

TO Shawn O'Dell
MOA Sr. Planner

3/6/24

Please extend ^{time} approval of plat for
case # S12685 - Coral Creek Subdivision,
Lots 1-7 for an additional 24 months.
I need this extra time for additional
research and development cost research.
Please find check for \$945 attached.

If you have questions, please call
me at 907-242-7771

Respectfully Submitted,
Audrey Mason

Sold 007@yahoo.com

S12772 MAY 06 2024

**Short Plat
Summary of Action
August 1, 2022**

S12685 Carol Creek Subdivision, Lots 1-7

Approval of the plat for 24 months subject to the following conditions:

1. Resolve utility easements.
2. Make the following drafting corrections:
 - a. Provide the MOA case number (S12685) in the Title Block.
 - b. Name the proposed dedicated right-of-way south of Mendenhall Street.
3. Dedicate a 20-foot trail easement along the western boundary of Lots 6 & 7 from Mendenhall Street to Harry McDonald Road.
4. Dedicate a 50-foot-wide right-of-way for the road internal to the subdivisions as shown on the preliminary plat.
5. Dedicate a 50-foot radius temporary turn around easement at the terminus of the internal road to be automatically vacated at such time the road is extended.
- * 6. Construct the unnamed internal road as a 20-foot-wide strip paved road (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications and construct a temporary turn around at the southern terminus.
7. Construct a 6-foot-wide pathway from Mendenhall Street to Harry McDonald Road in accordance with AMC Title 21, Table 21.08-7.
8. Construct a 39.5-foot radius cul-de-sac at the terminus of Mendenhall Street. The cul-de-sac shall be surfaced with pavement.
9. Enter into a subdivision agreement with Private Development for the required public Class B area improvements to include street, traffic control, street signs, monuments, drainage facilities, and utilities.
10. Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post-development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.
11. Submit plans, data, tests, and engineering reports to Onsite Water and Wastewater Section that substantiates:

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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.

Municipal Clerk _____ Date _____

Mayor of Anchorage _____ 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 _____

APPROVALS

Platting Officer _____ Date _____

Municipal Surveyor _____ Date _____

OnSite Water and Wastewater _____ 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: _____

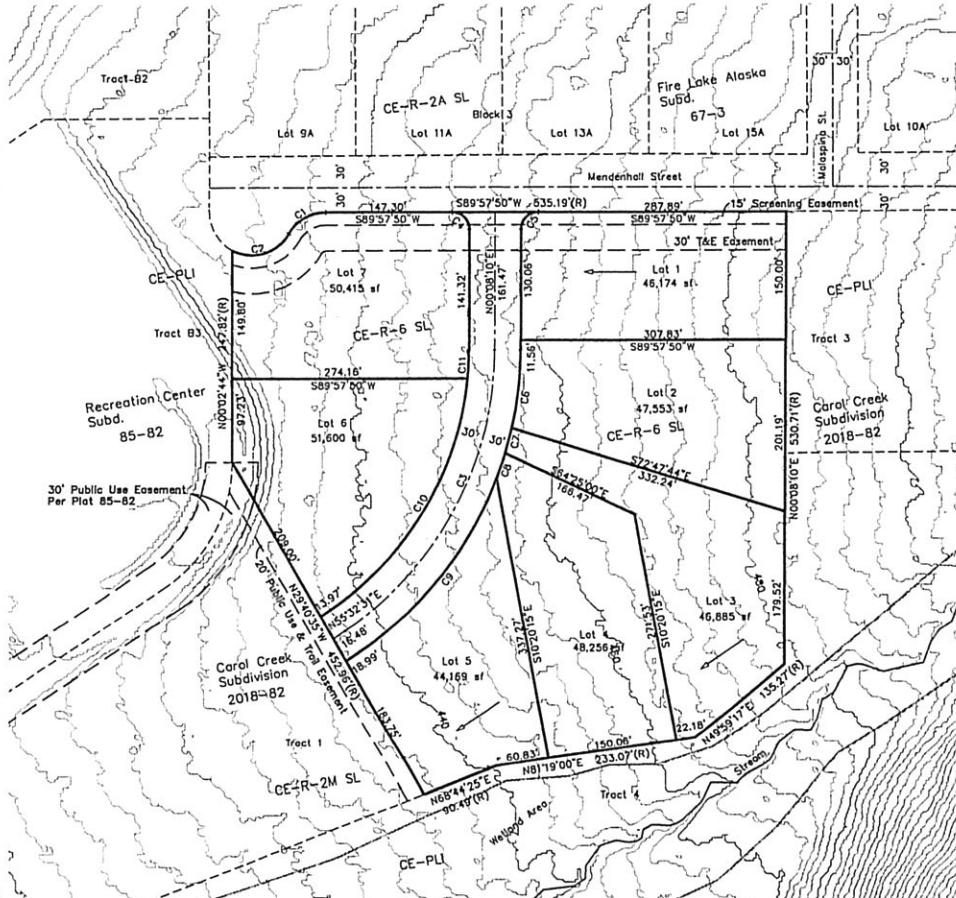
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2022.

