

MUNICIPALITY OF ANCHORAGE  
PLATTING BOARD  
RESOLUTION NO. 2022-005

ANCHORAGE RECORDING DISTRICT

A RESOLUTION APPROVING THE PLAT TO SUBDIVIDE FOUR (4) LOTS INTO THREE (3) LOTS AND THE VACATION (ELIMINATION) OF FIVE (5) EASEMENTS AS FOLLOWS: 1) 15-FOOT-WIDE ROADWAY EASEMENT AS SHOWN ON LOT 2, MACLAREN SUBDIVISION; 2) 10-FOOT UTILITY EASEMENT ON SOUTH BOUNDARY LINE OF MACLAREN SUBDIVISION; 3) 5-FOOT T&E EASEMENT ON THE NORTH BOUNDARY LINE OF ANDRES SUBDIVISION; 4) 10-FOOT BUFFER LANDSCAPE EASEMENT DEDICATED ON LOT 1, ANDRES SUBDIVISION; AND 5) 10-FOOT X 50-FOOT NO BUILD AND ACCESS EASEMENT ON LOT 1, ANDRES SUBDIVISION (CASE S12694).

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WHEREAS, a petition has been received from Baltazar Arias and Patricia Salinas, property owners, to subdivide four (4) lots into three (3) lots and vacate a 15-foot roadway easement, 10-foot utility easement, 5-foot T&E easement, 10-foot buffer landscape easement, and the 10-foot by 50-foot No Build and Access Easement, further defined in the request above. (Case S12694), and

WHEREAS, notices were published, posted and mailed and a public hearing was held November 2, 2022.

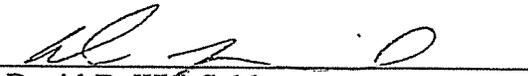
NOW, THEREFORE, BE IT RESOLVED by the Platting Board that:

- A. The Platting Board makes the following findings of fact:
1. The vacation request has been reviewed in accordance with the applicable subdivision regulations and ordinance.
  2. The vacated area is found to be in excess of Municipal needs.
  3. All applicable utility and reviewing agencies have no objection to the vacation.
  4. The Community Council provided a resolution in support of the preliminary plat and vacations, and no comments from the public have been received.
- B. The Platting Board APPROVES the vacation of five (5) easements as follows: 1) 15-foot-wide roadway easement as shown on Lot 2, MacLaren Subdivision; 2) 10-foot utility easement on south boundary line of MacLaren Subdivision; 3) 5-foot T&E easement on the north boundary line of Andres Subdivision; 4) 10-foot buffer landscape easement dedicated on Lot 1, Andres Subdivision; and 5) 10-foot x 50-foot No Build and Access Easement on Lot 1, Andres Subdivision, subject to:

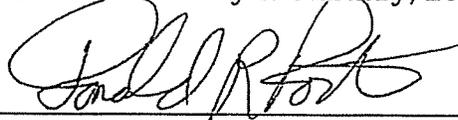
1. Recording a suitable plat within 24 months of approval and any approved time extensions.
- C. The Platting Board APPROVES of the plat for 24 months subject to the following conditions:
1. Place the following notes on the plat:
    - i. The property owner and utilities shall not raise, lower, or re-grade 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.
    - ii. 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.
    - iii. No direct access to East 14<sup>th</sup> Avenue shall be permitted until such time that East 14<sup>th</sup> Avenue is improved to municipal standards.
  2. Resolve with the Traffic Engineering Department the need to dedicate 5-foot right-of-way for East 14<sup>th</sup> Avenue along the northern property boundary of proposed Lot 1.
  3. Resolve with the Traffic Engineering Department the need to dedicate 5 additional right-of-way at the northeast corner of proposed Lot 1 to bring cul-de-sac to full MOA standards.
  4. Resolve with AWWU the need to dedicate 30-feet of easement center on both the existing water and sewer lines.
  5. Enter into an access agreement on municipal form between Lot 2 and Lot 3, as Lot 3 provides physical access to Lot 2.
  6. Make the following drafting changes:
    - i. In the title block, add case number S12694.

PASSED AND APPROVED by the Anchorage Platting Board this 2<sup>nd</sup> day of November 2022.

ADOPTED by the Anchorage Platting Board on the 4<sup>th</sup> day of January, 2023.



David R. Whitfield  
Secretary



Donald Porter  
Chair

Case S12694

Return to: Municipality of Anchorage  
Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650  
Attn: David R. Whitfield