

# 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) Audrey Mason		Name (last name first) S4 Group, LLC	
Mailing Address 11525 Old Glenn Hwy, Eagle River, AK99577		Mailing Address 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day 907-622-3344		Contact Phone – Day 907-306-8104	
Evening		Evening	
E-mail sold007@yahoo.com		E-mail craigb@s4ak.com, kate@s4ak.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): 051-36-151			
Site Street Address: N/A			
Current legal description: (use additional sheet if necessary)  Carol Creek Subdivision Tract 2			
Zoning: CE-R-6 SL	Acreage: 8.48	Underlying Plat #: 2018-82	Grid #: NW0453
# Lots:	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary)  Carol Creek Lots 1-7		
# Lots: 7	# Tracts:	Total # parcels: 7

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.


6/6/2022  
 Signature  Owner  Representative Date  
(Representatives must provide written proof of authorization)

Craig Bennett  
 Print Name

Accepted by: RY	Poster & Affidavit: N/A	Fee: \$2,830.00	Case Number: S12685	Meeting Date: 8/1/22
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**COMPREHENSIVE PLAN INFORMATION**

Improvement Area (per AMC 21.08.050B.):  Class A  Class B

**Anchorage 2040 Land Use Designation:**  
 Neighborhood (Residential)  Center  Corridor  
 Open Space  Facilities and Institutions  Industrial Area

**Anchorage 2040 Growth Supporting Features:**  
 Transit-supportive Development  Greenway-supported Development  
 Traditional Neighborhood  Residential Mixed-use

**Eagle River-Chugiak-Peters Creek Land Use Classification:**  
 Commercial  Industrial  Parks/opens space  
 Public Land Institutions  Marginal land  Alpine/Slope Affected  
 Special Study  Residential at \_\_\_\_\_ dwelling units per acre

**Girdwood- Turnagain Arm**  
 Commercial  Industrial  Parks/opens space  
 Public Land Institutions  Marginal land  Alpine/Slope Affected  
 Special Study  Residential at \_\_\_\_\_ dwelling units per acre

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

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

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

Rezoning - Case Number: 2021-0066  
 Preliminary Plat  Final Plat - Case Number(s):  
 Conditional Use - Case Number(s):  
 Zoning variance - Case Number(s):  
 Land Use Enforcement Action for  
 Building or Land Use Permit for  
 Wetland permit:  Army Corps of Engineers  Municipality of Anchorage

**POTABLE WATER AND WASTE WATER DISPOSAL**

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

**APPLICATION REQUIREMENTS**

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

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

4 copies required:  Subdivision drainage plan

9 copies required:  Topographic map of platted area

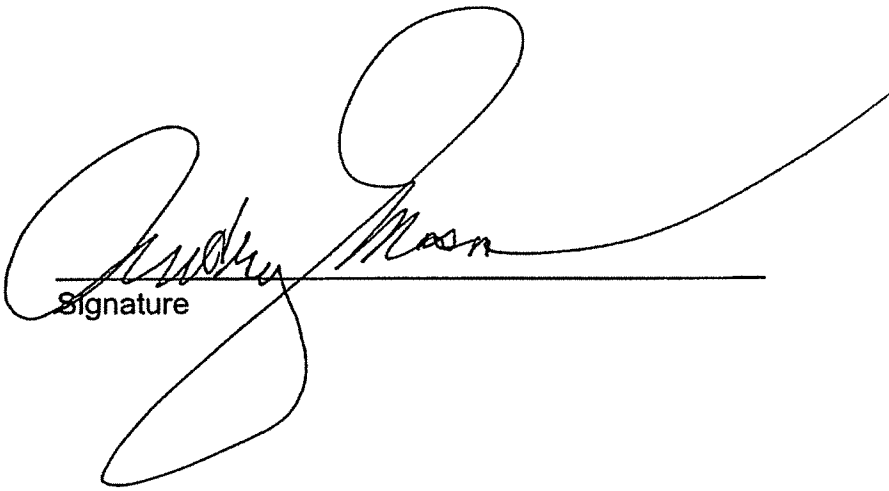
16 copies required:  
 (7 copies for a short plat)  
 Signed application (copies)  
 Preliminary plat  
 As-built (if applicable)  
 Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:  
 Soils investigation and analysis reports (4 copies) Waived by \_\_\_\_\_

## Letter of Authorization

I, Audrey Mason, the owner of the property located at Tract 2 Carol Creek Subdivision (Plat 2018-82), Parcel ID 051-0361-51-000, authorize S4 Group, LLC to represent me before the Municipality of Anchorage in the request for a platting action and all related activities.

