., and marked by a 2 1/2 inch brass cap monument stamped with the words "Dept. of Highways Centerline Monument", thence East, 1312.38 feet on a line between said 1/4 corner and a 2 1/2 inch brass cap monument stamped with the words "Dept. of Highways Centerline Monument", at the intersection of International Airport Road and "C" Street, to the center west 1/16 corner of said Section 31; thence N00°15'21"W, 50.00 feet to a 3 1/4 inch aluminum cap monument on the north right-of-way line of International Airport Road; thence East, 205.00 feet along said right-of-way line to the True Point of Beginning; thence N00°15'21"W, 170.60 feet; thence N45°15'21"W, 205.06 feet; thence N00°15'21"W, 56.57 feet; thence S45°15'21"E, 268.70 feet; thence S00°15'21"E, 182.37 feet to the north right-of-way line of International Airport Road; thence West, 45.00 feet along said right-of-way line to the True Point of Beginning.

Containing 16,760 square feet more or less.

This instrument relinquishes only the aforescribed easement and does not intend to convey or quitclaim any other interest, if any, that ANCHORAGE may have in the aforescribed premises.

Dated this 25th day of JUNE, 1985

ATTEST
[Signature]
 Municipal Clerk

[Signature]
 Peter Scholes
 Property Management Officer

APPROVED AS TO FORM:
[Signature] 6-21-85
 Municipal Attorney

STATE OF ALASKA)
) ss:
 THIRD JUDICIAL DISTRICT)

This is to certify that on this 25th day of JUNE, 1985 before me, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared RAY PERCA, to me known to be ACTING PROPERTY MANAGEMENT OFFICER the municipal corporation that executed the foregoing instrument, and he acknowledged the said instrument to be a free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

85-04324A
 8

[Signature]
 Notary Public in and for Alaska
 My Commission expires: 2-20-86

RECORDED AND ANCHORAGE REC. DISTRICT

JUN 28 3 05 PM '85 MUNICIPALITY OF ANCHORAGE
 REQUESTED BY _____ ALASKA & Property Mgmt. Office
 ADDRESS _____ ANCHORAGE, ALASKA 99502

BK 02099PG 079

CHUGACH ELECTRIC ASSOCIATION, INC.

Anchorage, Alaska

UNDERGROUND RIGHT-OF-WAY EASEMENT

CEA Form 21-U
(Revised 6-26-87)

W.O.# 10348
GRID
PAR# 28R

MUNICIPALITY OF ANCHORAGE

P.O. Box 196650, Anchorage, Alaska 99519 "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, in, under, and across the lands of Grantor, situate in the
ANCHORAGE Recording District, State of Alaska, and more particularly described as follows.

A 20 foot wide strip of land located within TRACT I, ALYESKA SUBDIVISION,
PRINCE ADDITION, according to Plat #87-131 on file in the office of the
District Recorder, Anchorage Recording District S.M., Alaska. The centerline
of said strip being more particularly described as follows: Commencing at
the most southerly corner of said Tract I which is common to a corner with
Tract H and Tract B in Alyeska Subdivision, Prince Addition; thence N 48'
25' 31" W 58.43 feet; thence N 41' 34' 29" E along the property line of
said Tract I which is common to the Girdwood Airport property line 59 feet
to the true point of beginning; thence S 32' 09' 21" E 38 feet; thence N 89'
48' 24" E 126.27 feet to the property line of said Tract I common with
Tract B and end of said strip. Limits of the easement shall extend to and
terminate at the boundary line common to said Tracts I and B.

TO 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, and other attachments
and equipment, and telephone lines, and telecommunication lines, and their related facilities, through, 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, under-growth, 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 encum-
brances 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 19th day of October, 19 90
Paul B. Breen, Executive Director, Heritage Land Bank, Inc. of Anchorage (Seal) ("Grantor")
City, Municipality of Anchorage (Seal) ("Grantor")

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 19th day of October, 19 90
before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned
and sworn as such, personally appeared Paul B. Breen, Executive Director, Heritage Land Bank, Inc. of Anchorage
known to me and to me known to be the individual named in and who executed
the foregoing instrument and acknowledged to me that he signed and sealed the same
as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first
above written.

Notary Public in and for Alaska
My Commission Expires: 9/6/93

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

FOR DISTRICT RECORDERS USE

90-05552 ±
ANCHORAGE REC. 10-
DISTRICT
REQUESTED BY CEA

'90 NOV 15 PM 3 04

W-8-89
8717-6006-0099
HCB Parcel #6-011

MP-1

INTRAGOVERNMENTAL
RIGHT OF WAY PERMIT - UTILITY

KNOW ALL MEN BY THESE PRESENTS, that ANCHORAGE, hereinafter called PERMITTER, grants authority to Anchorage, a Municipal owned corporation, hereinafter called the PERMITTEE, and to its successors, assigns, licensees and permittees, a sole and exclusive Permit to construct, install, operate, maintain and repair utility systems through, across, over and under the lands of the Permitter, situated in the Anchorage Recording District, State of Alaska, and more particularly described as follows, to wit:

A 42 foot strip of land located within Tract I, ALYESKA SUBDIVISION PRINCE ADDITION, Plat No. 87-131, records of the Anchorage Recording District, Third Judicial District, State of Alaska the centerline being more particularly described as follows:

Commencing at a corner of said Tract I which is identical to Corner 4, Girdwood Airport, Alaska State Land Survey 74-131, Plat No. 75-42; thence along the line common to said Girdwood Airport survey, and said Tract I, S41°34'29"W, 982.92 feet to the True Point of Beginning; thence S32°09'21"E, 45.98 feet; thence N89°48'24"E, 79.78 feet to the boundary common to said Tract I and Tract B of said Plat 87-131, the point of termination. Containing 5,281.68 square feet more or less.

and that only such rights of use in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, repair and removal of said improvements and appurtenances thereto, reserving unto the Permitter the right to use said property in any way and for any purpose not inconsistent with the rights of use hereby permitted; provided that the Permittee shall have the right to enter upon the property for the purpose herein described as may from time to time be necessary or desirable for the use, occupation and enjoyment of such right of way, including the right of ingress and egress to said premises; provided further that such work shall be accomplished in such a manner that the allowable improvements of Permitter existing in said right of way shall not be disturbed or destroyed, they shall be replaced in as good a condition as they were in immediately before the property was entered upon by Permittee and provided that Permitter shall not construct any permanent structures within the permit area without the written prior approval of Permittee.

This Permit shall be binding upon the Permitter until or unless otherwise revoked, which action shall require 6 months prior written notice. Permitter agrees that if by any reason of Permitter this Permit shall be revoked and all rights and privileges granted thereunder terminated, Permitter shall bear the full cost and expense of relocating the facility of the Permittee out of the permit area.

In return for the real property right transferred hereby, the utility agrees to transfer \$ N/A to the budget account of the Land Trust Fund.

IN WITNESS WHEREOF, the PERMITTER has hereunto set his hand and seal this 5th day of June, 1991.

ATTEST:

Ruby E. Tolbeking
Municipal Clerk

PERMITTER:

Paul B. Boer
Mayor
TGM FIVK

STATE OF ALASKA
THIRD JUDICIAL DISTRICT
ss.

The foregoing instrument was acknowledged before me this 5th day of June, 1991, by Paul B. Boer the Ex. Dir., Heritage Land Bank of the Municipality of Anchorage, on behalf of the corporation.

W. S. Dudley
Notary Public
My Commission Expires: 9/16/93
[kvander.wp] 35

BK02155PB106

Return to:

ANCHORAGE WATER & WASTEWATER UTILITY
PRIVATE DEVELOPMENT UNIT
401 W. INTERNATIONAL AIRPORT ROAD
ANCHORAGE, ALASKA 99518

91-026481

ANCHORAGE REC. 18-
DISTRICT
REQUESTED BY AM

'91 JUN 27 AM 9 08

cc

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2012-062045-0

Recording District 301 Anchorage
10/26/2012 08:44 AM Page 1 of 4



Please return to:
Heritage Land Bank
P.O. Box 196650
Anchorage, AK 99519-6650

Public Use Easement
Girdwood, Alaska
Tax ID #075-014-25

Anchorage Recording District

PUBLIC USE EASEMENT

The GRANTOR, Municipality of Anchorage, Heritage Land Bank, whose mailing address is P.O. Box 196650, Anchorage, AK 99519-6650, for good and valuable consideration, grants to the Municipality of Anchorage, GRANTEE, whose address is P.O. Box 196650, Anchorage, AK 99519-6650, and to its successors and assigns, a perpetual, non-exclusive relocatable public use easement one hundred feet in width and approximately 1,200 feet in length (2.755 acres) across the following described lands:

Heritage Land Bank Parcel 6-011, within Tract I Alyeska Prince Subdivision, Section 9, T10N, R2E, Seward Meridian as illustrated on Exhibit A.

