

August 22, 2018

Dave Whitfield  
Municipality of Anchorage  
Planning Department  
4700 Elmore Street

RE: Plat Note Removal / Plat # 92-44

Dear Mr. Whitfield,

I am formally submitting application to have a plat note removed from plat 92-44. The plat note number 2 states; "Lots 1 and 2 are limited to 3 bedroom structures." This is in connection with my home located at 10821 Baronik Street Anchorage, AK 99516. The legal description is Cabin By The Creek #2, Lot 1.

The house on this lot was permitted and built in 1993 as a 4-bedroom house. I purchased the lot in 2007 and it was discovered that the original plat specifies that the house should be a three-bedroom home. A study was conducted by Watkins Engineering, Inc. to determine the adequacy of the system. The engineering firm concluded the septic system and the well exceeded the capacity of a 4-bedroom home.

MOA On Site has reviewed the engineer's report and agrees that the septic system can support a 4-bedroom home.

The home on this lot has functioned as a 4-bedroom home for the last 25 years with no complications from the well or septic system. On that basis, I am requesting the removal of note #2 on plat 92-44.

Best Regards,



David Jensen

S 1 2 4 3 6 - NOV 21 2018

(907) 868-1680  
8300 Briarwood Street Suite F  
Anchorage, Alaska 99518  
david@alaskaportraits.com  
www.davidjensenphotography.com  
www.itsimportanttopaws.com

**Watkins Engineering, Inc.**  
P.O. Box 110443, Anchorage, AK 99511  
(907)349-1851 fax: 349-1934

February 28, 2007

Ken Jelinek  
10821 Baronik Street  
Anchorage, AK 99507

**RE: Well & Septic System Test Results  
Cabin by the Creek #2, Lot 1**

Dear Ken,

Thank you for calling me to obtain a Certificate of Onsite Systems Approval (COSA) as required by the Municipality of Anchorage (MOA) for the sale of your house at 10821 Baronik Street in Anchorage. The well flow and septic absorption are within the MOA requirements for a 4 bedroom house. The tests are detailed below. Please let me know if you or any potential buyers have any questions.

The well is 149 ft deep and was drilled in 1993, according to the well log on file at the MOA. We ran a flow test through the hose bib on February 14, 2007 and produced a total of 1119 gallons in 2 hrs 37 minutes. The productivity of the well is 7.1 gallons per minute (gpm), which is more than the required rate of 0.41 gpm for a 4 bedroom house.

The septic system consists of a 1500 gallon steel septic tank and a two trench drainfield installed 6/5/93. The septic tank was pumped on the day of the test. We tested the absorption of the drainfield on February 14, 2007 by introducing 554 gallons of water into the east trench and 565 gallons into the west trench. Initially, the eastern trench had 55 inches of water in it, out of a total of 78 inches. After the water was introduced, the drainfield was full. Water was then introduced into the western trench. The initial level in the western trench was 21 inches (of 78 inches total), and it rose to 58.75 inches. The system was then monitored as the water drained out. Within 2 hours, each trench had dropped by 7 inches. This indicates that the absorption is more than the required 600 gallons per day for a 4 bedroom house.

Water samples will need to be taken and analyzed for nitrates, bacteria, and Arsenic to satisfy the COSA requirement. The samples are valid for 90 days. We plan to sample next week.

S 1 2 4 3 6 - NOV 21 2018

J 4/3/07  
W 4/3/07

**D. LIFT STATION**

Date installed NA Size in gallons \_\_\_\_\_ Manhole/Access (Y/N) \_\_\_\_\_  
"Pump on" level at \_\_\_\_\_ in. "Pump off" level at \_\_\_\_\_ in. High water alarm level at \_\_\_\_\_ in.  
Datum \_\_\_\_\_ Cycles tested \_\_\_\_\_ Meets alarm & circuit requirements? \_\_\_\_\_

**E. SEPARATION DISTANCES**

**SEPARATION DISTANCES FROM WELL ON LOT TO:**

Septic tank/lift station on lot 140+ On adjacent lots 100+  
Absorption field on lot 107+ On adjacent lots 100+  
Public sewer main 100+ Public sewer manhole/cleanout 100+  
Sewer /septic service line 100+ Holding tank 100+  
Animal containment areas 100+ Manure/animal excrete storage areas 100+