  
Signature

10/5/21  
Date

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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: Carol Creek
- Project Location, Tax ID, or Legal Description: Tract 2 (parcel #05136151)
- Project Area (if different from the entire parcel or subdivision): \_\_\_\_\_

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

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

\_\_\_\_\_ DOES contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.  
*New or additional mapping IS NOT REQUIRED.\**

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

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

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

X KBC 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. *\* Client has submitted a WMS mapping request for field verification in Spring 2022. -KBC*

\* 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: 3/1/22



Mayor  
Dave Bronson

# Anchorage Water & Wastewater Utility



Board Chair  
Aaron D. Dotson

## AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Carol Creek
- Project Location, Tax ID, or Legal Description: Carol Creek Subd, Tract 2  
Tax ID: 051-361-51
- Is this parcel located within AWWU's certificated service area? -----  / N
- Is a water key box located on each parcel? ----- Y / 
  - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y / 
  - Does this service meet DCPM Standard? ----- Y / N
- Are there any water or sewer connections that require removal? ----- Y /
- Are there any additional easements needed? ----- Y /
- Have any Private System plans been submitted for review? ----- Y /
- Are any of the lots subject to extended connection or other agreements? ----- Y /
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- Y /

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

	Levied	Assessment Balance	Year
Water Lateral	Y / N		
Water Transmission	Y / N		
Sewer Lateral	Y / N		
Sewer Trunk	Y / N		

- Comments:  
Water and sanitary sewer are not currently available to this property without mainline extensions.  

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AWWU has no objection to the proposed subdivision.

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Verified By (AWWU):

Date:

2/28/22

Anchorage Water & Wastewater Utility



Clearly

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3000 Arctic Boulevard • Anchorage, Alaska 99503  
Phone 907-564-2774 • Fax 907-562-0824 • [www.awwu.biz](http://www.awwu.biz)



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**Anchorage**  
3801 Centerpoint Dr Ste 102  
Anchorage, Alaska 99503  
Phone (907) 569-2842  
Fax (907) 569-2843

**Eagle River**  
11823 Old Glenn Hwy Ste 118  
Eagle River, Alaska 99577  
Phone (907) 622-2842  
Fax (907) 622-2843

**Wasilla**  
865 N Seward Meridian Ste 101  
Wasilla, Alaska 99654  
Phone (907) 352-4000  
Fax (907) 352-4001

# Certificate To Plat

To: **S4 Group, LLC**  
**ATTN: Kate Sauve**  
**124 East 7th Avenue**  
**Anchorage, AK 99501**  
**Order No.:**

Order No. 74147

Re: Tract 1, Carol Creek Subdivision

Alyeska Title Guaranty Agency

**CERTIFICATE TO PLAT**

1. Effective Date: **February 28, 2022 at 8:00 A.M.**  
Order No. 74147

2. Certificate to be issued:

(a) Certificate to Plat (Fee \$250.00)

Liability: \$250.00

**Assured:**

Carol Creek, LLC

3. The Fee Simple interest in the land described in this Certificate is owned, at the Effective Date, by

Carol Creek, LLC, an Alaska limited liability company

4. The land referred to in this Certificate is described as follows:

Tract 1, Carol Creek Subdivision, according to the official plat thereof, filed under Plat No. 2018-82, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY HEREIN IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THROUGHWAYS, 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, A SLOPE OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PROVISION AND MAINTAINING OF THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSORS, 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 SUDDIVOD PROPERTY.

*William D. Falsie*  
 WILLIAM D. FALSIE, MUNICIPAL MANAGER  
 MUNICIPALITY OF ANCHORAGE  
 OWNER, TRACTS 1 THRU 4, CAROL CREEK SUDDIVISION  
 P.O. BOX 202684  
 ANCHORAGE, AK, 99520

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SHOWN BEFORE ME THIS 14th DAY OF November 2018.

*Jay F. Magowan*  
 JAY F. MAGOWAN, NOTARY PUBLIC  
 6/11/2018  
 BY COMMISSION

**TAX CERTIFICATION**

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREAS SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF MAINTAINED ACCORDANT 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.

*Dana Hays*  
 AUTHORIZED OFFICIAL  
 11/5/18  
 DATE

**PLAT APPROVAL**

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS 27th DAY OF Nov 2018.

*Chris Waller*  
 AUTHORIZED OFFICIAL  
 21 Nov 2018  
 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, THROUGHWAYS AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA THIS 14th DAY OF November 2018.

*Heather Co.*  
 MUNICIPAL CLERK  
 11/17/2018  
 DATE

**APPROVALS**

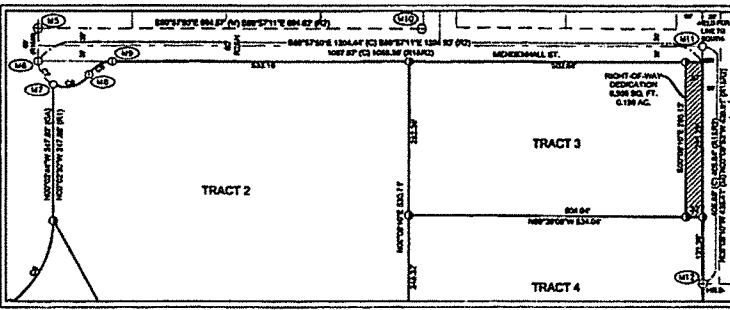
*[Signature]*  
 PLATTING OFFICER  
 11/17/2018  
 DATE