1. Purpose. The purpose of the Easement is to construct, reconstruct, maintain, repair, operate, improve, and update upon, over and under the above-described parcel an extension of Arlberg Avenue including all appropriate municipal utilities.
2. Term. The term of this Easement is perpetual.
3. Non-exclusive Easement. GRANTEE's use under this Easement is non-exclusive. GRANTOR reserves all rights of ownership which are not inconsistent with the Easement including, without limitation, the right to grant further easements on, over or across the Property. GRANTOR further reserves the right to use the Property for all uses not interfering with the use permitted GRANTEE hereunder.
4. Recording. GRANTEE shall record this Easement at its sole expense prior to installation of improvements.
5. Improvements. All improvements are placed on the property at the GRANTEE's expense and are removable, at the GRANTEE's expense, at the GRANTOR'S option.
6. As-built. GRANTEE shall provide a complete as-built survey within six months of completion of installation, with one copy provided to the Heritage Land Bank and one copy provided to the Municipality of Anchorage Planning Department.
 - a. Failure to comply with this condition shall be construed as a default under this Easement.

- b. This Easement shall terminate if default under this provision is not cured following thirty (30) days written notice to cure, and improvements shall be removed at the expense of the GRANTEE.
7. Relocation. This Easement is relocatable by GRANTOR, upon notice from the GRANTOR to GRANTEE, and at GRANTOR'S cost. In the event that the GRANTEE determines that the required relocation does not result in an easement that is of benefit to the GRANTEE, upon written notice, the GRANTEE may cancel this agreement. In such event, the easement shall terminate. The easement shall terminate upon recordation of a termination document mutually agreed upon and executed by the GRANTOR and the GRANTEE.
8. Waiver. The failure of the GRANTOR, its successors or assigns, to exercise any of the rights herein granted shall not be construed as a waiver of the right thereafter, at any time and from time to time, to exercise any or all of such rights.
9. Assignment. GRANTEE shall not assign or transfer the rights conveyed under this easement to any other party, except with the GRANTOR'S prior written CONSENT, which consent shall not be unreasonably withheld. This easement is not intended to convey or create any direct or indirect rights or privileges to any entities that are not parties to this document.
10. Access. The GRANTOR, its successors and assigns, reserve the right of access and entry for any contractor of the Municipality, subcontractors and their respective agents and employees as well as such other persons as may be designated from time to time in writing by the GRANTOR, upon written notice to the GRANTEE, stating the purpose of access and entry.
11. Compliance. GRANTEE shall, at its own expense, and with all due diligence, comply with all of the provisions of local, state, and federal law now in effect or as may later be adopted by any governmental authority applicable to the Easement Area and GRANTEE'S use thereof.
12. Default. GRANTEE'S failure to timely perform and comply with any term or condition of this Easement shall automatically cause extinguishment of the Easement, except as otherwise expressly provided in this Easement. This Easement is binding upon and insures to the benefit of the parties hereto, their successors, transferees and assigns.
13. Encumbrances and Liens. GRANTOR does not allow subrogation of the easement area for any reason. GRANTEE shall not allow any lien to be filed against the lands subject to this Easement by anyone supplying labor or materials for any improvements or facilities by or for the benefit of the GRANTEE.
14. Integration and Venue. This Easement is integrated and embodies the full agreement of the parties. Venue is in the Superior Court, State of Alaska at Anchorage.



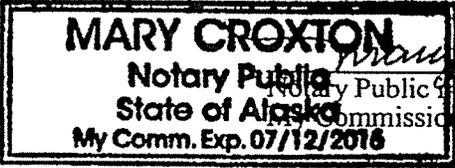
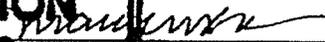
GRANTOR: MUNICIPALITY OF ANCHORAGE


By: George J. Vakalis
Title: Municipal Manager

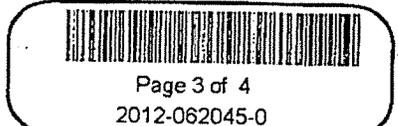
Date: 10/22/12

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 22 day of October 2012 by George J. Vakalis, the Municipal Manager for the Municipality of Anchorage, on behalf of the Municipality.



Notary Public for and for Alaska
Commission Expires: 7/12/2016

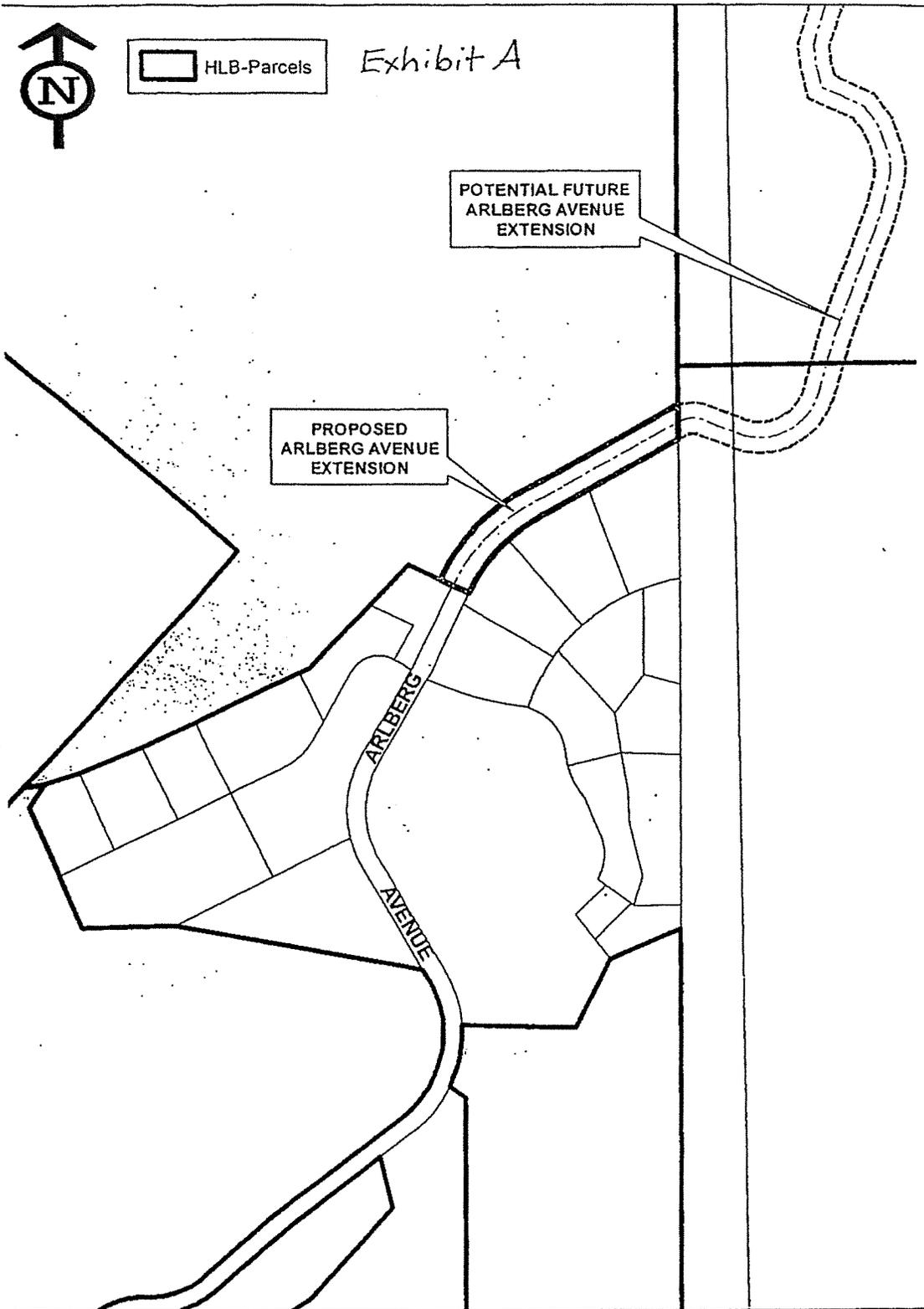
Attachment: Exhibit A – Location Map





HLB-Parcels

Exhibit A



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2015-038505-0

Recording Dist: 301 - Anchorage
8/28/2015 01:36 PM Pages: 1 of 3



Please return to:
Municipality of Anchorage
Project Management & Engineering
P.O. Box 196650
Anchorage, Alaska 99519-6650

