

# 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) Mt Alyeska Ski Resort Limited Partnership		Name (last name first) Marc Eid, Farpoint Land Services	
Mailing Address 9820 100th Avenue		Mailing Address 1131 E. 76th Avenue Suite 101	
Grand Prairie, Alberta T8V 08T		Anchorage, AK 99518	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
		907-522-7770	
Fax		Fax	
E-mail		E-mail marc.eid@farpointak.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): 076-015-35-000			
Site Street Address: 104 Arlburg Avenue			
Current legal description: (use additional sheet if necessary) Parcel 13 of Limited Warranty Deed SN: 2018-046806-0, A Remainder of Sec.16, T. 10 N., R. 2 E.			
Zoning: GRST1	Acreage: 8.616	Underlying Plat #: WD 2018-046806-0	Grid #: SE4816 & SE4916
# Lots: 0	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tract A and Tract B, Alyeska Daylodge Subdivision		
# Lots: 0	# Tracts: 2	Total # parcels: 2

I hereby certify that (I am)(I have been authorized to act for) 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.

*Marc Eid Farpoint*

Signature

☐ Owner

☒ Representative

(Representatives must provide written proof of authorization)

Date

Print Name

Marc Eid

S12721

MAY 15 2023

Accepted by:	Poster & Affidavit	Fee:	Case Number:	Meeting Date:
			S12721	05/15/2023

**COMPREHENSIVE PLAN INFORMATION**Anchorage 2020 Urban/Rural Services: ☐ Urban ☐ Rural

Anchorage 2020 Major Elements – site is within or abuts:

- ☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center  
☐ Neighborhood commercial center ☐ Industrial reserve  
☐ Transit - supportive development corridor ☐ District/area plan area: \_\_\_\_\_

Chugiak-Eagle River Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center  
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve  
☐ Residential at \_\_\_\_\_ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

- ☒ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort  
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve  
☐ Residential at \_\_\_\_\_ dwelling units per acre ☐ Mixed use ☐ Rural homestead

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

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

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

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

**POTABLE WATER AND WASTE WATER DISPOSAL**

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

**APPLICATION REQUIREMENTS**

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

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

4 copies required: ☐ Subdivision drainage plan9 copies required: ☐ Topographic map of platted area

16 copies required: ☐ Signed application (copies)

(7 copies for a ☐ Preliminary plat

short plat) ☐ As-built (if applicable)

☐ Summary of community meeting(s) (not required for short plat)