FOR: _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1(R)	52.33'	50.00'	059°37'57"	49.97'	S59°38'52"W
C2(R)	75.47'	50.00'	086°28'37"	68.50'	N73°14'12"E
C3	386.81'	400.00'	055°24'21"	371.91'	N27°50'21"E
C4	31.48'	20.00'	090°0'20"	28.33'	N44°57'00"W
C5	31.38'	20.00'	089°49'40"	28.24'	S45°03'00"W
C6	91.89'	430.00'	0121°4'38"	91.71'	N06°15'29"E
C7	30.04'	430.00'	004°00'11"	30.04'	N14°22'53"E
C8	31.51'	430.00'	004°11'53"	31.50'	N16°28'55"E
C9	262.38'	430.00'	034°57'40"	258.33'	N38°03'41"E
C10	324.63'	370.00'	050°16'14"	314.32'	N30°24'24"E
C11	33.16'	370.00'	005°08'07"	33.15'	N02°42'13"E

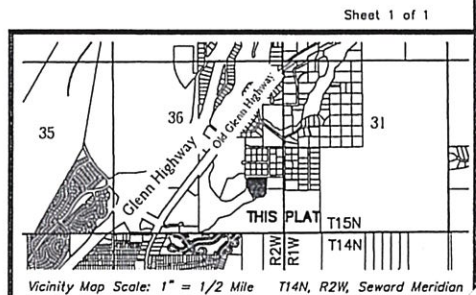


Notes:

- All lot lines are non-radial unless otherwise noted.
- All distances are in feet.
- All lots within the subdivision shall conform to the elevations and drainage patterns shown on the grading and drainage plan approved by the Municipality of Anchorage, as applicable.
- 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.
- 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.
- All Lot corners will be set with 5/8" X 30" rebar with 1 & 1/4" red plastic cap except as shown.