*[Signature]*  
 MUNICIPAL SURVEYOR  
 11/17/2018  
 DATE

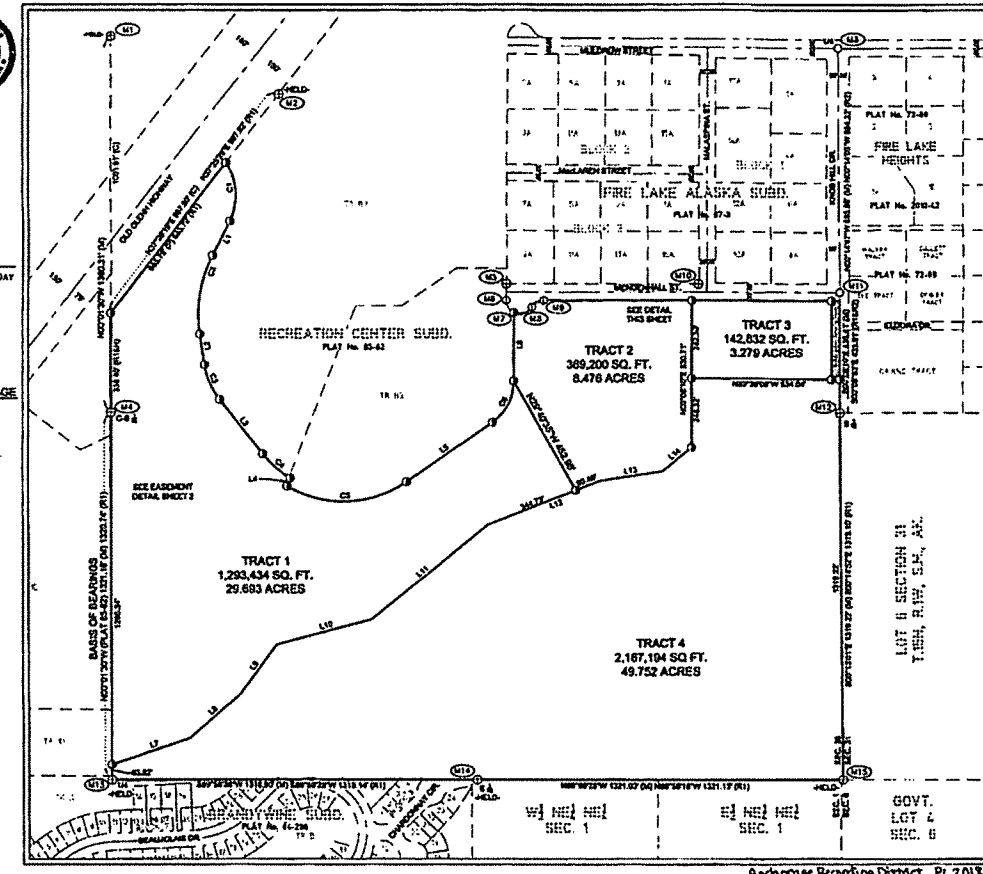
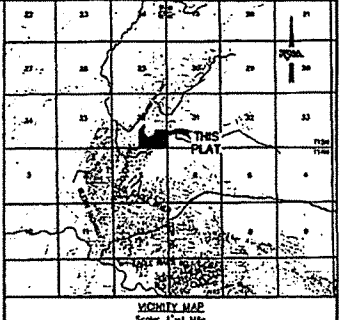
**SURVEYOR'S CERTIFICATE**

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF CAROL CREEK SUDDIVISION 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 SUDDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUDDIVISION AGREEMENT; LOT CORNERS TO BE SET BY R/LA MONUMENTS TO BE SET BY R/LA.

*David C. Hale*  
 DAVID C. HALE, L.S. 10395  
 11-5-18  
 DATE



- LEGEND**
- (1) FOUND PRIMARY MONUMENT AS DESCRIBED
  - (2) FOUND ALUMINUM CAP/PLASTIC CAP AS DESCRIBED
  - (3) FOUND REBAR/IRON PIPE
  - (4) SET 2" ALUMINUM CAP OR 3/8" X 30" REBAR THIS SURVEY
  - (5) HELD FOUND MONUMENT POSITION
  - (6) MEASURED DIMENSION THIS SURVEY
  - (7) HELD RECORD DIMENSION
  - (8) COMPUTED DIMENSION
  - (9) QUANT ADJUSTED DIMENSION
  - (10) RECORD DIMENSIONS PER PLAT No. 85-82
  - (11) RECORD DIMENSIONS PER PLAT No. 84-85
  - (12) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT



**NOTES**

1. THE PROPERTY OWNERS AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER DRAINAGE PATTERNS WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
2. PROPERTY OWNERS AND UTILITIES SHALL NOT CONSTRUCT, IMPROVE, OR ALTER APPROVED DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS OF WAYS.
3. EASEMENTS REFERENCED BY BOOK AND PAGE, DOCUMENT NUMBER, OR THAT ARE NOT FOLLOWED BY (DTM) ARE EXISTING EASEMENTS THAT ARE NOT DEDICATED BY THIS PLAT.
4. THE LANDSCAPING WITHIN THE 15' SCREENING EASEMENT ON TRACTS 2 AND 3 SHALL BE MAINTAINED IN ACCORDANCE WITH ANCHORAGE MUNICIPAL CODE, TITLE 21, EXCEPT THAT THE LANDSCAPING MAY BE CLEARED WHERE THE SCREENING EASEMENT OVERLAPS A TELEPHONE AND ELECTRIC EASEMENT.
5. THERE ARE STREAMS LOCATED ON THIS PLAT AND THE STREAM PROTECTION SETBACKS WILL BE AS SPECIFIED IN AWC 21.02.01.30 OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AWC 21. PORTIONS OF STREAMS CONTAINED WITHIN MAPPED WETLANDS ARE SUBJECT TO SETBACKS AS DESCRIBED IN THE ANCHORAGE WETLANDS MANAGEMENT PLAN.
6. NO DIRECT ACCESS TO THE OLD CLOWN HIGHWAY WILL BE GRANTED FOR TRACT 1. ACCESS SHOULD BE OBTAINED THROUGH EXISTING ROADS AS SHOWN ON MAP 7 OF CHUKCHIAK ROAD SITE SPECIFIC LAND USE PLAN, 2016 UPDATE.
7. THE 100 FOOT WIDE CREEK MAINTENANCE & DEVELOPMENT SETBACK EASEMENTS ARE CENTERED ON THE CENTER OF THE ACTUAL STREAM BEDDROOF OF CAROL CREEK. THE CENTERLINE OF CAROL CREEK SHOWN HEREON IS FROM THE RECORD STREAM THREAD MEASURED LINE SHOWN ON PLAT No. 85-82.
8. CORNERS ALONG THE EDGE OF THE WETLANDS FALL IN WET, MARSHY LAND AND WERE NOT SET FOR THIS PLAT UNLESS SHOWN HEREON.

**LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L1 (84)	S89° 52' 30" W	136.87
L1 (85)	S89° 52' 30" W	136.87
L2 (84)	S89° 42' 10" E	111.89
L2 (85)	S89° 42' 10" E	111.89
L3 (84)	S89° 16' 40" E	248.97
L3 (85)	S89° 16' 40" E	248.97
L4 (84)	S89° 52' 30" W	369.21
L4 (85)	S89° 52' 30" W	369.21
L5 (84)	N89° 52' 30" E	378.87
L5 (85)	N89° 52' 30" E	378.87
L6 (84)	N89° 52' 30" E	378.87
L6 (85)	N89° 52' 30" E	378.87
L7	N89° 52' 17" E	227.28
L8	N89° 52' 17" E	227.28
L9	N89° 52' 17" E	227.28
L10	N89° 52' 17" E	227.28
L11	N89° 52' 17" E	227.28
L12	N89° 52' 17" E	227.28
L13	N89° 52' 17" E	227.28
L14	N89° 52' 17" E	227.28

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1 (84)	2162.07	222.82	81°00'00"	S89° 36' 47"	213.07
C1 (85)	2162.07	222.82	81°00'00"	S89° 36' 47"	213.07
C2 (84)	4782.07	382.42	38°30'00"	S89° 06' 10"	287.74
C2 (85)	4782.07	382.42	38°30'00"	S89° 06' 10"	287.74
C3 (84)	2782.07	158.12	38°30'00"	S89° 34' 02"	137.88
C3 (85)	2782.07	158.12	38°30'00"	S89° 34' 02"	137.88
C4 (84)	3782.07	122.32	38°30'00"	S89° 31' 04"	111.50
C4 (85)	3782.07	122.32	38°30'00"	S89° 31' 04"	111.50
C5 (84)	4282.07	142.32	84°00'00"	N89° 00' 00"	142.32
C5 (85)	4282.07	142.32	84°00'00"	N89° 00' 00"	142.32
C6 (84)	1882.07	118.22	84°00'00"	N89° 44' 02"	107.88
C6 (85)	1882.07	118.22	84°00'00"	N89° 44' 02"	107.88
C7 (84)	882.07	68.22	84°00'00"	S89° 48' 30"	62.87
C7 (85)	882.07	68.22	84°00'00"	S89° 48' 30"	62.87
C8 (84)	882.07	68.22	102° 16' 40"	S89° 16' 40"	68.48
C8 (85)	882.07	68.22	102° 16' 40"	S89° 16' 40"	68.48
C9 (84)	882.07	68.22	84°00'00"	N89° 00' 17"	68.87
C9 (85)	882.07	68.22	84°00'00"	N89° 00' 17"	68.87