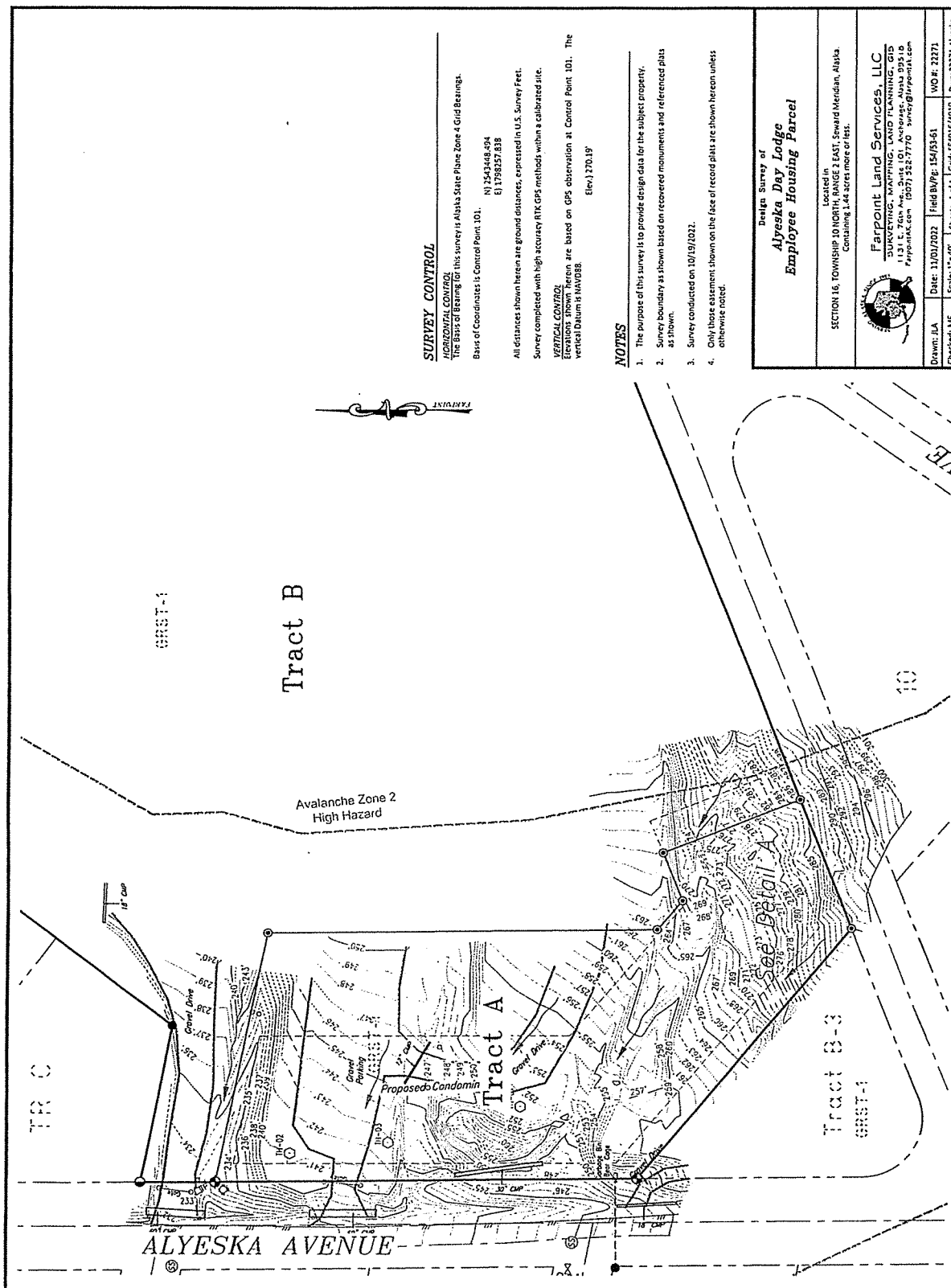
(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

☐ Soils investigation and analysis reports (4 copies)