MOA/PM&E/ROW
Arlberg Avenue Extension,
Girdwood, Alaska, PD 12-001,
ROW File No. C-04-15
Heritage Land Bank Parcel #6-011
Tax #075-311-04, Parcel #7

INTRAGOVERNMENTAL USE PERMIT

The Municipality of Anchorage, acting by and through the **Heritage Land Bank**, whose mailing address is P.O. Box 196650, Anchorage, Alaska 99519-6650, hereinafter called the **PERMITTER**, hereby grants authority to the **Department of Project Management and Engineering**, a Municipal agency, whose mailing address is P.O. Box 196650, Anchorage, AK 99519-6650 hereinafter called the **PERMITTEE**, and to its successors, assigns, licensees and permittees, a sole and exclusive permit to construct, reconstruct, maintain, operate and improve a public street, highway, walkway, trail, drainage facility, transit facility and/or electrical, telephone or telecommunications, gas, water, sewer, or other utility transmission or distribution facilities, together with the right to license, permit, or otherwise agree to the exercise of these rights by any other person, or entity through, across, over and under lands of the **PERMITTER**, situated in Anchorage Recording District, State of Alaska, as shown on attached Exhibit, and more particularly described as follows, to wit:

This instrument amends and supersedes the Public Use Easement Document 2012-062045-0 recorded October 26, 2012.

The Basis of Bearings for this description is the west of Tract A of the Plat of Commercial Tract Fragment Lot Site Plan for Alyeska Subdivision, Prince Addition, Tract A, Fragment Lots 1 through 13 and Tract B, Fragment Lots 1 through 9, according to Plat No. 2008-126, filed in the Anchorage Recording District, Third Judicial District, State of Alaska and having a bearing of N61°01'12"E.

A portion of Tract I, Alyeska Subdivision, Prince Addition, according to Plat No. 87-131 filed in the Anchorage Recording District, Third Judicial District, State of Alaska and being more particularly described as follows:

Beginning at an easterly corner of said Tract I being common with the northeasterly corner of Arlberg Avenue also being the end of the dedicated right of way where it terminates into Tract I; thence on northwesterly on said terminal line N64°38'34"W 100.00 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 667.68 feet and whose center bears S64°42'46"E; thence northeasterly on said curve through a central angle of 35°43'58" and an arc length of 416.40 feet; thence N61°01'12"E 461.35 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 220.00 feet and

MOA/PM&E/ROW
Arlberg Avenue Extension,
Girdwood, Alaska, PD 12-001,
ROW File No. C-04-15
Heritage Land Bank Parcel #6-011
Tax #075-311-04, Parcel #7

whose center bears S04°53'53"E; thence northeasterly on said curve through a central angle of 24°04'55" and an arc length of 92.47 feet to the easterly line of said Tract I; thence on said easterly line S00°05'03"E 92.35 feet to the northeast corner of Fragment Lot 5 of Tract A, Commercial Tract Fragment Lot Site Plan for Alyeska Subdivision, Prince Addition filed under Plat 2008-126; thence on the northwesterly line thereof S61°01'12"W 506.50' feet to the point of curvature of a curve concave to the southeast having a radius of 567.68 feet; thence southwesterly on said curve through a central angle of 35°44'33" and an arc length of 354.13 feet to the True Point of Beginning, embracing an area of 91,271 square feet, more or less as calculated from these courses and distances.

and that only such rights to use in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, repair and removal of said improvements and appurtenances thereto, reserving unto the PERMITTER the right to use said property in any way and for any purpose not inconsistent with the rights of use hereby permitted; provided that the PERMITTEE shall have the right to enter upon the property for the purpose herein described as may from time to time be necessary or desirable for the use, occupation and enjoyment of said permit area, including the right of ingress and egress to said premises; provided further that such work shall be accomplished in such a manner that the allowable improvements of PERMITTER existing in said permit area shall not be disturbed or destroyed, they shall be replaced in as good a condition as they were in immediately before the property was entered upon by PERMITTEE and provided that PERMITTER shall not construct any permanent structures within the permit area without the written approval of PERMITTEE.

PERMITTER: HERITAGE LAND BANK

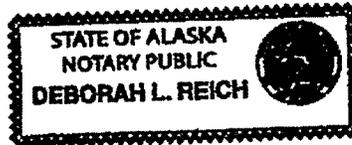
Tammy R Oswald

By: Tammy R Oswald
Its: Executive Director

8/27/15

Date:

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)



The foregoing instrument was acknowledged before me this 27th day of August, 2015 by Tammy R. Oswald, Executive Director of the Heritage Land Bank.

Deborah L Reich
Notary Public for the State of Alaska

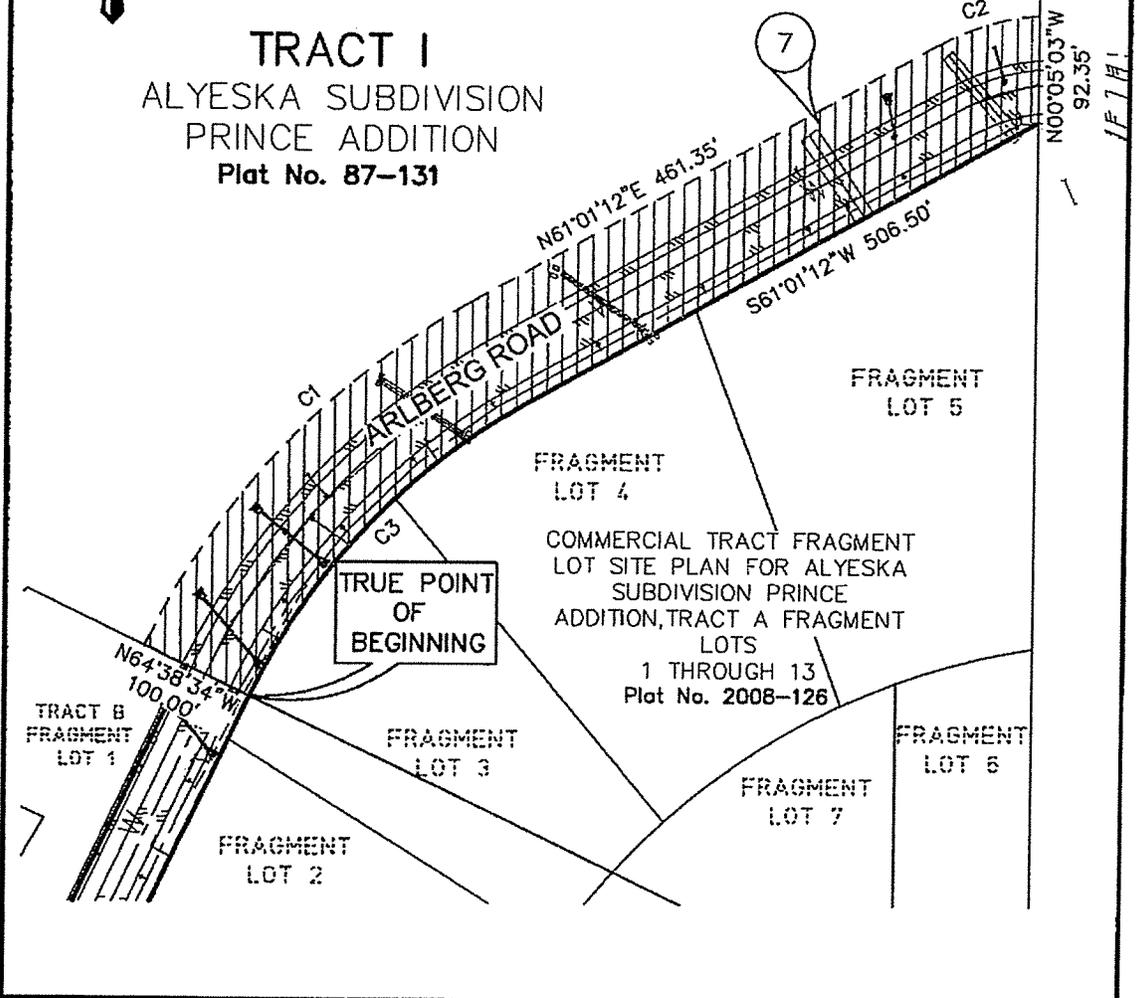
My Commission Expires: 12-11-16





CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	667.68'	35°43'58"	416.40'	S43°09'13"W	409.69'
C2	220.00'	24°04'55"	92.47'	S73°03'40"W	91.79'
C3	567.68'	35°44'33"	354.13'	N43°08'55"E	348.42'