**SEPARATION DISTANCES FROM SEPTIC/HOLDING TANK ON LOT TO:**

Building foundation 10+ Property line 20+ Absorption field 15+  
Water main 100+ Water service line 50+ Surface water 100+  
Wells on adjacent lots 100+

**SEPARATION DISTANCE FROM ABSORPTION FIELD ON LOT TO:**

Property line 20+ Building foundation 10+ Water main 100+  
Water Service line 50+ Surface water 100+ Driveway, parking/vehicle storage 25  
Curtain drain none Wells on adjacent lots 130+

**F. COMMENTS:**

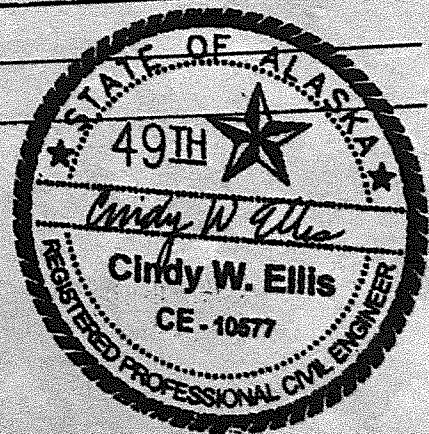
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**G. ENGINEER'S CERTIFICATION**

*I certify that I have determined through field inspections and review of Municipal records that the above systems are in conformance with MOA COSA guidelines in effect on this date.*

Engineer's Printed Name Cindy W. Ellis, P.E.

Date 4-10-07



COSA Fee \$ 430-  
Date of Payment 4/11/07  
Receipt Number 52618  
(Rev. 11/05)

Waiver Fee \$ \_\_\_\_\_  
Date of Payment \_\_\_\_\_  
Receipt Number \_\_\_\_\_



**Municipality of Anchorage  
Development Services Department**

Building Safety Division  
On-Site Water & Wastewater Program  
4700 Bragaw Street  
P.O. Box 196650  
Anchorage, AK 99519-6650  
www.muni.org/onsite  
(907) 343-7904



RECEIVED

APR 18 2007

**CERTIFICATE OF ON-SITE SYSTEMS APPROVAL CHECKLIST**

Legal Description: Cabin by the Creek #2, Lot 1 Parcel ID: 015-521-42

**A. WELL DATA**

Well type Private If A, B, or C provide PWSID # --- Well Log (Y/N) Y  
Date completed 6-20-93 Sanitary seal (Y/N) Y Wires properly protected (Y/N) Y  
Total depth 149 ft. Cased to 149 ft. Casing height (above ground) 24+ in.

FROM WELL LOG  
Date of test 6-20-93  
Static water level 70 ft.  
Well production 15 g.p.m.

AT INSPECTION  
2-14-07  
52 ft.  
7.1 g.p.m.

**WATER SAMPLE RESULTS:**

Coliform 0 colonies/100 mL Nitrate <0.1 mg/L Other bacteria 0 colonies/100 mL  
Arsenic: <0.005 mg/l Date of sample: 3/5/2007 Collected by: Rocky Trainor

**B. SEPTIC/HOLDING TANK DATA**

Tank Type/Material steel septic tank Date installed 6-3-93  
Tank size 1500 gal. Number of Compartments 2 Cleanouts (Y/N) Y  
Foundation cleanout (Y/N) Y Depression over tank (Y/N) N High water alarm (Y/N) N  
Date of pumping February 14, 2007 Pumper Northland Pumping, Inc.

**C. ABSORPTION FIELD DATA**

Date installed 6-7-93 Soil rating (g.p.d./ft<sup>2</sup> or ft<sup>2</sup>/bdm) 0.45 System type deep trench  
Length 106.5 ft. Width 1.3 ft. Gravel below pipe 6.5 ft.  
Total depth 11 ft. Eff. absorption area 1384 ft<sup>2</sup> Monitoring tube Y Depression over field N  
Date of adequacy test 2-14-07 Results (Pass/Fail) Pass For 4 bedrooms  
Fluid depth in absorption field before test E 55 / W 21 in. Water added 554/565 gal. New depth 78/59 in.  
Elapsed Time: 94/120 min. Final fluid depth 71/52 in. Absorption rate >= 600 g.p.d.  
Any rejuvenation treatment (past 12 mo.) (Y/N & type) no If yes, give date \_\_\_\_\_

**NOTES:**

- No ingress/egress from Lot 1 to O'Malley Road.
- Lots 1 and 2 are limited to 2 bedroom structures.
- The stream maintenance and protection easement provides for the maintenance of water quality and protects adjacent properties from soil erosion and flooding. The easement prohibits vegetation from being cleared or disturbed, excavation from being made, and structures or fill placed within 5' of the stream.
- All easements are 10' Telecommunication & Electrical unless otherwise noted.
- Point determined by holding 75.00' south from section line and 30.00' from the line between M1 and M2.

