

**Lang & Associates, Inc.**

11500 Daryl Avenue  
(907) 522-6476  
(907) 522-4625

**Registered Professional Land Surveyors**

Anchorage, Alaska 99515-3049

December 12, 2018

Municipality of Anchorage  
Planning Department  
Current Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519

Attn: David R. Whitfield  
Platting Officer

Re: Lucky Huffman Subdivision, Lot 1 and Lot 3, Block 1

Dear Mr. Whitfield,

Attached is our application to resubdivide this 3.72 acre parcel from 2 lots into 1 lot. The property is a being developed as a garage condominium and the first phase of 29 units has been completed. Due to a change in the development plan, the 2 lots now need to be combined into 1 lot. Enclosed is a copy of the as built survey of the existing units.

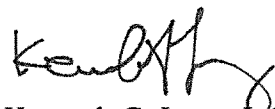
There is a 20' T & E easement along the line to be deleted and this needs to be vacated as well. We have been advised by your staff that this can be done administratively. To our knowledge there are no utility lines presently constructed in the easement.

Zoning is I-1 and the new lot will meet the minimum lot size and dimensional requirements. Public water and sewer is available to the lots.

Huffman Park Drive and Lebar Street are paved streets with curb and gutter. No improvements should be required.

This application should qualify as an Abbreviated Plat so no public hearing should be required.

Sincerely,



Kenneth G. Lang, L.S.  
Petitioner's Representative

# 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) V. A. WRIGHT LLC		Name (last name first) LANG & ASSOCIATES, INC.	
Mailing Address 8301 SCHOOL STREET		Mailing Address 11500 DARYL AVENUE	
Anchorage, Alaska 99518		Anchorage, Alaska 99515	
Contact Phone - Day 344-5366	Evening	Contact Phone - Day 522-6476	Evening 351-9110
Fax		Fax 522-4625	
E-mail		E-mail ken@langsurvey.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): 016-191-87 AND 016-191-89			
Site Street Address: 1363 HUFFMAN PARK DRIVE			
Current legal description: (use additional sheet if necessary) LUCKY HUFFMAN SUBDIVISION, LOT 1 AND LOT 3, BLOCK 1			
Zoning: I-1	Acreage: 3.72	Underlying Plat #: 2013-62	Grid #: SW 2732
# Lots: 2	# Tracts: 0	Total # parcels: 2	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) LUCKY HUFFMAN SUBDIVISION, LOT 1A, BLOCK 1		
# Lots: 1	# Tracts: 0	Total # parcels: 1

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.

Signature  Owner  Representative 11/29/2018  
 (Representatives must provide written proof of authorization) Date

Print Name  
 KENNETH G. LANG

Accepted by: Shawn Idell	Poster & Affidavit: N/A	Fee: \$2250.00	Case Number: 512459	Requested Meeting Date: 02/11/2019
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# Application for Right-of-Way and Easement Vacation

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650


Please fill in the information asked for below.

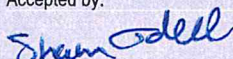
PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) V.A. WRIGLEY LLC	Name (last name first) LANGR & ASSOCIATES, INC.
Mailing Address 8301 SCHOOL STREET ANCHORAGE, ALASKA 99518	Mailing Address 11500 DARYL AVENUE ANCHORAGE, ALASKA 99515
Contact Phone: Day: 344-5066 Night:	Contact Phone: Day: 522-6476 Night: 351-9110
FAX:	FAX: 522-4625
E-mail:	E-mail: kevelangsurvey.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.

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax #(000-000-00-000): 016-191-87 AND 016-191-89		
Site Street Address: 1363 HUFFMAN PARK DRIVE		
Description of right-of-way/easement: (use additional sheet if necessary) 20' TELEPHONE AND ELECTRIC EASEMENT LOCATED BETWEEN LOT 1 AND LOT 3, BLOCK 1 LUCKY HUFFMAN SUBDIVISION		
Zoning: I-1	Acreage: 3.72	Grid # SW 2732
# Lots: 2	# Tracts: 0	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 vacate 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 vacation. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Platting Board, or Planning and Zoning Commission for administrative reasons.