TRACT I
 ALYESKA SUBDIVISION
 PRINCE ADDITION
 Plat No. 87-131



PUBLIC WORKS DEPARTMENT PROJECT MANAGEMENT & ENGINEERING DIVISION		ARLBERG AVENUE GIRDWOOD, ALASKA PD # 12-001	
	OWNER'S INITIALS: <i>8/27/15</i>	EXISTING PARCEL AREA: ± 18,039,471 S.F. ROW ACQUISITION TYPE: IGP ROW ACQUISITION AREA: ± 91,271 S.F.	DATE: 8/11/15
	PAGE 3 OF 3 DATED <i>10</i>	SCALE: 1"=150' GRID: SE4617	PARCEL No. 7



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2018-013079-0

Recording District 301 Anchorage
04/13/2018 10:08 AM Page 1 of 7



RETURN TO: Real Estate Director
Municipality of Anchorage
Real Estate Department, Heritage Land Bank
P.O Box 196650
Anchorage, AK 99519-6650

Anchorage Recording District

HLB Parcel 6-011
Tax # 075-311-04

INTERGOVERNMENTAL USE PERMIT

The Municipality of Anchorage, acting by and through the Real Estate Department, Heritage Land Bank, whose mailing address, is PO Box 196650, Anchorage, AK 99519-6650. Heritage Land Bank hereinafter called the PERMITTER, hereby grants authority to Anchorage Water and Wastewater Utility, a municipal agency, whose mailing address is 3000 Arctic Blvd., Anchorage, AK 99503 hereinafter called the PERMITTEE, and to its successors, assigns, licenses and permittees, a sole and exclusive permit for the construction, operation, maintenance, and repair of a water line and appurtenances together with the right to license, permit, or otherwise agree to the exercise of these rights by any other person, or entity through, across, over and under lands of the PERMITTER, situated in Anchorage Recording District, State of Alaska, as shown on attached Exhibit A, and more particularly described as follows, to wit:

**PORTIONS WITHIN TRACT I ALYESKA SUBDIVISION PRINCE
ADDITION (PLAT 87-131), See attached Exhibit A & B**

and that only such rights to use in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, repair and removal of said improvements and appurtenances thereto, reserving unto the PERMITTER the right to use said property in any way and for any purpose not inconsistent with the rights or use hereby permitted; provided that the PERMITTEE shall have the right to enter upon the property for the purpose herein described as may from time to time be necessary or desirable for the use, occupation and enjoyment of said permit area, including the right of ingress and egress to said premises; provided further that such work shall be accomplished in such a manner that the allowable improvements of PERMITTER existing in said permit area shall not be disturbed or destroyed, and that they shall be replaced in as good a condition as they were in immediately before the property was entered upon by PERMITTEE and provided that PERMITTER shall not construct any permanent structures within the permit area without the written approval of PERMITTEE.

EXHIBIT A
Legal Description

A Portion of

**Tract I, Alyeska Subdivision, Prince Addition, according to Plat No. 87-131,
Anchorage Recording District, Third Judicial District, Alaska**

Intragovernmental Use Permit (IGP)

A thirty-foot (30') wide Intragovernmental Use Permit, the side lines being fifteen feet (15') on each side of the centerline described hereon, located within Tract I, Alyeska Subdivision, Prince Addition, according to Plat 87-131, Anchorage Recording District, Third Judicial District, Alaska, the centerline of which is more particularly described as follows:

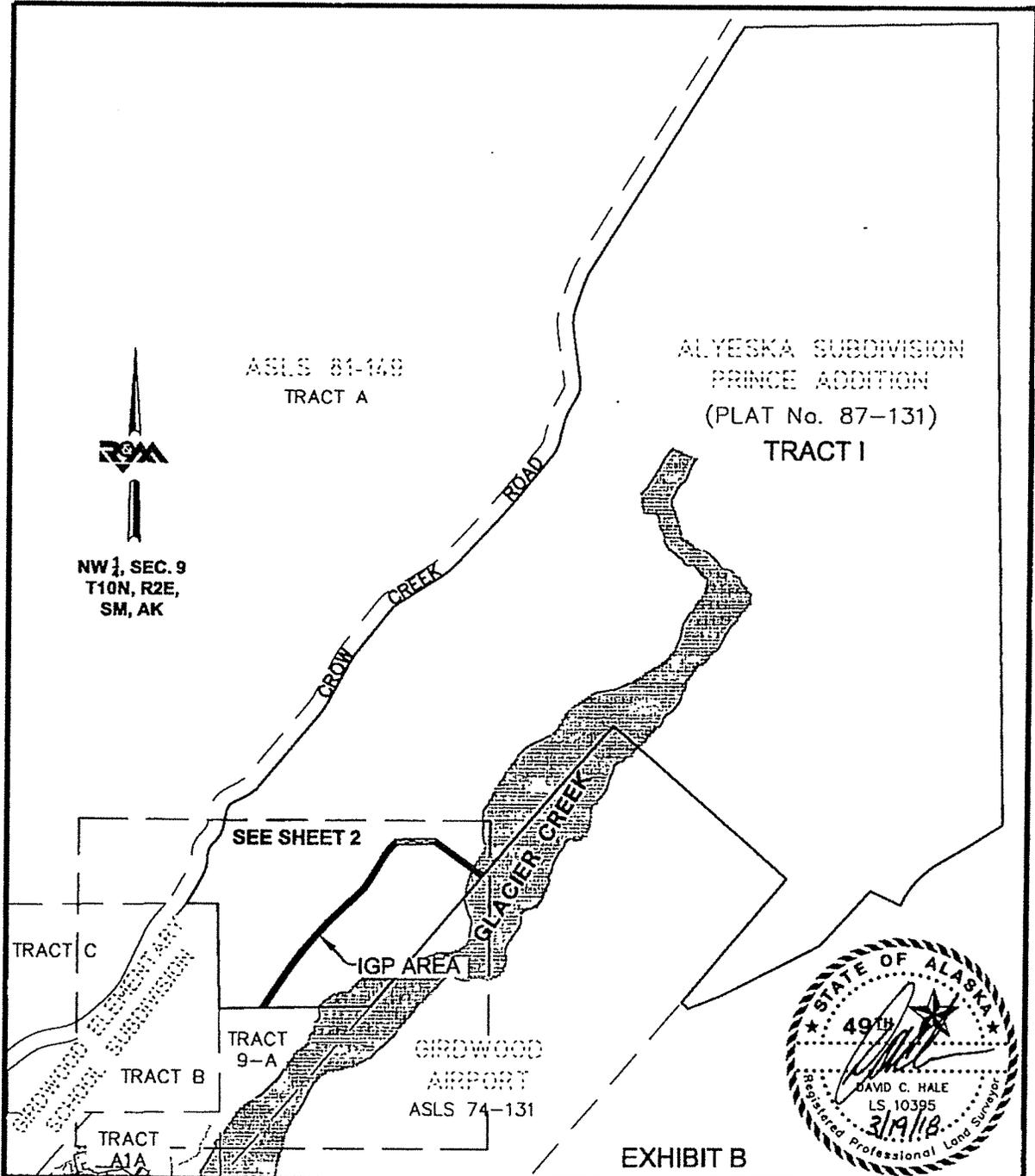
Commencing at an aluminum cap monument marking the southeast corner of Tract B, Girdwood Elementary School Subdivision, according to Plat No. 85-38, Anchorage Recording District, from which an aluminum cap monument marking the northwest corner of Tract A1A, Girdwood Elementary School Subdivision, according to Plat No. 2006-73, Anchorage Recording District, bears S89°14'35"W for a distance of 794.16 feet, said line being the Basis of Bearing for this description; thence on the east boundary of said Tract B, N00°56'50"W for a distance of 659.44 to the southwest corner of said Tract I; thence on the south boundary thereof N89°10'10"E for a distance of 277.94 feet to the beginning of said centerline and the True Point of Beginning for this description;