**PLAT OF CAROL CREEK SUDDIVISION TRACTS 1 THRU 4**

A 91,200 ACRE SUDDIVISION OF TRACT 84, RECREATION CENTER SUDDIVISION, PLAT No. 85-82

LOCATED WITHIN THE SE 1/4, SECTION 26, TOWNSHIP 15 NORTH, RANGE 2 WEST, MERIDIAN, ALASKA

ANCHORAGE RECORDING DISTRICT

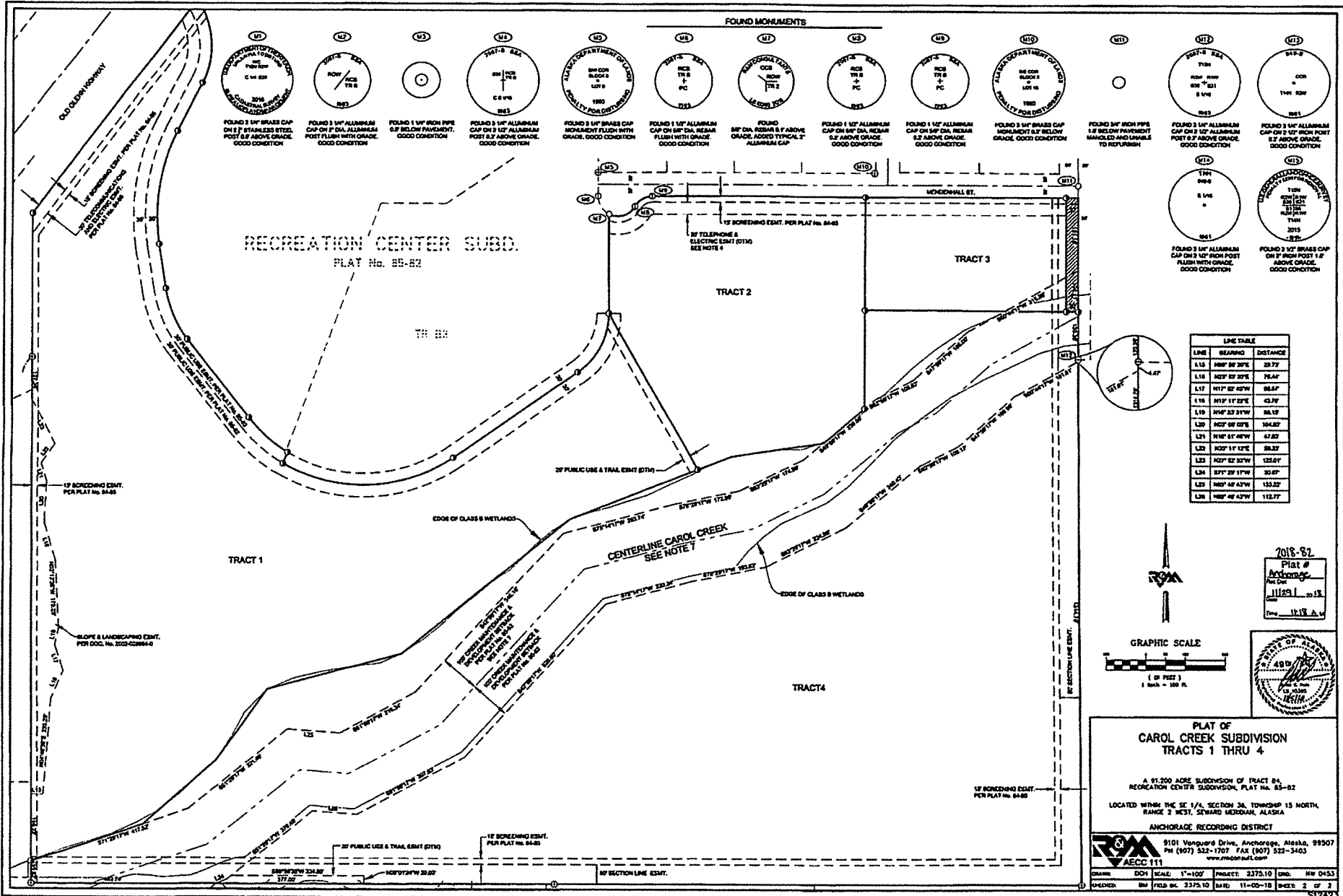
9101 Vanguard Drive, Anchorage, Alaska, 99507  
 PH (907) 523-1707 FAX (907) 523-3403  
 www.pnc.com/ak

DATE: DEC 11 2018  
 TIME: 11:05:10 AM  
 SHEET: 1 OF 1



Anchorage Recording District PL 2018-82

S12685 AUG 01 2022



- FOUND MONUMENTS**
- M1 FOUND 3 1/4" BRASS CAP ON 2" STAINLESS STEEL POST 1/4" ABOVE GRADE. GOOD CONDITION
  - M2 FOUND 3 1/4" ALUMINUM CAP ON 1" DIA. ALUMINUM POST FLUSH WITH GRADE. GOOD CONDITION
  - M3 FOUND 1 1/2" IRON PIPE 0.5" BELOW PAVEMENT. GOOD CONDITION
  - M4 FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" ALUMINUM POST 0.5" ABOVE GRADE. GOOD CONDITION
  - M5 FOUND 3 1/4" BRASS CAP RICHMOND FLUSH WITH GRADE. GOOD CONDITION
  - M6 FOUND 1 1/2" ALUMINUM CAP ON 1" DIA. REBAR FLUSH WITH GRADE. GOOD CONDITION
  - M7 FOUND 8" DIA. REBAR 8" ABOVE GRADE. ADDED TYPICAL 3" ALUMINUM CAP
  - M8 FOUND 1 1/2" ALUMINUM CAP ON 1" DIA. REBAR 0.5" ABOVE GRADE. GOOD CONDITION
  - M9 FOUND 1 1/2" ALUMINUM CAP ON 1" DIA. REBAR 0.5" ABOVE GRADE. GOOD CONDITION
  - M10 FOUND 3 1/4" BRASS CAP MONUMENT 0.5" BELOW GRADE. GOOD CONDITION
  - M11 FOUND 3/4" IRON PIPE 1.5" BELOW PAVEMENT HANDLED AND UNABLE TO REFURNISH
  - M12 FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" ALUMINUM POST 0.5" ABOVE GRADE. GOOD CONDITION
  - M13 FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" IRON POST 0.5" ABOVE GRADE. GOOD CONDITION
  - M14 FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" IRON POST 1.5" ABOVE GRADE. GOOD CONDITION
  - M15 FOUND 3 1/4" BRASS CAP ON 1 1/2" ALUMINUM POST 0.5" ABOVE GRADE. GOOD CONDITION