12/6/2018	
Date	Signature (Agents must provide written proof of authorization)

Accepted by: 	Poster & Affidavit: N/A	Fee 2250 <sup>00</sup>	Case Number 512459
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**Lang & Associates, Inc.**

**Registered Professional Land Surveyors**

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(907) 522-6476  
(907) 522-4625

Anchorage, Alaska 99515-3049

Municipality of Anchorage  
Planning Department  
Current Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519

Attn: David R. Whitfield  
Platting Officer

Re: Lucky Huffman Subdivision, Lot 1 and Lot 3, Block 1

Dear Mr. Whitfield,

*Lang & Associates, Inc., Kenneth G. Lang and Jonathan C. Lang* are hereby authorized to act in our behalf in regard to the subdivision of the property described above.



\_\_\_\_\_  
Terry Bolton, Superintendent  
V. A. Wrigley, LLC



\_\_\_\_\_  
Date



PRELIMINARY

HUFFMAN BUSINESS PARK SUBD.  
(Zoning: I-1)

Tract 3

LABAR STREET

Tract A-1

Tract C-1

LUCKY HUFFMAN SUBD.  
(Zoning: B-4)

HUFFMAN BUSINESS PARK SUBD.  
(Zoning: I-1)

Tract C3

Tract R

Lot 1A  
161,349.6 S.F.

Lot 2

HUFFMAN BUSINESS PARK SUBD.  
(Zoning: B-4)

Tract S 1

Tract C-2A

10' UTILITY AND TELECOMMUNICATION EASEMENT

HUFFMAN PARK DRIVE

Tract M

Tract N1

Tract O 1

Lot 4  
LUCKY HUFFMAN SUBD.  
(Zoning: I-1)

Tract S 1

PRELIMINARY

### SURVEYOR'S CERTIFICATE

I, KENNETH G. LANG, a professional land surveyor, do hereby certify that the plat of THIS PLAT 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 \_\_\_\_\_  
Authorized Official \_\_\_\_\_

### APPROVALS

Platting Officer \_\_\_\_\_  
Municipal Surveyor \_\_\_\_\_

### TAX CERTIFICATION

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

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

### ACCEPTANCE OF DEDICATION

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-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated of Anchorage, Alaska this \_\_\_\_\_ day of \_\_\_\_\_  
Allesi: \_\_\_\_\_  
Municipal Clerk \_\_\_\_\_ Mayor of Anchorage



### 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 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.

Owner \_\_\_\_\_

LAWRENCE PARTUSCH, MEMBER  
V.A. WINDLEY LLC  
1031 W. 4TH AVENUE  
ANCHORAGE, ALASKA 99501

### Notary Acknowledgement

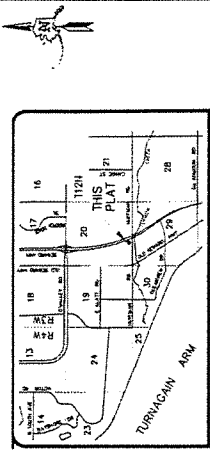
for \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public for the State of Alaska \_\_\_\_\_ My Commission Expires \_\_\_\_\_

### NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO VACATE A LOT LINE AND THE ADJACENT EASEMENTS CREATING A NEW LARGER LOT.
- 2) ZONING: I-1
- 3) VEGETATION: LANDSCAPING

Vicinity Map Scale: 1" = 1 Mile



PLAT OF

**LUCKY HUFFMAN SUBDIVISION**  
Lot 1A - CONTAINING 3.718 Acres  
A RESUBDIVISION OF LOTS 1 AND 3, BLOCK 1,  
LUCKY HUFFMAN SUBDIVISION (Plat No. 2013-62)  
LOCATED WITHIN THE SW 1/4, SECTION 20,  
T12N, R3W, SEWARD MERIDIAN, ALASKA  
ANCHORAGE RECORDING DISTRICT

Lang & Associates, Inc.  
Registered Land Surveyors  
11500 Dory Avenue  
Anchorage, Alaska 99515  
(907) 522-6426 Fax  
(907) 522-4626

GRID: SW 2732 SCALE: 1" = 100' DATE: SEPTEMBER 2018  
DRAWN: JCL SHEET 1 OF 1 PROJECT #: 18-499

JOB FILE: L18499pp.dwg

CASE No.:

WMS Archive File Name: 18 Lucky Huffman Sub

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: Lucky Huffman
- Project Location, Tax ID, or Legal Description: 016-191-87-000 AND  
016-191-89-000
- 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:

X ABC 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.

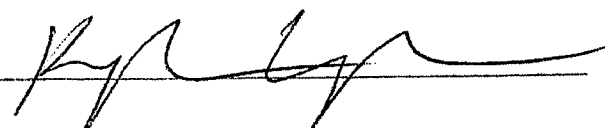
*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.\**

\_\_\_\_\_ 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.