Thence departing said boundary N33°07'47"E for a distance of 202.39 feet to the beginning of a curve concave to the southeast with a radius of 2402.58 feet, a chord bearing of N40°15'10"E, and a chord distance of 595.86 feet; thence along said curve through a central angle of 14°14'48" for an arc distance of 597.40 feet; thence N47°22'34"E for a distance of 140.42 feet to the beginning of a curve concave to the northwest with a radius of 398.00 feet, a chord bearing of N39°14'51"E, and a chord distance of 112.55 feet; thence along said curve through a central angle of 16°15'26" for an arc distance of 112.93 feet; thence N31°07'08"E for a distance of 163.64 feet to the beginning of a curve concave to the southeast with a radius of 402.00 feet, a chord bearing of N38°53'09"E, and a chord distance of 108.65 feet; thence along said curve through a central angle of 15°32'01" for an arc distance of 108.99 feet; thence N46°39'10"E for a distance of 20.31 feet; thence N88°41'48"E for a distance of 249.01 feet; thence S54°49'15"E for a distance of 375.83 feet to the west boundary of the Girdwood Airport, ASLS 74-131, according to Plat No. 75-42, Anchorage Recording District and the end of said centerline, the offset lines being lengthened or shortened as needed to begin and end at the boundary lines of said Tract I, from which the northeast corner of Tract 9-A, Supplemental Cadastral Survey, Township 10 North, Range 2 East, Seward Meridian, Alaska, according to Plat No. 73-220, bears S40°49'52"W for a distance of 1089.51'; this thirty foot wide IGP contains 59,128 square feet (1.357 acres) more or less as shown on Exhibit B, attached to and made a part hereof.



This IGP is subject to a 200 foot Public Easement offset from the ordinary water line along Glacier Creek.





ANCHORAGE WATER & WASTEWATER UTILITY

TOTAL TRACT AREA: ± 414,129 AC.
 EASEMENT AREA THIS EXHIBIT: ±59,128 S.F. (1.357 AC.)



OWNER'S INITIALS: *BEW*

PAGE ___ OF ___ DATED ___

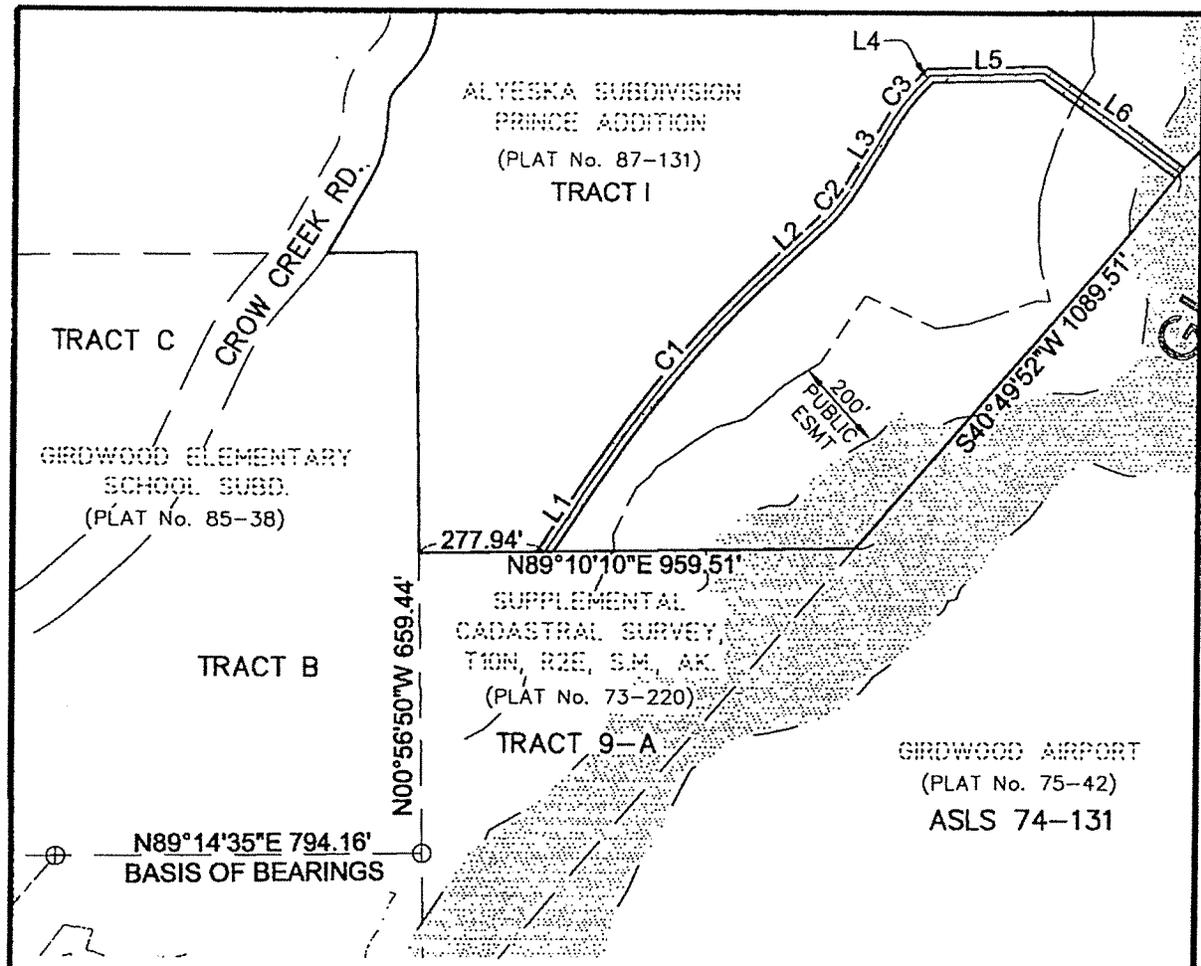


9101 Vanguard Drive,
 Anchorage, Alaska, 99507
 PH (907) 522-1707
 www.rmconsult.com

DRAWN: JAA
 CHECKED: DCH
 DATE: 03-19-18

SCALE: 1"=1000'
 GRID: SE 4616
 SHEET 1 OF 3





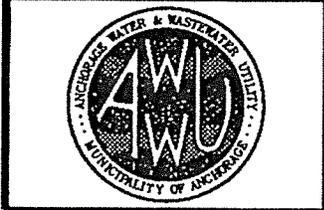
PRELIMINARY

- LEGEND**
- ⊙ ALUMINUM CAP MONUMENT
 - ▨ IGP AREA



EXHIBIT B

ANCHORAGE WATER & WASTEWATER UTILITY TOTAL TRACT AREA: ± 414,129 AC.
 EASEMENT AREA THIS EXHIBIT: ±59,128 S.F. (1.357 AC.)