**LINE TABLE**

LINE	BEARING	DISTANCE
L13	S89° 00' 00" W	25.77
L14	S02° 00' 00" W	76.47
L17	N17° 00' 00" W	88.47
L18	N17° 11' 22" E	43.79
L19	N44° 23' 31" W	84.19
L20	S02° 00' 00" W	104.87
L21	N17° 01' 49" W	47.82
L22	S02° 11' 12" E	58.37
L23	S02° 02' 37" W	123.07
L24	S77° 29' 17" W	30.87
L25	N02° 00' 00" W	153.22
L26	N02° 00' 00" W	112.77

2018-82  
Plat #  
Anchor  
11/29/18  
11/18/18

GRAPHIC SCALE  
1" = 100'

ANCHORAGE RECORDING DISTRICT

**PLAT OF  
CAROL CREEK SUBDIVISION  
TRACTS 1 THRU 4**

A 91.200 ACRE SUBDIVISION OF TRACT 84,  
RECREATION CENTER SUBDIVISION, PLAT No. 85-82

LOCATED WITHIN THE SE 1/4, SECTION 36, TOWNSHIP 15 NORTH,  
RANGE 2 WEST, SEWARD MERIDIAN, ALASKA

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

AECC 111

DRAWN: DCM SCALE: 1"=100' PROJECT: 2375.10 DRW: NW 0453  
CHECKED: BM FIELD NO. 2375.10 DATE: 11-05-18 SHEET: 2 OF 2

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**SURVEYOR'S CERTIFICATE**

I, Benjamin Holmstrom, professional land surveyor, do hereby certify that the plat of CAROL CREEK SUBDIVISION ADDITION 1 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 \_\_\_\_\_ Monuments to be set by \_\_\_\_\_

**PLAT APPROVAL**

Plat approved by the Municipal Platting Authority this

\_\_\_\_\_ day of \_\_\_\_\_ 2022

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

**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 the easements, rights-of-ways, alleys, roadways, thoroughfares and parks shown hereon.

**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 \_\_\_\_\_

**APPROVALS**

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

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

OnSite Water and Wastewater \_\_\_\_\_ Date \_\_\_\_\_

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: \_\_\_\_\_ TITLE: \_\_\_\_\_

Audrey Mason  
11525 Old Glenn Highway,  
Chugiak, Alaska 99567

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**Notary Acknowledgment**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2022.  
FOR: \_\_\_\_\_

My commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**BENEFICIARY**

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

FOR: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

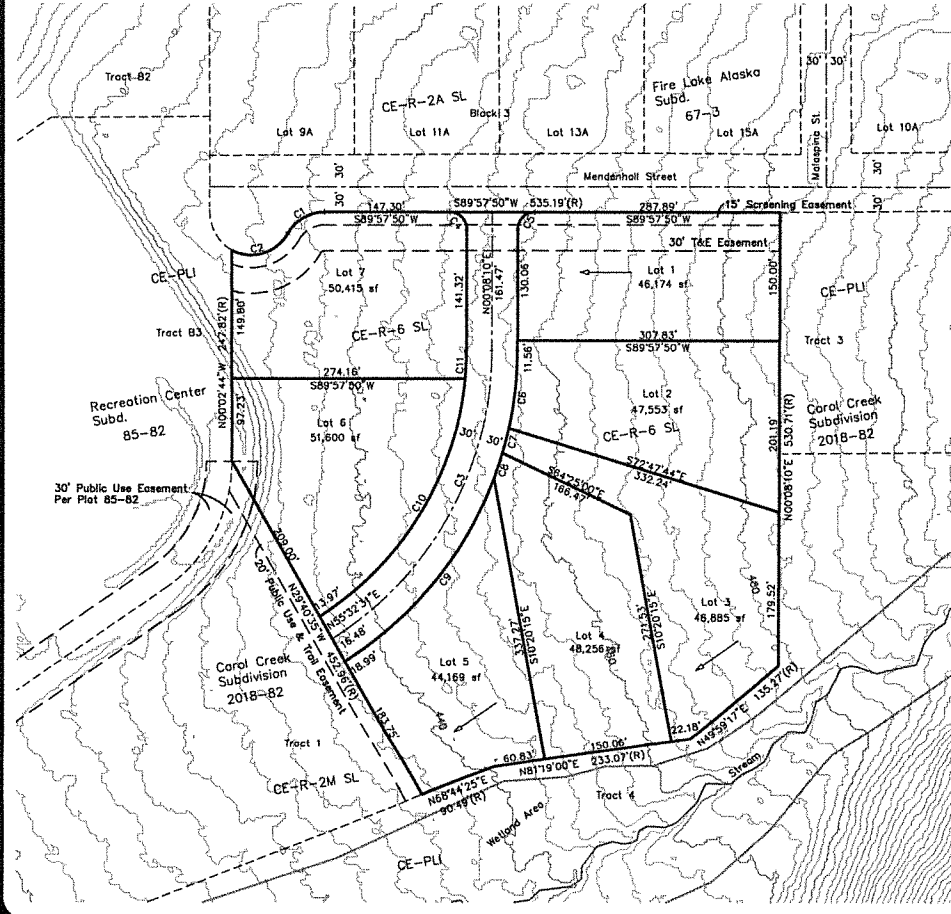
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
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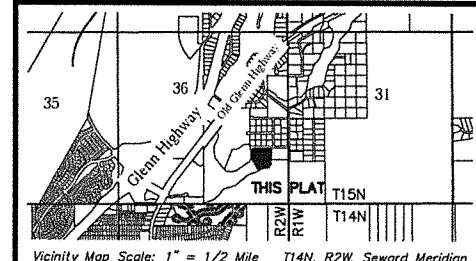
- Notes:**
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**Legend**