\* 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.

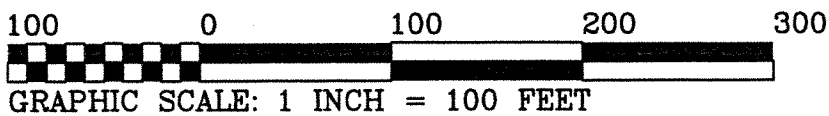
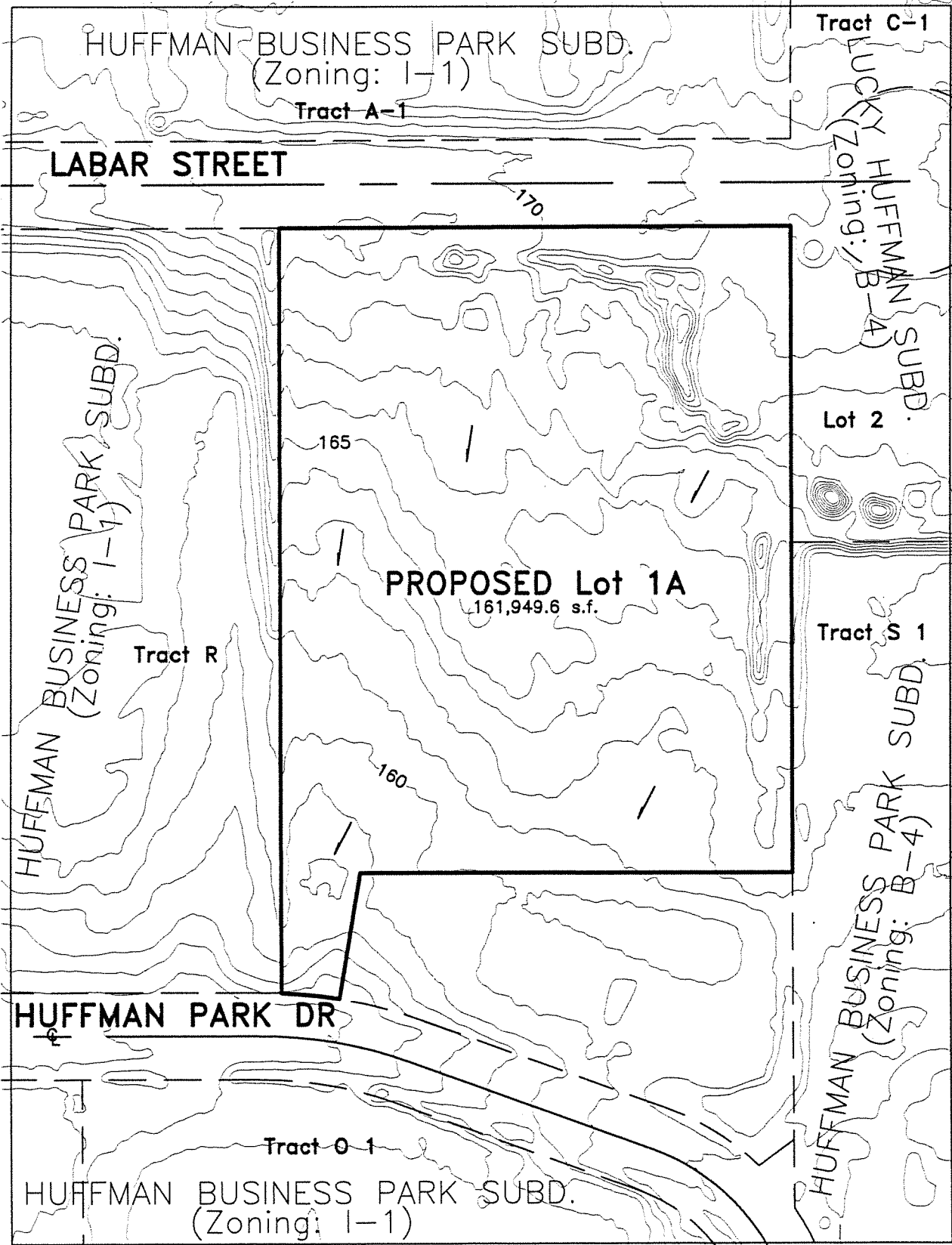
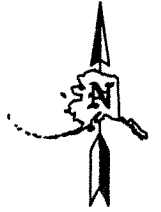
**ADDITIONAL INFORMATION:**