LINE	BEARING	DISTANCE
L1	S37°58'11"E	30.00
L2	S82°02'17"E	54.18
L3	S82°02'17"E	54.18
L4	S82°02'17"E	54.18
L5	S82°02'17"E	54.18
L6	S82°02'17"E	54.18
L7	S82°02'17"E	54.18
L8	S82°02'17"E	54.18

**LEGEND**

- MONUMENT RECOVERED THIS SURVEY.
- 5/8" x 30" REBAR WITH PLASTIC CAP STAMPED LS 6091, SET THIS SURVEY.
- DESIGNATED WELL LOCATIONS.
- DESIGNATED SEPTIC DISPOSAL AREAS.

**CERTIFICATE OF OWNERSHIP and DEDICATION**

I, Richard James F. Goard, hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the Municipality of Anchorage, Alaska, the easements, rights, interests, thoroughfares, paths, and other public uses shown hereon, which shall be reserved adjacent to the dedicated streets shown hereon, a strip reservation easement sufficient to contain cut and fill slopes of 1.5 feet vertical to 1.0 feet horizontal, and a strip easement 5 to 11 feet wide for the purpose of grading and maintaining the land. There is returned to the grantors, their heirs, successors and assigns, the right to use such area at any time upon providing and maintaining other adequate areas support, as approved by the Municipality.

I (we) hereby agree to this plan, 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.

**OWNER:**

**RICHARD JAMES F. GOARD**  
4748 OLD STREET  
ANCHORAGE, ALASKA 99503

BY: *[Signature]*  
DATE: 10/16/92

**BENEFICIARY:**

NATURE AND EXTENT OF THE PROPERTY INTEREST HEREBY DEDICATED TO THE MUNICIPALITY OF ANCHORAGE, ALASKA, IS AS SHOWN BY THIS PLAN. THE DEDICATION IS SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS, OR OTHER INTERESTS SHOWN ON THIS PLAN.

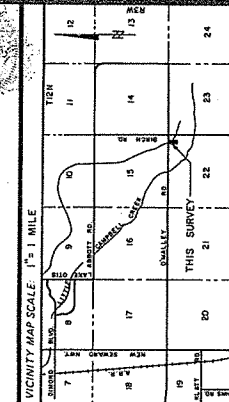
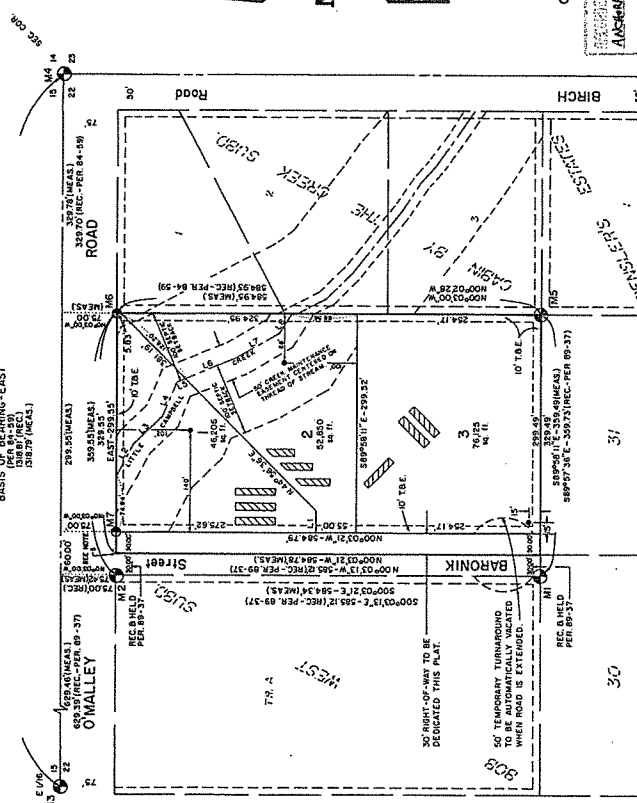
**NOTARY ACKNOWLEDGEMENT FOR RICHARD J. GOARD**  
Subscribed and sworn to before me this 6 day of April, 1992.