- ⊕ FOUND MONUMENT
- ⊙ FOUND 5/8" REBAR W/ 1 & 1/2" YELLOW PLASTIC CAP
- (DTM) DEDICATED TO MUNICIPALITY
- (R) RECORD AS PER PLAT 2018-82
- (M) MEASURED AS PER THIS PLAT



Sheet 1 of 1



Vicinity Map Scale: 1" = 1/2 Mile T14N, R2W, Seward Meridian

Preliminary Plat of:

# Carol Creek

## Lots 1-7

A Resubdivision of:  
Tract 2, Carol Creek Subdivision, Plat 2018-82.  
Located within the SE 1/4, Section 36, T15N, R2W, Seward Meridian, Alaska, Anchorage Recording District, Third Judicial District, State of Alaska. Containing approximately 8.476 acres.

S4 Group	Land Surveying Land Development Consultants Subdivision Specialists Construction Surveying	124 E 7th Avenue Anchorage, Alaska 99501 (907) 306-8104 Craig@S4AK.com AEC# 173042
	Drawn by: CB Field Book:	Scale 1" = 100' MOA Case S12685
		Grid NW0453 Date: 6/8/2022

Job 2021-70

S12685 AUG 01 2022

**SURVEYOR'S CERTIFICATE**

I, Benjamin Holmstrom, professional land surveyor, do hereby certify that the plat of CAROL CREEK SUBDIVISION ADDITION 1 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 \_\_\_\_\_. Monuments to be set by \_\_\_\_\_.

**PLAT APPROVAL**

Plat approved by the Municipal Platting Authority this \_\_\_\_\_ day of \_\_\_\_\_, 2022

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

**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 the easements, rights-of-ways, alleys, roadways, thoroughfares and parks shown hereon.