OWNER'S INITIALS: *few*

PAGE ___ OF ___ DATED ___

R&M
 AECC111

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

DRAWN: JAA SCALE: 1"=400'
 CHECKED: DCH GRID: SE 4616
 DATE: 03-19-18 SHEET 2 OF 3



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	597.40'	2402.58'	14°14'48"	N40° 15' 10"E	595.86'
C2	112.93'	398.00'	16°15'26"	N39° 14' 51"E	112.55'
C3	108.99'	402.00'	15°32'01"	N38° 53' 09"E	108.65'

Line Table		
Line #	Direction	Length
L1	N33° 07' 47"E	202.39'
L2	N47° 22' 34"E	140.42'
L3	N31° 07' 08"E	163.64'
L4	N46° 39' 10"E	20.31'
L5	N88° 41' 48"E	249.01'
L6	S54° 49' 15"E	375.83'

PRELIMINARY



NW 1/4, SEC. 9
T10N, R2E,
SM, AK



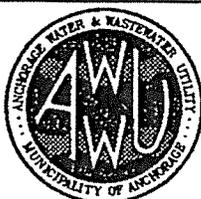
EXHIBIT B

LEGEND

- ⊙ ALUMINUM CAP MONUMENT
- ▨ IGP AREA

ANCHORAGE WATER & WASTEWATER UTILITY

TOTAL TRACT AREA: ± 414,129 AC.
EASEMENT AREA THIS EXHIBIT: ±59,128 S.F. (1.357 AC.)



OWNER'S INITIALS: *PEW*

PAGE ___ OF ___ DATED ___



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

DRAWN: JAA
CHECKED: DCH
DATE: 03-19-18

SCALE: 1"=400'
GRID: SE 4616
SHEET 3 OF 3



cc

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2010-011570-0

Recording Dist: 301 - Anchorage
3/15/2010 3:23 PM Pages: 1 of 5



Return to: Anchorage Water & Wastewater Utility
Engineering Division - Bitsy Lawhorn
3000 Arctic Boulevard
Anchorage, AK 99503

Anchorage Recording District

Document Title: Anchorage Resolution AR 2009-287
Girdwood Water Improvements Phase II-B Transmission Main

Document Type: Miscellaneous

Grantor: Anchorage Municipality of

Grantee: To Whom it May Concern

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC

CLERK'S OFFICE

APPROVED

Date: 1-12-10

Submitted by: Chair of the Assembly at the
Request of the Mayor

Prepared by: Anchorage Water &
Wastewater Utility

For reading: November 17, 2009

ANCHORAGE, ALASKA

AR No. 2009-287

1 A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE, ALASKA,
2 APPROVING THE GIRDWOOD WATER IMPROVEMENTS PHASE II-B
3 TRANSMISSION MAIN AND PROVIDING FOR ASSESSMENT OF BENEFITED
4 PROPERTIES AT TIME OF SERVICE CONNECTION
5

6
7 WHEREAS, Alaska State Statute 42.05.385 and AMC 19.90 mandate that when a water
8 line extension will create, or has the potential of creating, any charge or assessment against
9 the adjacent property, the water line extension may not be constructed unless the legislative
10 body of each municipality through which the extension passes has approved the extension;
11 and
12

13 WHEREAS, Alaska State Statute 42.05.385.C.3 mandates that a lien or encumbrance may
14 not be levied against the property for the construction of the extension, unless the property
15 owner connects to the extension; and
16

17 WHEREAS, the Anchorage Water and Wastewater Utility (AWWU) plans to construct a
18 16-inch water main to provide a looped water system on the west side of Glacier Creek and
19 provide redundancy for the water distribution system in the New Girdwood Townsite; and
20

21 WHEREAS, the extension of the water line will specially benefit and provide water service
22 to five (5) properties previously not benefited, and in doing so will create potential
23 assessments against them; and
24

25 WHEREAS, at its November 4, 2009 meeting the AWWU Authority Board supported this
26 resolution, now, therefore
27

28 THE ANCHORAGE ASSEMBLY RESOLVES:
29

30 Section 1. It is in the best interest of the community that said water main
31 improvements proceed.



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Section 2. AWWU shall keep an accurate account of all costs of the water main improvements.

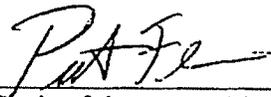
Section 3. After the water main improvements have been completed and the costs of the water line approved, the Mayor shall cause the computation of all applicable assessment charges.

Section 4. At such time as the property cited on the attached assessment roll connects to the water main, the respective pro-rata assessment for the water line shall be levied in accordance with Municipal Codes and the Anchorage Water Utility Tariff in effect at the time.

Section 5. A special assessment Collection Charge, as authorized in Rules Section 13.4 and 15.1 of the Anchorage Water Utility Tariff, in effect at the time the assessment is levied, will be charged to those properties identified in this resolution.

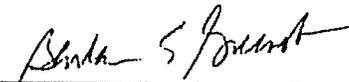
Section 6. This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED and APPROVED by the Anchorage Assembly this 12th day of January, 2010.



Chair of the Assembly

ATTEST:



Municipal Clerk

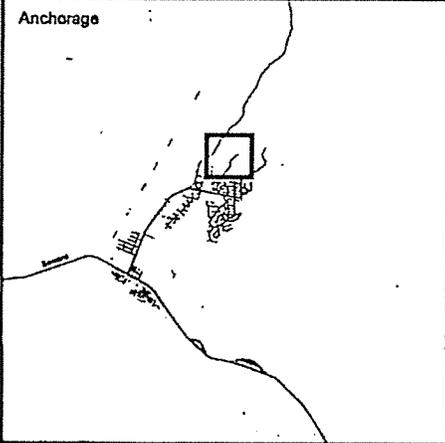
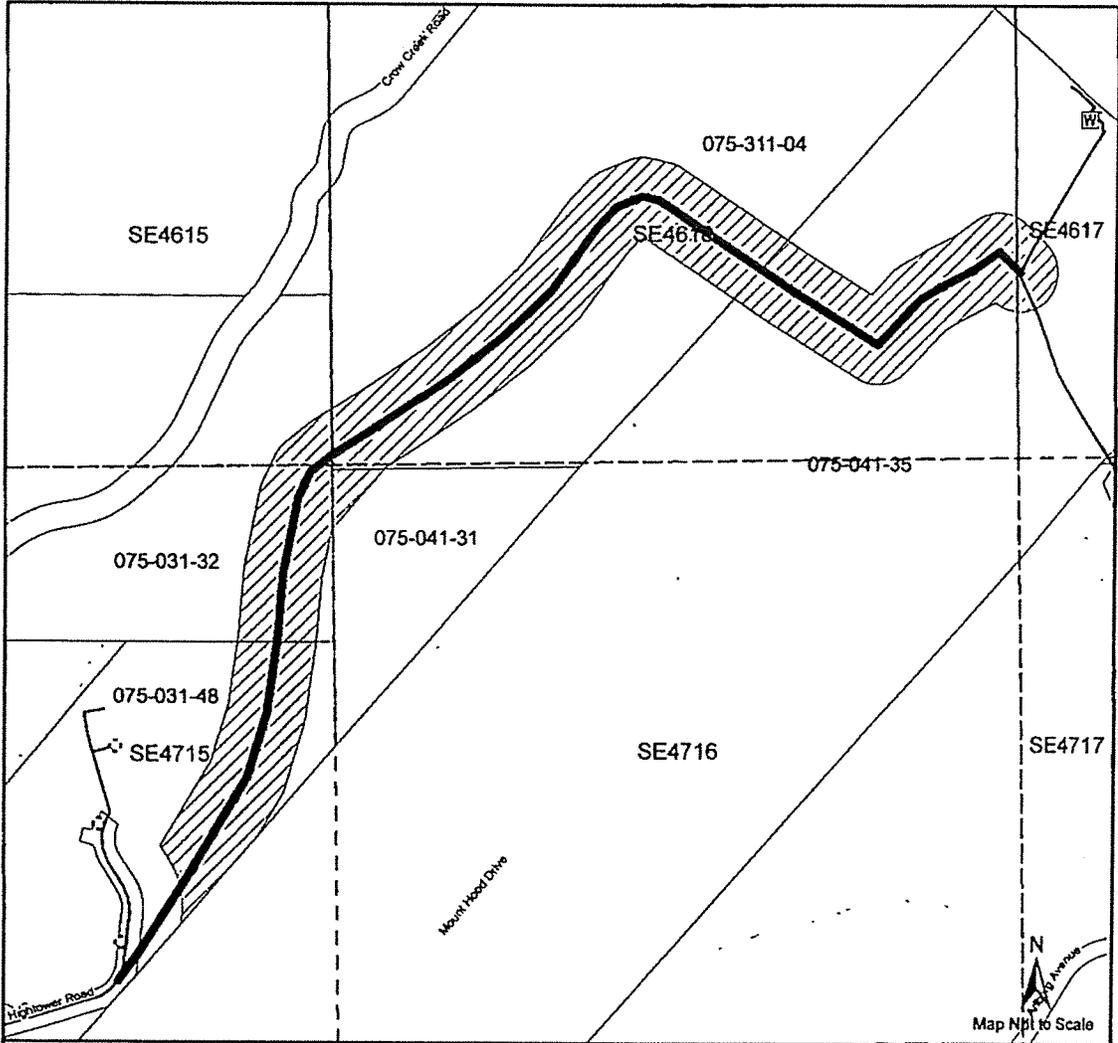