**NOTARY ACKNOWLEDGEMENT FOR JAMES F. GOARD**  
Subscribed and sworn to before me this 6 day of April, 1992.

**NOTARY ACKNOWLEDGEMENT FOR RICHARD J. GOARD**  
Subscribed and sworn to before me this 6 day of April, 1992.

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Subscribed and sworn to before me this 6 day of April, 1992.



**CABIN BY THE CREEK SUBD. # 2**  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24

A subdivision of government lot 2, excepting therefrom the north 75.00' strip reserved in book 394, 5th, 4th, Alaska, Anchorage recording district, containing 1.424 acres, more or less.

**GASTALDI LAND SURVEYING**  
4726 W 88TH AVE.  
ANCHORAGE, ALASKA 99502 248-5454

Grid 8837 Scale 1" = 100' Date 10/16/92 Book 91-12 Page 3-8 Drawn V.M.E. File No. W.D. No. CASE NO. S-DUBEA

92-44  
ANCHORAGE, ALASKA 99501  
DATE: 6-8-92  
BY: (S.M.)

M7 CIRC 2  
L-1  
LS 6091  
1992

M5 CIRC 2  
L-1  
LS 6091  
1992

M5 BE  
L-1  
2233-5  
1992

M3 M4  
L-1  
LS 6091  
1992

M2 S.W. SUBD.  
L-1  
LS 6091  
1992

M1 S.W. SUBD.  
L-1  
LS 6091  
1992

**TAX CERTIFICATION**  
All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid.

**APPROVALS**  
Permitting Officer: *[Signature]* Date: 6-3-92  
Municipal Surveyor: *[Signature]* Date: 6-1-92  
Environmental Protection/Planning Director: *[Signature]* Date: 6-5-92

**ACCEPTANCE OF DEDICATION**  
The Municipality of Anchorage hereby accepts for public use and for public purposes the real property delineated on this plat and shown as dedicated to the Municipality of Anchorage, Alaska, for use as a roadway, thoroughfare and park shown hereon.

Dated at Anchorage, Alaska this 2nd day of June, 1992.

**SURVEYOR'S CERTIFICATE**  
I, Richard J. Goard, a professional land surveyor do hereby certify that I (we) have personally 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 of the survey is not complete, that the same shall be set and staked in accordance with the subdivision agreement. Lot corners to be set by M.E.R. 1929.

**PLAT APPROVAL**  
Plat approved by the Municipal Planning Authority this 2nd day of June, 1992.

S 1 2 4 3 6 - NOV 2 1 2010

44-76



Home Residents Businesses Government Visitors Departments Public Safety

Departments > Finance > Property Appraisal > New Search > results

Find Parcel Number  -  -

## Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 015-521-42-000 Residential 1-Family Sfr 08/22/18

JENSEN DAVID & CAROL CABIN BY THE CREEK #2  
 LT 1  
 10821 Baronik Street  
 Anchorage AK 99516 Site 10821 Baronik St

Lot Size: 46,206	---Date Changed---	----Deed Changed----	GRW: PIWR
Zone : R6	Owner : 05/30/07	Stateid: 2007 / 0029505	
Tax Dist: 053	Address: 05/30/07	Date : 05/11/07	
Grid : SW2637	Hra # :	Plat : 92-0044	
		REF #:	

### ASSESSMENT HISTORY

	---Land--	--Building--	---Total---	
Appraised Val 2016:	117,400	365,400	482,800	
Appraised Val 2017:	117,400	362,400	479,800	--Exemption--
Appraised Val 2018:	122,800	343,000	465,800	-----Type-----
Exempt Value 2018:	0	0	0	
State Exempt 2018:			150,000	SENIOR CITIZEN
Resid Exempt 2018:			50,000	RESIDENTIAL
Taxable Value 2018:			265,800	

Liv Units: 001 Common Area: Leasehold: Insp Dt: 07/12 Land Only  
 11/12 Ext Ownr/Oc  
 12/10 Partial Ins