Municipal Clerk \_\_\_\_\_ Date \_\_\_\_\_

Mayor of Anchorage \_\_\_\_\_ Date \_\_\_\_\_

**TAX CERTIFICATION**

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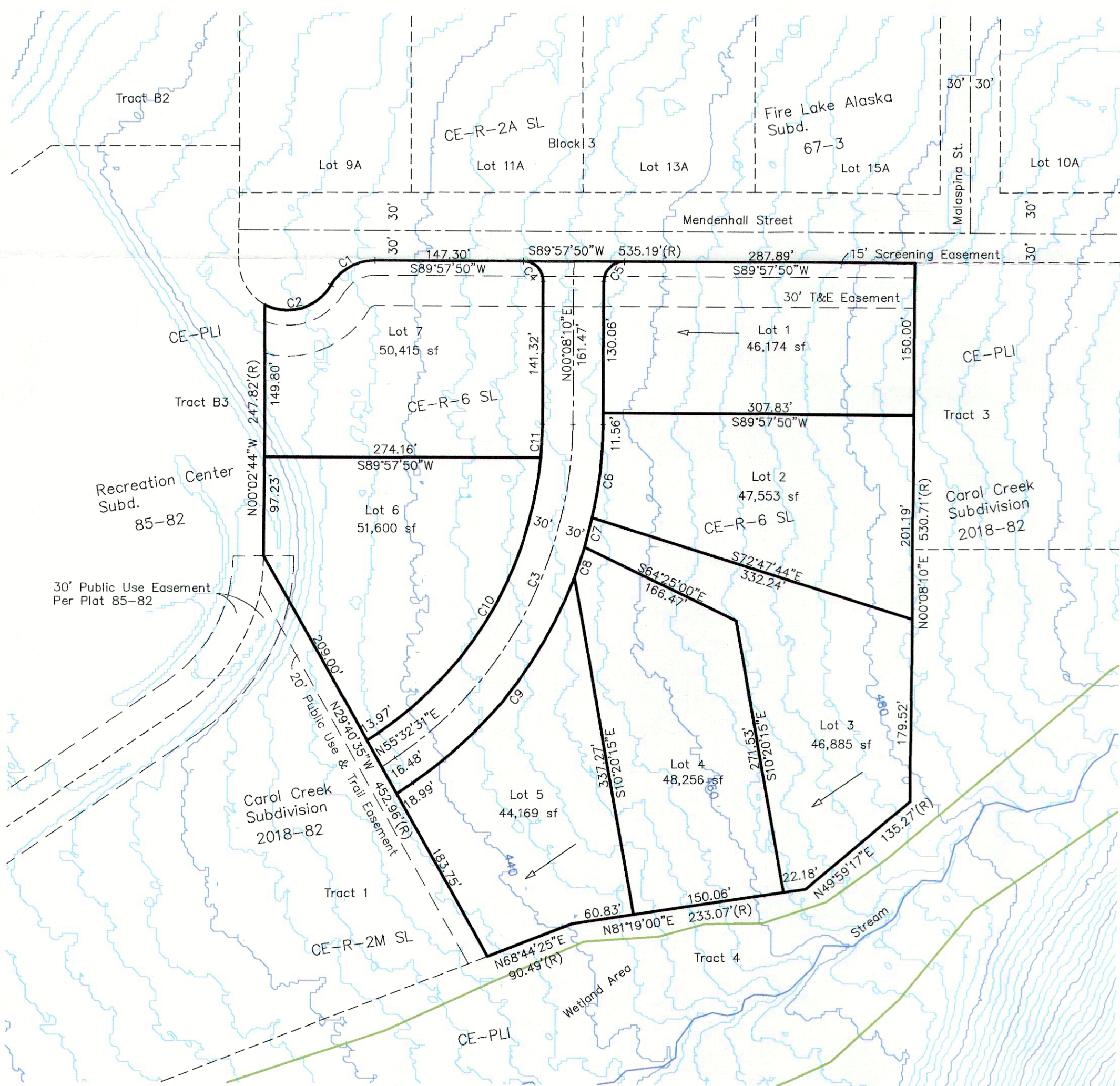
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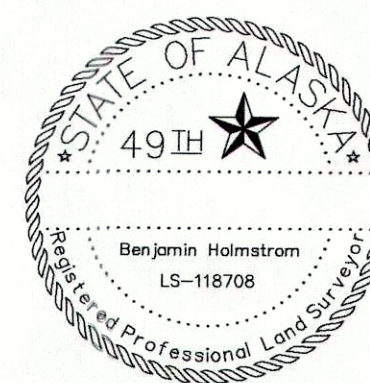


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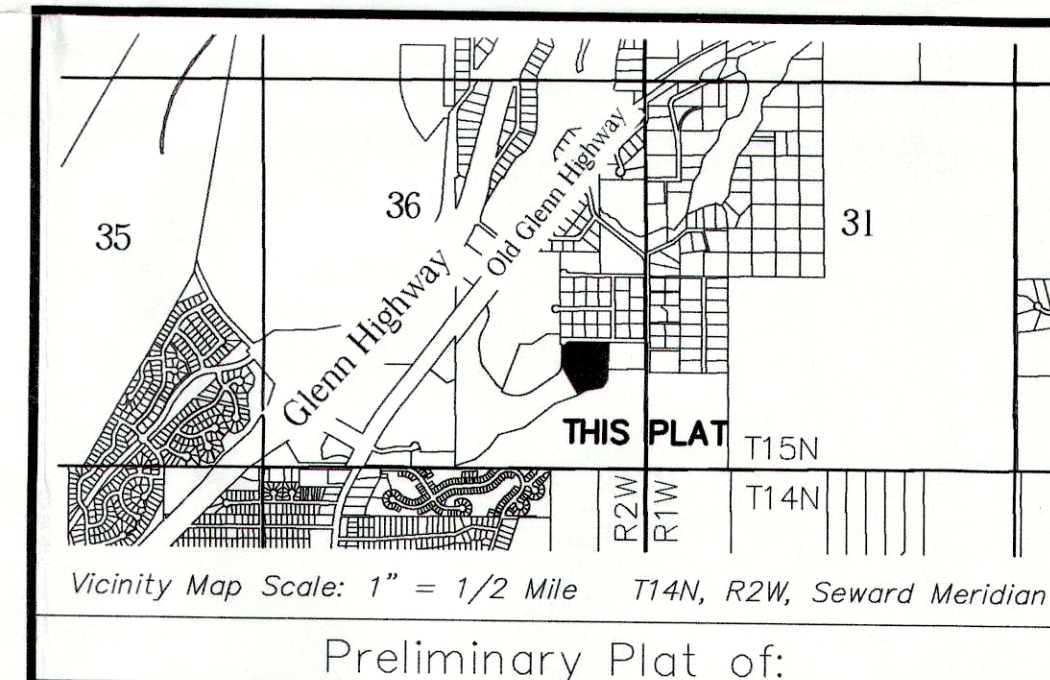
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Land Development Consultants  
Subdivision Specialists  
Construction Surveying

124 E 7th Avenue  
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(907) 306-8104  
CraigB@S4AK.com  
AEC# 173042

Drawn by: CB    Scale 1" = 100'    Grid NW0453  
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