GIRDWOOD WATER IMPROVEMENTS PHASE II-B
Capital Improvement Project - Water
Estimated Assessment Calculations
AMS 2679

Line No.	Tax Code	Legal Description	Legal Description2	Total Area	Assessable Area	Rate per Sq. Ft.	Water Principal
1	075-311-04-000	ALYESKA - PRINCE ADDITION	TR 1	18,033,840	452,093	\$1.13	\$510,865.09
2	075-041-35-000	GIRDWOOD AIRPORT	AK STATE LAND SURVEY 74-131	7,611,021	299,969	\$1.13	\$338,964.97
3	075-031-48-000	GIRDWOOD ELEMENTARY SCHOOL	TR A1A	1,237,975	225,981	\$1.13	\$255,358.53
4	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL	TR B	1,000,573	172,609	\$1.13	\$195,048.17
5	075-041-31-000	T10N R2E SEC 9 S.M.	TR 9A HLB 6-017	515,750	16,976	\$1.13	\$19,182.88
Total							\$1,319,419.64



4 of 5
 2010-011570-0




Municipality of Anchorage
 Anchorage Water and Wastewater Utility
 

Girdwood Water Improvements
Phase II-B Transmission Main
 PeopleSoft Project ID 0000004236

— AWWU Water Main	⊕ AWWU Water Hydrant
— Proposed Water Main	▨ Benefited Area
	□ Parcels in Project

Map Created: 9-10-09



5 of 5

2010-011570-0

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

State of Alaska

is entitled to a Land Patent pursuant to the Statehood Act of July 7, 1958, 72 Stat. 339, as amended, for the following described land:

Seward Meridian, Alaska.

T. 10 N., R. 2 E.,

Tract A.

and

Lots 1 and 2, U.S. Survey 4805,
situated near Girdwood, Alaska.

Aggregating 7,911.11 acres:

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
2. A right-of-way thereon for the construction of railroads, telegraph, and telephone lines, as prescribed and directed by the Act of March 12, 1914, 38 Stat. 305.
3. Lots 1 and 2, U.S. Survey 4805, are subject to rights-of-way, Anchorage 056530 and Anchorage 061951, for Federal Aid Highways. Act of August 27, 1958, as amended, 23 U.S.C. 317.

Patent Number **50-73-0028**

4. The right to itself, its permittees or licensees, the right to enter upon, occupy and use, any part or all of said land lying within 50 feet of the center line of the transmission line right-of-way of the Chugach Electric Association, Inc., Power Project 2170, for the purposes set forth in and subject to the conditions and limitations of Sec. 24 of the Federal Power Act of June 10, 1920, 41 Stat. 1075, as amended, (16 U.S.C. 818).

Subject to the easement as established by Public Land Order 1613 (23 F.R. 2376), pursuant to the Act of August 1, 1956 (70 Stat. 898), for highway purposes, including appurtenant protective, scenic and service areas.

Subject to a right-of-way, Anchorage 029885, for electric distribution lines for the Chugach Electric Association, Inc. under the Act of February 15, 1901 (31 Stat. 790), as amended; 43 U.S.C. 959 (1970).

Pursuant to Sec. 9(c) of the Act of December 18, 1971 (85 Stat. 688), there is reserved for the benefit of the Alaska Natives, and for payment into the Alaska Native Fund, (1) a royalty of 2 per centum upon the gross value (as such gross value is determined for royalty purposes under any disposition by the State of Alaska) of the minerals hereafter produced or removed from such lands, and (2) 2 per centum of all revenues hereafter derived by the State of Alaska from rentals and bonuses from the disposition of such minerals. Pursuant to Sec. 9(g) of the 1971 Act, the reservation hereby made shall continue only until \$500,000,000 has been paid into the Alaska Native Fund from sources identified in Sec. 9 of the 1971 Act.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.



GIVEN under my hand, in Anchorage, Alaska the TWENTY-EIGHTH day of JULY in the year of our Lord one thousand nine hundred and SEVENTY-TWO and of the Independence of the United States the one hundred and NINETY-SEVENTH.

By J. A. Hegans
Chief Adjudicator

Patent Number 50-73-0028

72-026429
STATE BUSINESS - NO CHARGE

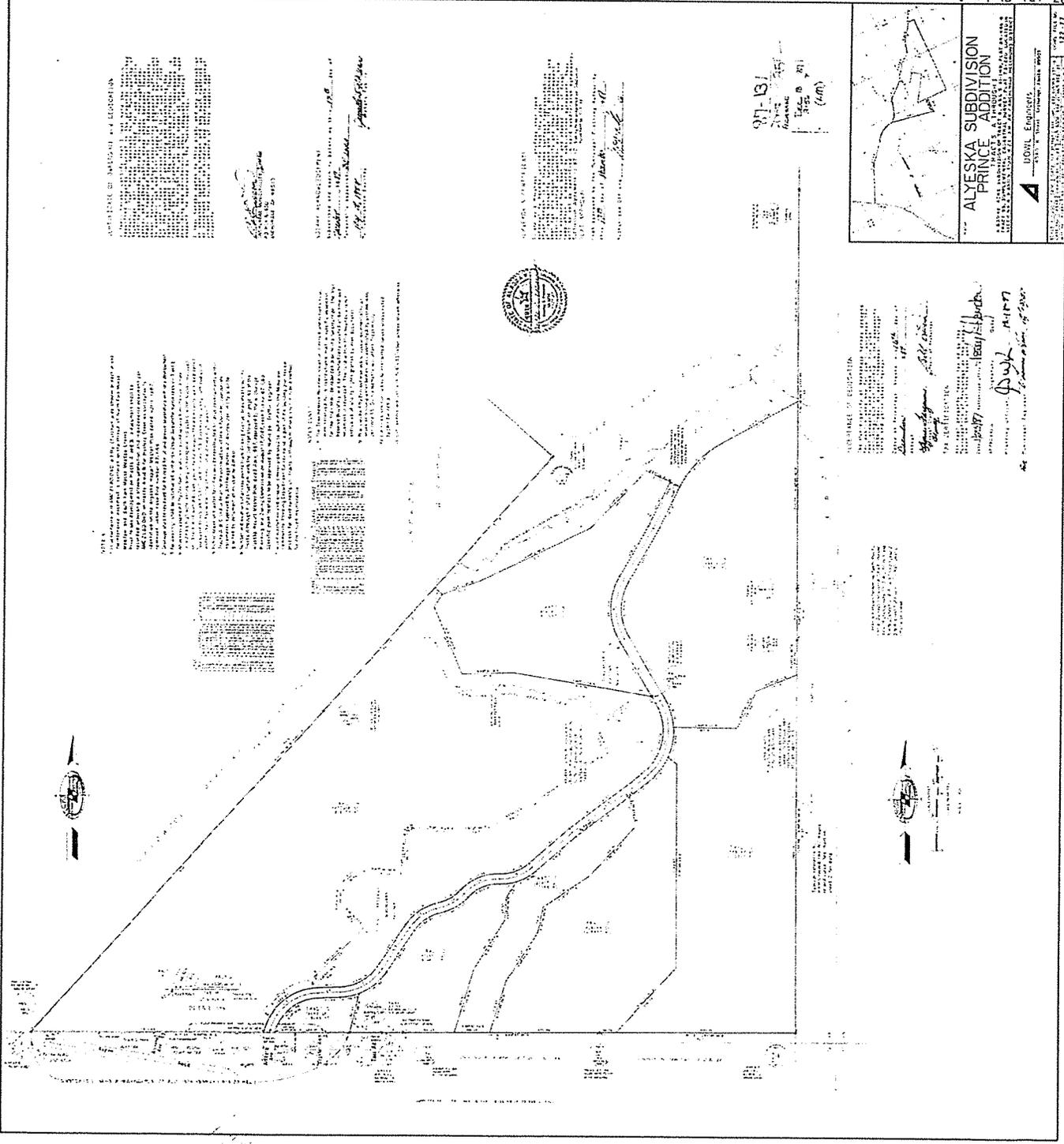
~~ANCHORAGE REC. DISTRICT~~

AUG 8 12 08 PM '72

RECEIVED Dept of Natural Resources
ADDRESS 323 E. 5th
Anch 99501

ATTN: RECORDS UNIT

20-32-0058



APPROPRIATE TO BE ADJUSTED BY A LICENSED SURVEYOR

THIS PLAN IS SUBJECT TO THE PROVISIONS OF THE ALASKA SUBDIVISION ACT, AS AMENDED, AND THE REGULATIONS THEREUNDER, AND TO THE PROVISIONS OF THE ALASKA LAND USE ACT, AS AMENDED, AND THE REGULATIONS THEREUNDER.