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



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

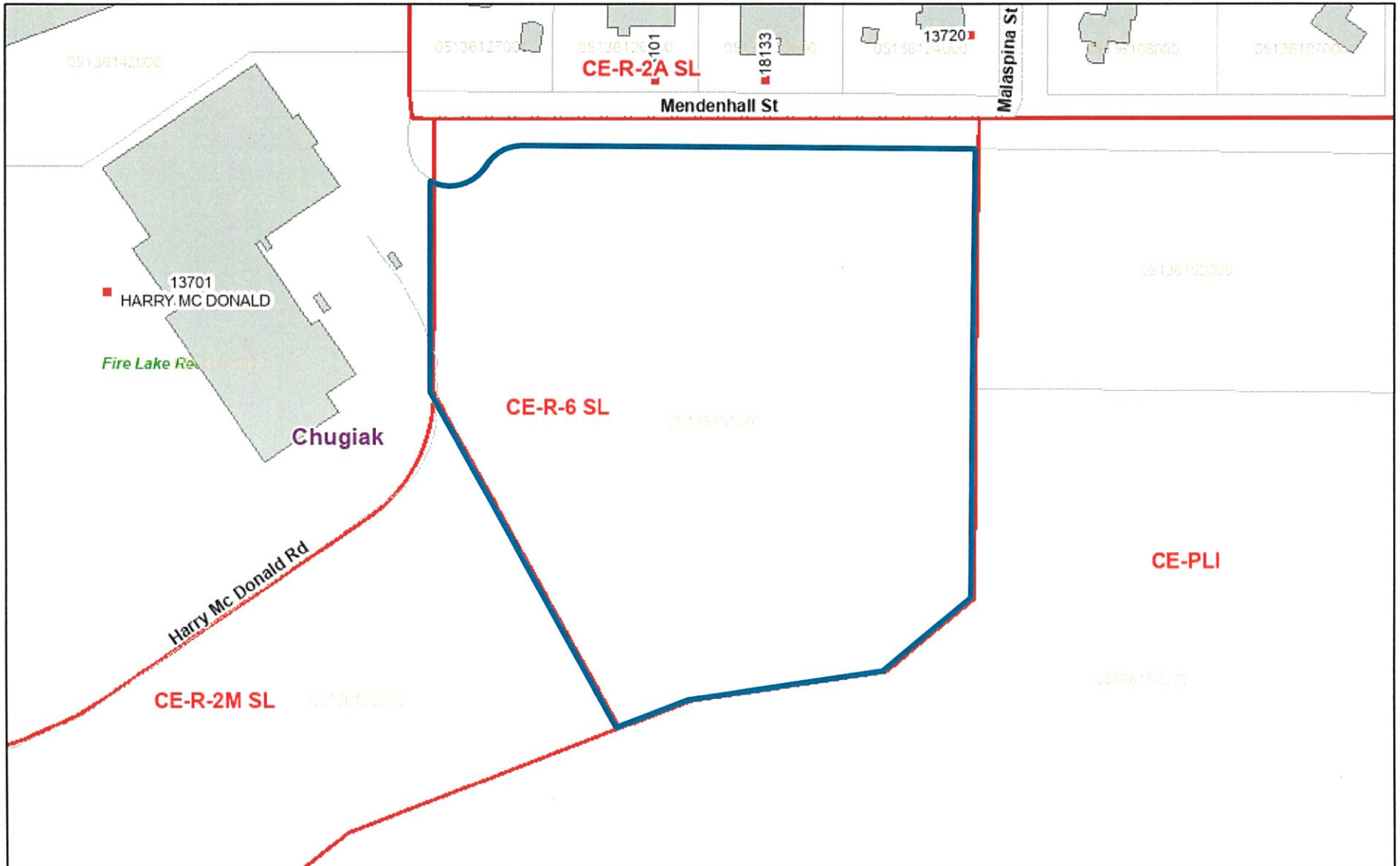
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
CraigB@S4AK.com
AEC# 173042

Drawn by: CB Scale 1" = 100' Grid NW0453
Field Book: MOA Case S12685 Date: 6/8/2022

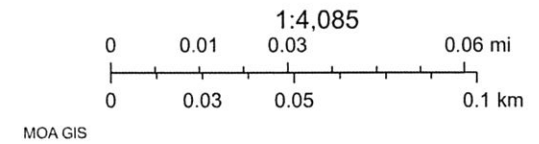
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CVW Map 051-361-51-000