### IMPROVEMENT DATA

Style : Two Story	Story Ht : 2.0	Exterior Walls: Wood
Year Built : 1993	Remodeled: 11	Effective Year: 1997
Total Rooms: 09	Bedrooms : 04	Recreation Rms: 0
Full Baths : 2	Half Bths: 1	Add't Fixtures: 2
Heat Type : Central	Fuel Type: Natural Gas	Sys Heat Type : Hot Water
Fp: Stacks :	Openings :	Free Stand : 1
Extra Value: 1 Jetted Tub	Extra Val:	E-Z Set Firepl:
Condo Style:	Condo Flr:	Condo Com Prop:
Grade : Very Good	Cst/Desgn:	Condition : Average

### IMPROVEMENT AREA

Basement : 0	FIN/BSMT :	Basement Gar:	Car   Living
1st Floor : 1,700	2nd Floor : 806	3rd Floor :	0   Area:
Half Floor: 0	Attic Area: 0	FIN DEEP BSM:	2506

### ADDITIONAL FEATURES

S12436 - NOV 21 2018

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Cov'rd Open Porch			86
	Attached Garage			537
	Wood Deck			104
	Wood Deck			276

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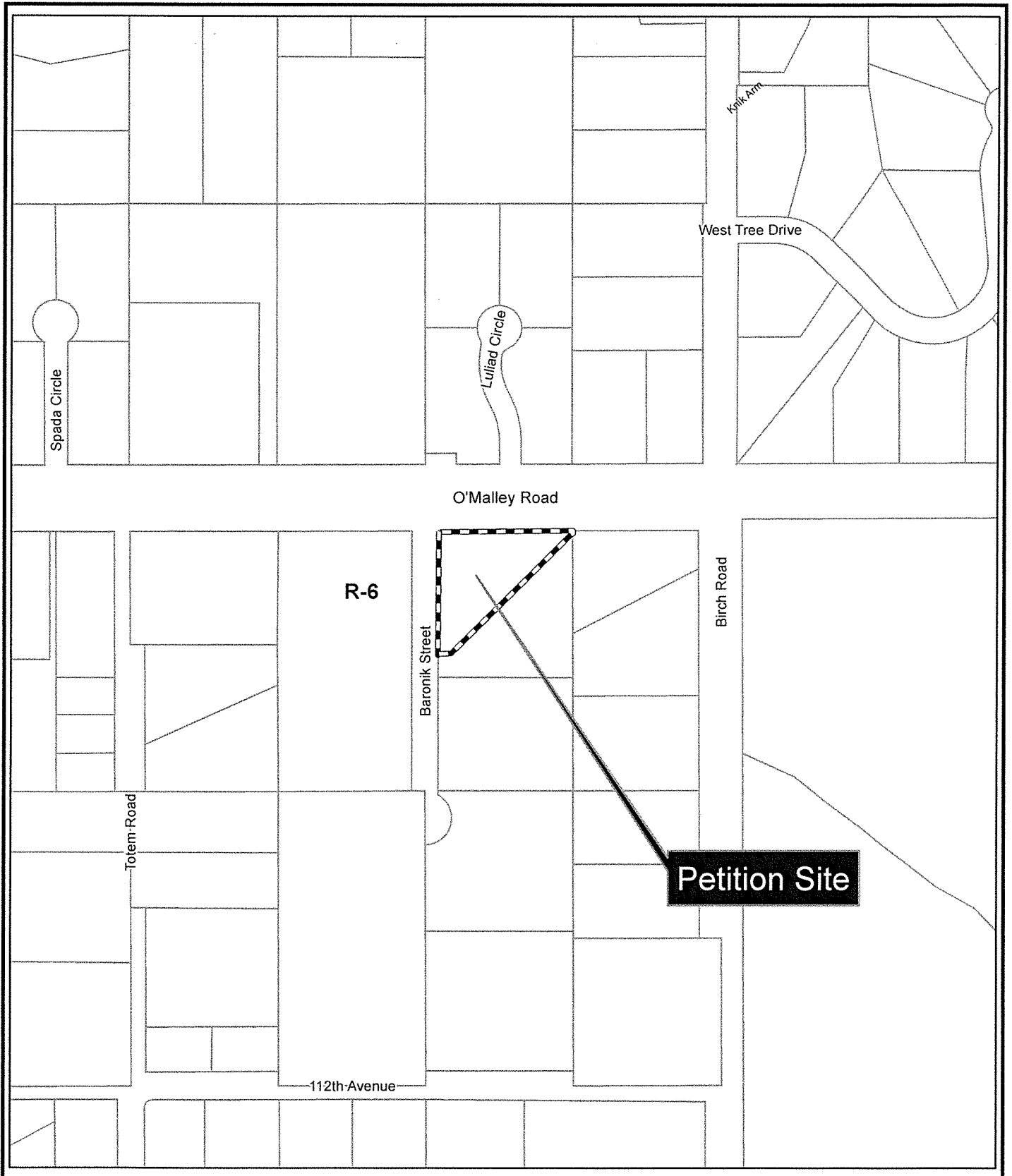
### OTHER BUILDING AND YARD IMPROVEMENTS