Waived by \_\_\_\_\_





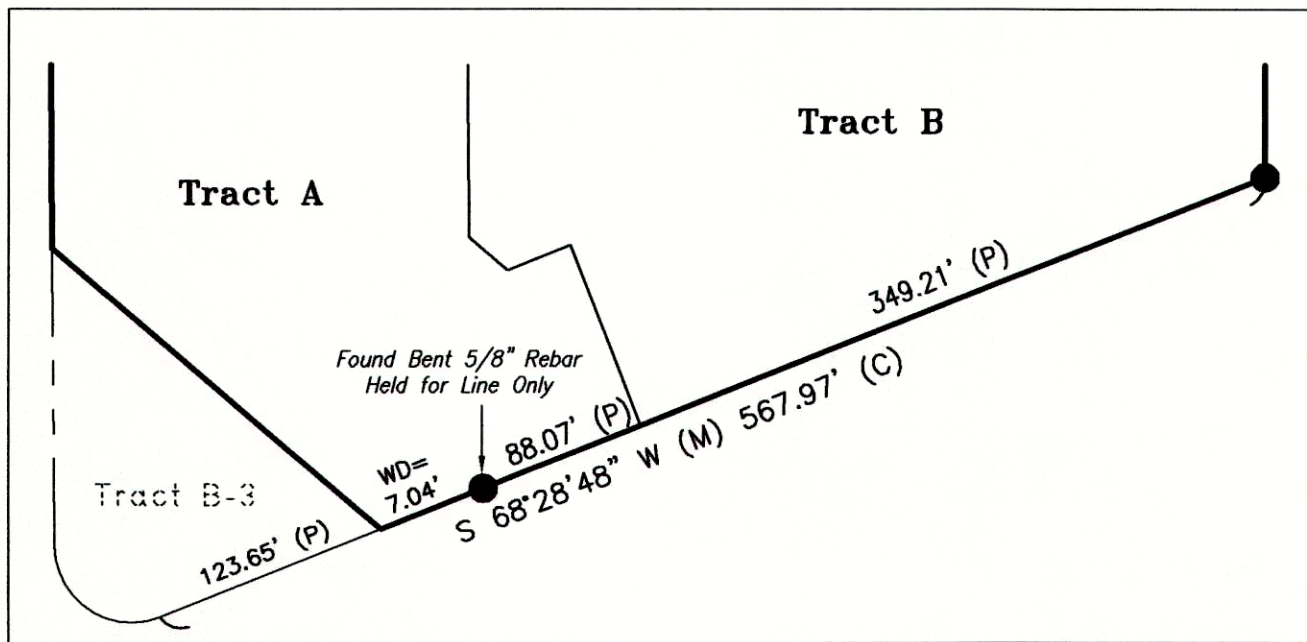
## Drainage



Line Data Table		
LINE	BEARING	DISTANCE
L1(M)	N 78°40'57" W	109.26'
L1(R1)	N 79°00'00" W	108.88'
L2	N 78°40'57" W	173.69'
L3	N 49°46'47" W	26.03'
L4	S 68°28'48" W	35.33'
L5	S 21°31'12" E	100.00'