THESE PROVISIONS SHALL BE CONSIDERED TO BE PART OF THIS PLAN.

APPROVED FOR THE STATE OF ALASKA:

[Signature]
 STATE SURVEYOR

APPROPRIATE TO BE ADJUSTED BY A LICENSED SURVEYOR

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APPROVED FOR THE STATE OF ALASKA:

[Signature]
 STATE SURVEYOR

97-181
 2nd Edition
 1958
 (4M)



**ALYESKA SUBDIVISION
 PRINCE ADDITION**

ALASKA, A TERRITORY
 BEING THE ALASKA SUBDIVISION PRINCE ADDITION

4 DOWL ENGINEERS
 1000 W. 11th Avenue, Anchorage, Alaska

NOTES

1. THE BOUNDARIES OF THE ALYESKA SUBDIVISION, AS SHOWN ON THE PLAN, ARE BASED ON THE SURVEY OF THE ALASKA SUBDIVISION, AS CONDUCTED BY THE STATE SURVEYOR, AND ARE SUBJECT TO THE PROVISIONS OF THE ALASKA SUBDIVISION ACT, AS AMENDED, AND THE REGULATIONS THEREUNDER.

2. THE BOUNDARIES OF THE PRINCE ADDITION, AS SHOWN ON THE PLAN, ARE BASED ON THE SURVEY OF THE PRINCE ADDITION, AS CONDUCTED BY THE STATE SURVEYOR, AND ARE SUBJECT TO THE PROVISIONS OF THE ALASKA SUBDIVISION ACT, AS AMENDED, AND THE REGULATIONS THEREUNDER.

3. THE BOUNDARIES OF THE ALYESKA SUBDIVISION AND THE PRINCE ADDITION, AS SHOWN ON THE PLAN, ARE SUBJECT TO THE PROVISIONS OF THE ALASKA SUBDIVISION ACT, AS AMENDED, AND THE REGULATIONS THEREUNDER.

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2. THE BOUNDARIES OF THE PRINCE ADDITION, AS SHOWN ON THE PLAN, ARE BASED ON THE SURVEY OF THE PRINCE ADDITION, AS CONDUCTED BY THE STATE SURVEYOR, AND ARE SUBJECT TO THE PROVISIONS OF THE ALASKA SUBDIVISION ACT, AS AMENDED, AND THE REGULATIONS THEREUNDER.

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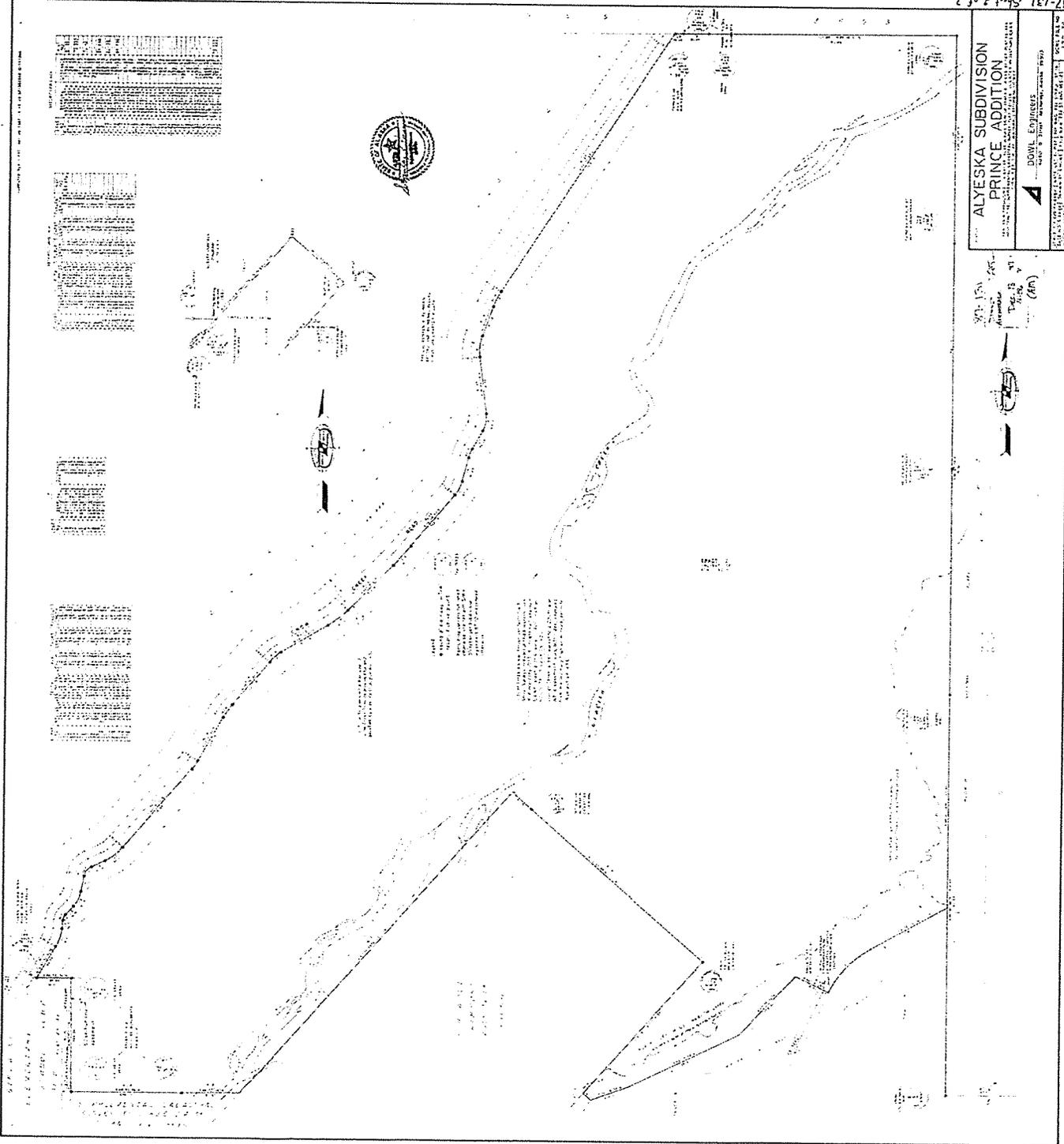
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SUBJECT OF EDUCATION

THESE PROVISIONS SHALL BE CONSIDERED TO BE PART OF THIS PLAN.

APPROVED FOR THE STATE OF ALASKA:

[Signature]
 STATE SURVEYOR



ALYESKA SUBDIVISION
 PRINCE ADDITION

4 DOWL EOPHASES

DATE: 9/11/1994

SCALE: AS SHOWN

1/4" = 100'

1/8" = 200'

1/16" = 400'

1/32" = 800'

1/64" = 1600'

1/128" = 3200'

1/256" = 6400'

1/512" = 12800'

1/1024" = 25600'

1/2048" = 51200'

1/4096" = 102400'

1/8192" = 204800'

1/16384" = 409600'

1/32768" = 819200'

1/65536" = 1638400'

1/131072" = 3276800'

1/262144" = 6553600'

1/524288" = 13107200'

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