Type	Qty	Yrblt	Size	Grade	Condition
Detached Garage	1	93	288	Average	Average
Storage Shed -Frame	1	10	120	Average	Average

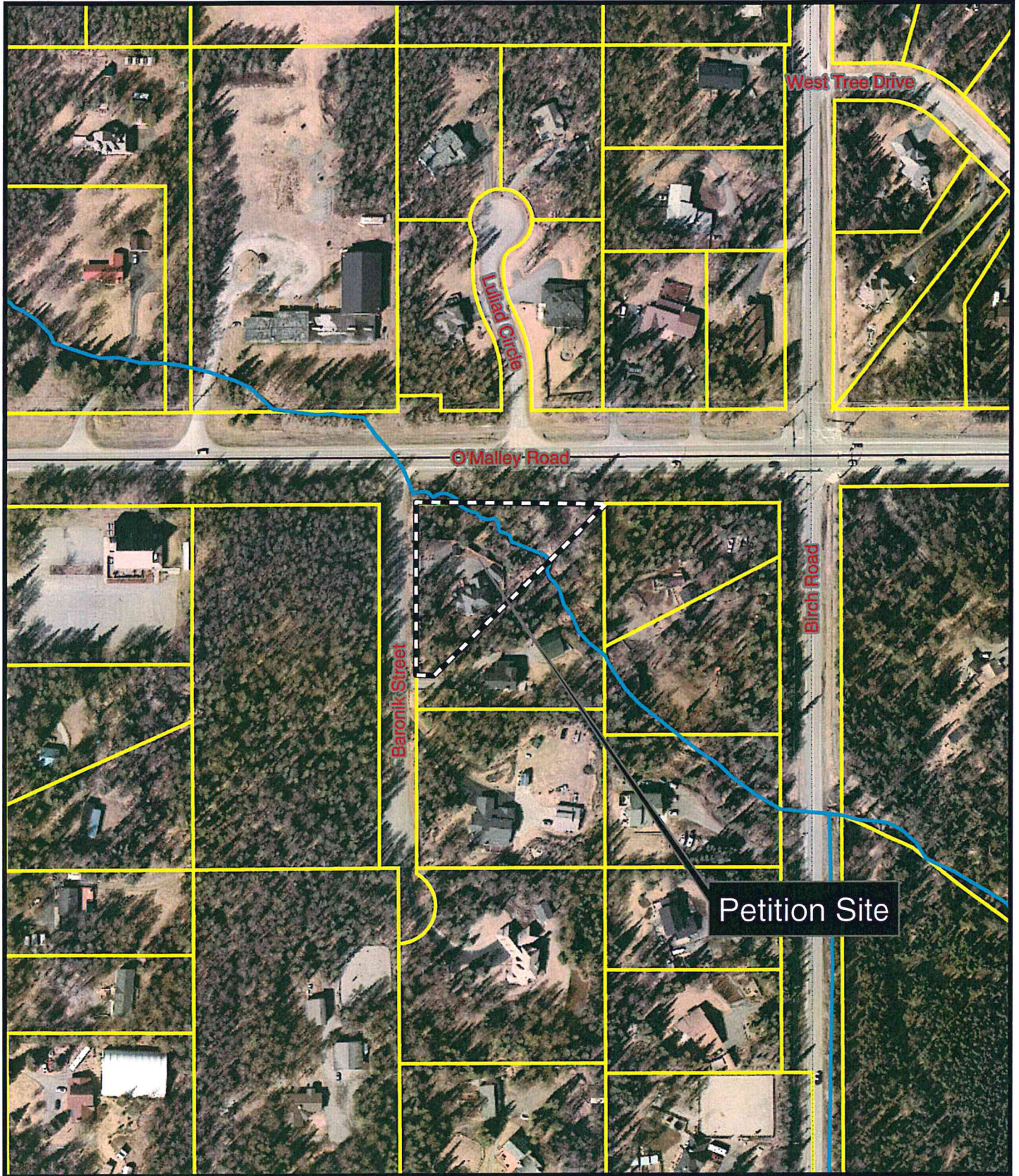
[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)