DETAIL "A"  
Not to Scale

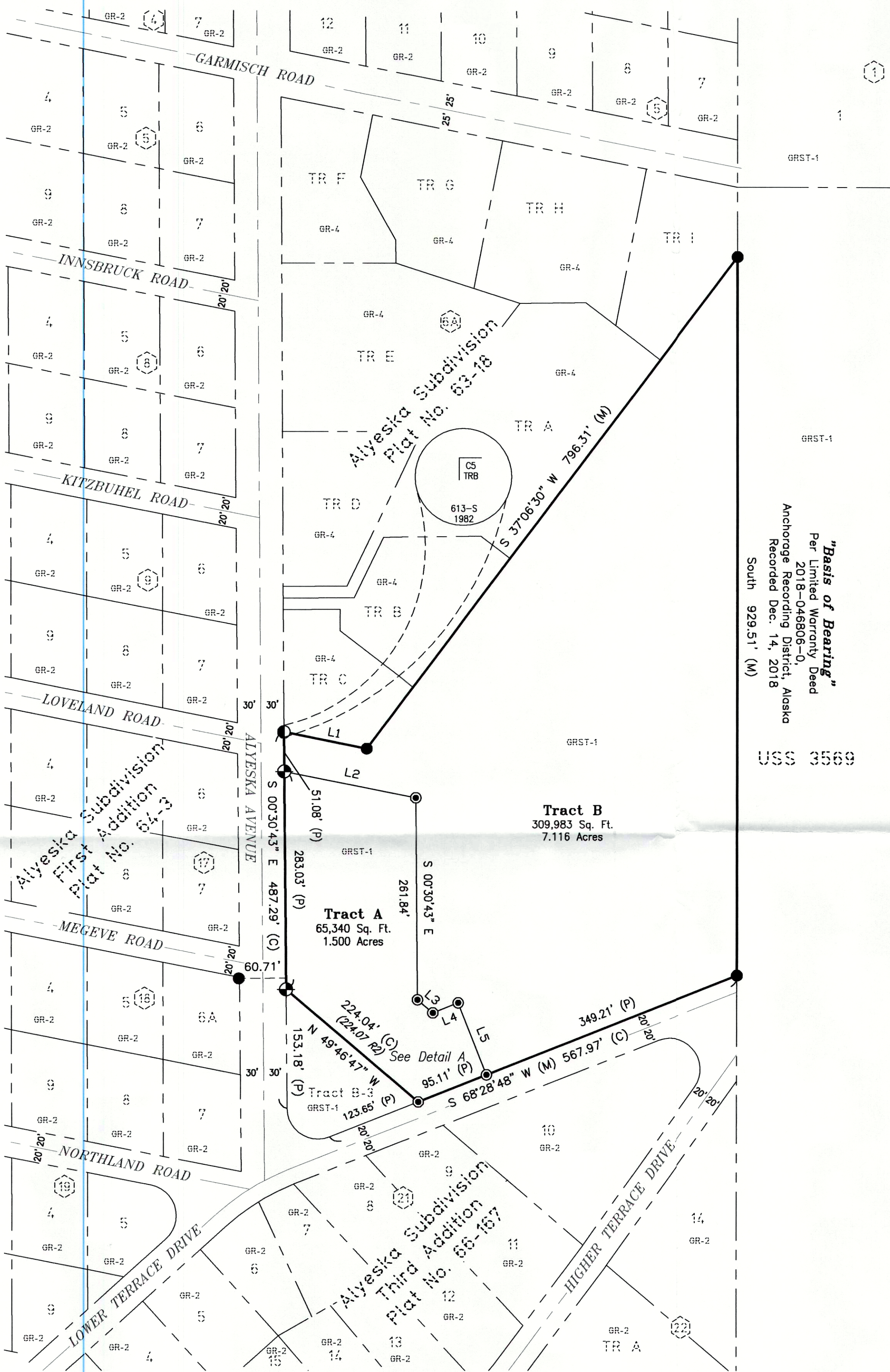


#### LEGEND

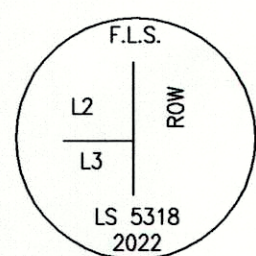
- Recovered 5/8" Rebar with 2 1/2" Aluminum Cap
- Recovered 5/8" Rebar
- Set 5/8" X 30" Rebar with 2" Aluminum Cap, Flush with Ground
- Set 3 1/4" Aluminum Cap on 2" x 30" Aluminum Flared End Pipe, Flush with Ground
- (M) Measured This Survey
- (R1) Record per Limited Warranty Deed 2018-046806-0
- (R2) Record per Plat No. 85-172
- (C) Computed
- (P) Proportioned
- D.T.P. Dedicated to the Municipality of Anchorage by This Plat
- P.U.E. Public Use Easement

#### NOTES:

- The legal description for this property is that particular Limited Warranty Deed on file under Serial No. 2018-046806-0 in the Recorder's Office of the Anchorage Recording District, Third Judicial District, State of Alaska.
- The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
- Property owners and utilities shall not obstruct, impede or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
- The property being subdivided is defined as an unsurveyed remainder of Protracted Section 16, Township 10 North, Range 2 East, Seward Meridian, bounded on all sides (by U.S. Survey No. 3569 to the east; Alyeska Subdivision to the north; Alyeska Subdivision First Addition to the west; and Alyeska Subdivision Third Addition to the south) more particularly described as Parcel 2 in that particular Quit Claim Deed, from the *State of Alaska to Alaska Northwest Properties, Inc., an Alaska corporation*, recorded under Serial No. 301-1980-044846-0 in Book 533, at Pages 161-163, on file in the records of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska. The metes and bounds of said Parcel 2 are described as follows:  
*Commencing at Corner No. 1 of U.S. Survey No. 3569; thence South along the west boundary of U.S. Survey No. 3569, 1660.50 feet to a point on the northerly Right-of-Way line of Lower Terrace Street, the true point of beginning; thence along the northerly boundary of the Third Addition, Alyeska Subdivision, S. 68°33'30" W. 446.95 feet to the most easterly corner of Tract B; thence N. 49°31' W. 224.03 feet; thence N. 0°26'28" W. along the easterly Right-of-Way line of Alyeska Avenue 332.93 feet; thence along the southerly boundary of Block 6A, Alyeska Subdivision S. 79°00' E. 108.88 feet; thence N. 37°09' E. 798.30 feet; thence South along the west boundary of U.S. Survey No. 3569 930.50 feet to the true point of beginning, containing 8,6506 acres, more or less (376,822 square feet).*