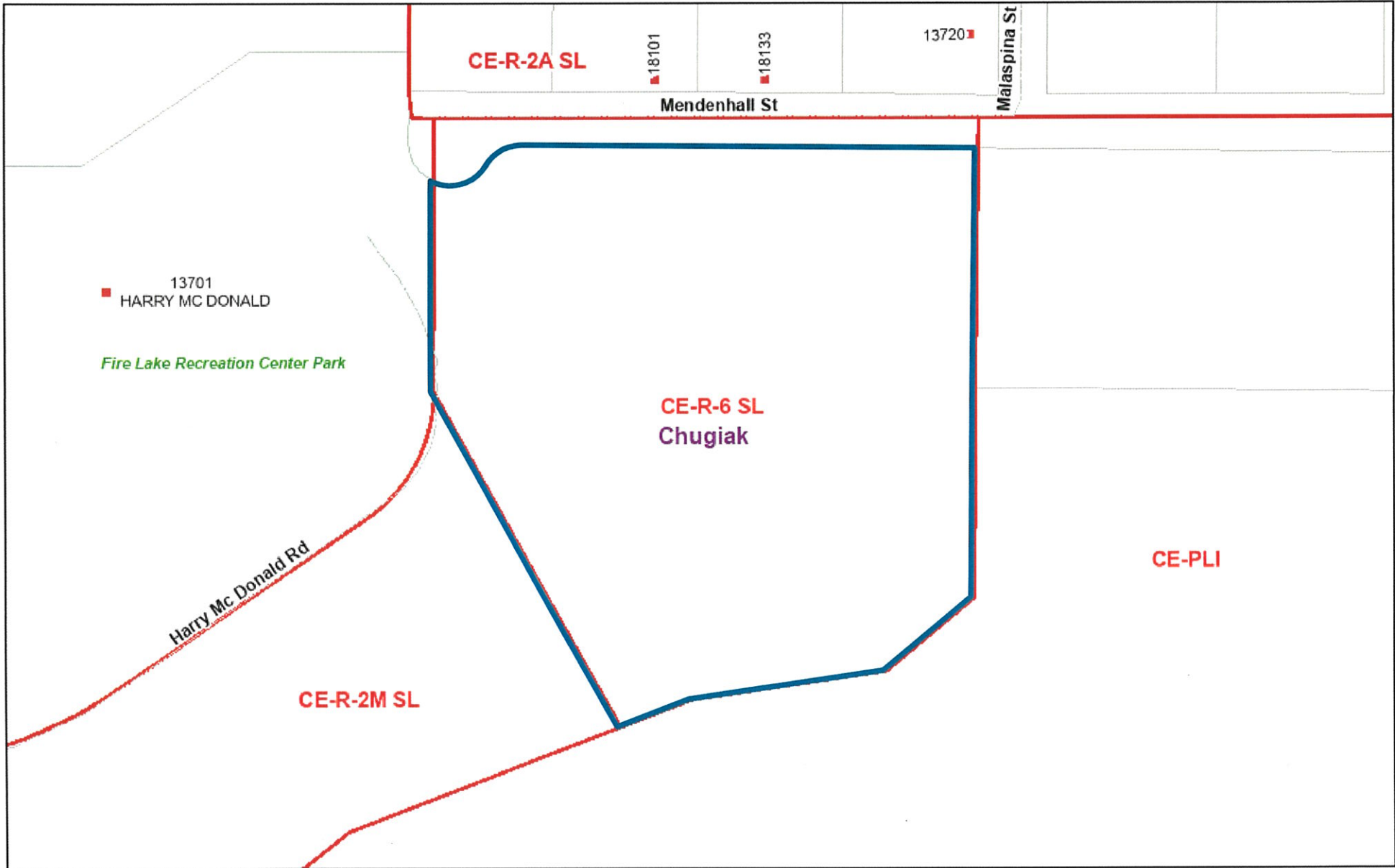
3/8/2024

- Ex. 1234
- ▭ Buildings
- Local
- ⋯ Municipality of Anchorage Boundary
- ⋯ Community Council
- ▭ Zoning
- ▭ Parcel_Number Labels
- ▭ Property Info
- ▭ Municipal Park



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CVW Map2 051-361-51-000



3/8/2024

■ Ex. 1234

— Local

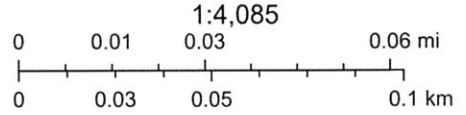
⋯ Municipality of Anchorage Boundary

⌈ Community Council

▭ Zoning

□ Property Info

Municipal Park



MOA GIS

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S12772



Petition Site



S12772