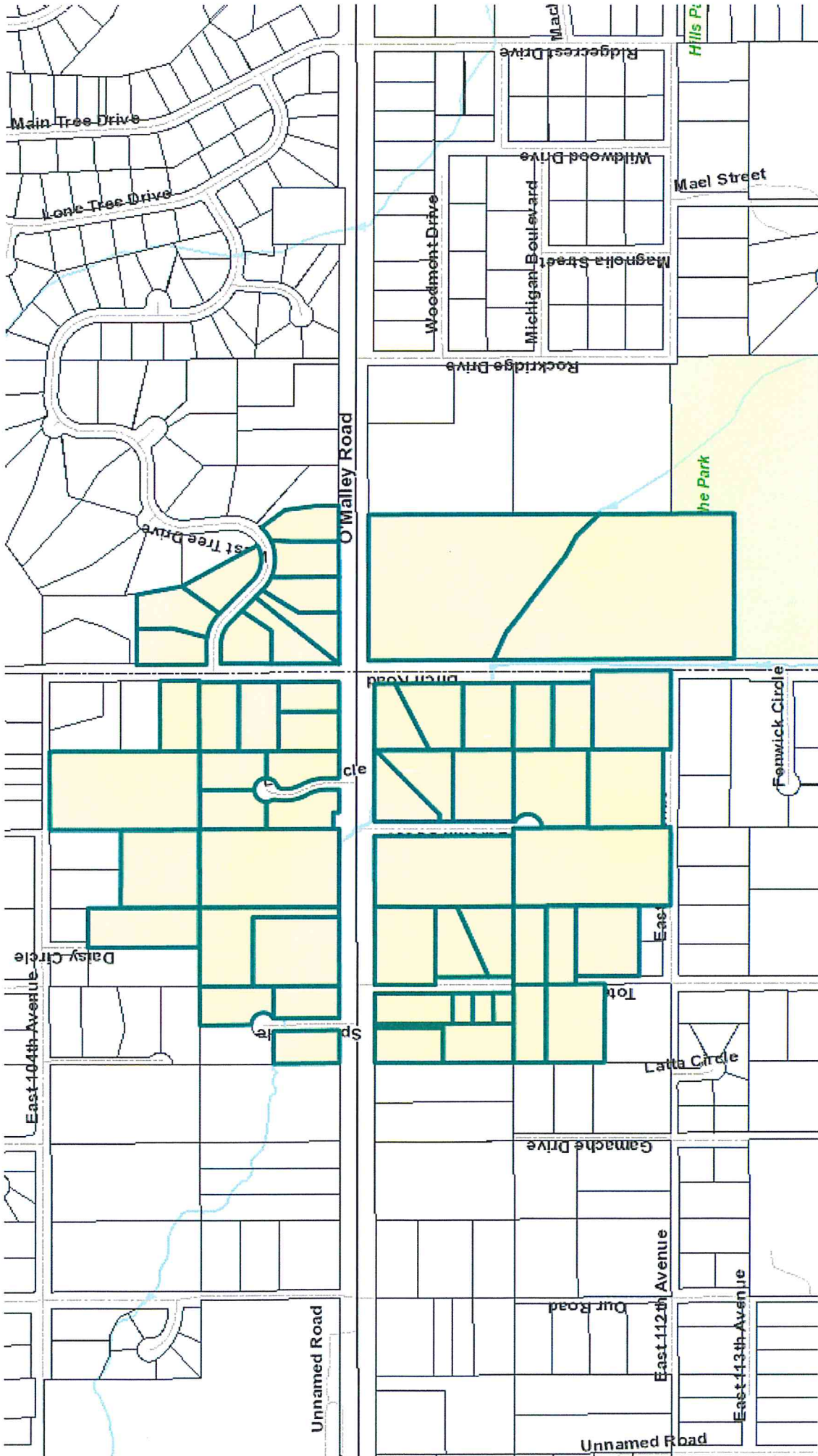
# S12436



# S12436



Anchorage



S12436 PHN map  
Distance = 900' (56 parcels)