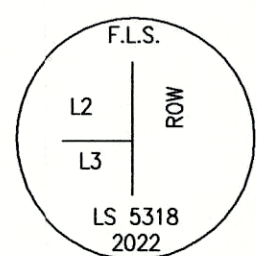


#### Typical Set Monument



3 1/4" Aluminum Cap on 2" x 30" Aluminum  
Flared End Pipe

#### Typical Set Rebar



5/8" x 30" Rebar with 2" Aluminum Cap

"Basis of Bearing"  
Per Limited Warranty Deed  
2018-046806-0  
Anchorage Recording District, Alaska  
Recorded Dec. 14, 2018  
South 929.51' (M)

US 3569

#### PLAT APPROVAL

Plat approved by the municipal platting authority

This \_\_\_ day of \_\_\_\_\_, 2023.

Authorized Official

#### APPROVALS

Platting Officer \_\_\_\_\_ Date \_\_\_\_\_

Municipal Surveyor \_\_\_\_\_ Date \_\_\_\_\_

On Site Water and Wastewater \_\_\_\_\_ Date \_\_\_\_\_

#### TAX CERTIFICATION

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

Authorized Official \_\_\_\_\_ Date \_\_\_\_\_

#### ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Municipal Clerk \_\_\_\_\_ Date \_\_\_\_\_ Mayor of Anchorage \_\_\_\_\_ Date \_\_\_\_\_

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the municipality all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each one foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the municipality.

I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Name, Registered Agent \_\_\_\_\_ Date \_\_\_\_\_  
Mt. Alyeska Ski Resort Limited Partnership  
9820 100th Ave  
Grand Prairie, Alberta T8V 08T

#### NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this \_\_\_ Day of \_\_\_\_\_, 2023

By: \_\_\_\_\_ for, \_\_\_\_\_

personally appearing before me.

Notary Public for the State of Alaska

My Commission Expires \_\_\_\_\_

#### Preliminary Plat of Alyeska Daylodge Subdivision Creating Tract A and Tract B

A Subdivision of a Remainder of Section 16, T. 10 N., R. 2 E.,  
Seward Meridian (See Note 4)

Anchorage Recording District, Third Judicial District, State of Alaska

Located Within

NW 1/4 & SW 1/4, PROTRACTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST,  
Seward Meridian, Alaska.

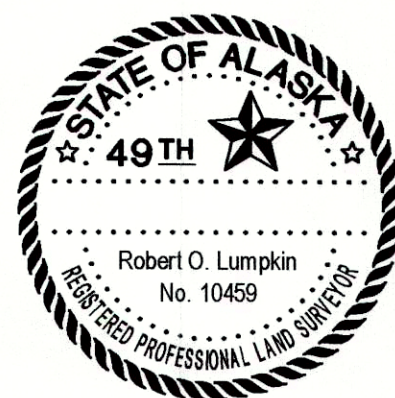
Containing 8.616 acres more or less.



#### Farpoint Land Services, LLC

SURVEYING, MAPPING, LAND PLANNING, GIS  
1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99516  
FarpointAK.com (907) 522-7770 survey@farpointak.com  
LIC. No. AECL1469

Drawn: JIA Date: 03/31/23 Field Bk: 164/16-17 Platting Case No. SXXXXX  
Checked: ROL Scale: 1"=100' Sheet: 1 of 1 Grid: SE4816 WO #: 22271



#### SURVEYOR'S CERTIFICATE

I, Robert O. Lumpkin, Professional Land Surveyor, do hereby certify that this plat of Alyeska Daylodge Subdivision is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement.

Lot corners to be set by N/A.

Monuments to be set by N/A.

DATE