- |   |  |                                      |                                |
|---|--|--------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> X | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> X | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> X | Field flagging and/or map-grade GPS data is available.   |                                      |                                |

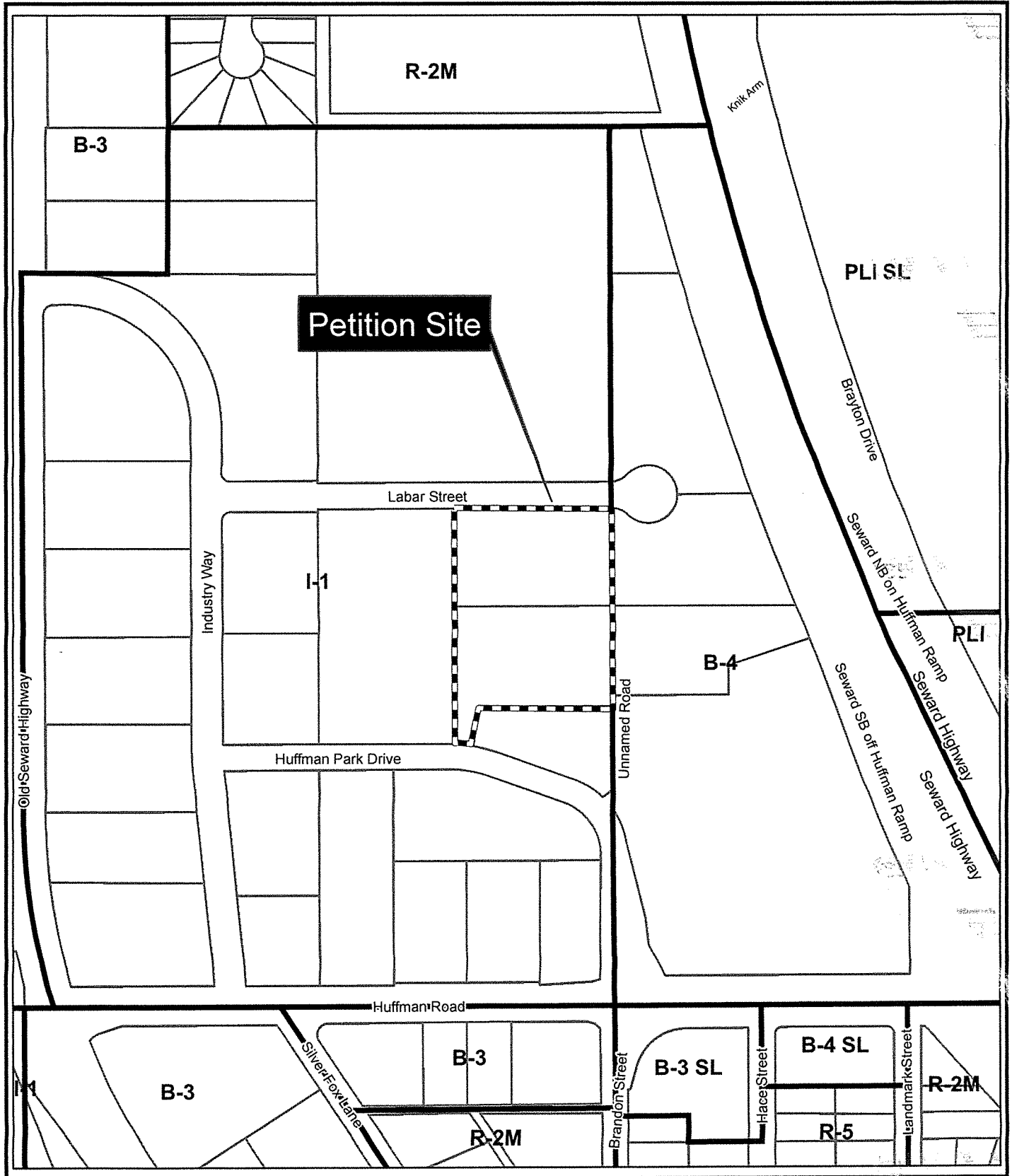
Inspection Certified By: \_\_\_\_\_  


Date: \_\_\_\_\_  
10/17/18

# TOPOGRAPHY AND SITE DRAINAGE LUCKY HUFFMAN SUBD.



# S12459



Municipality of Anchorage  
Planning Department

Date: December 17, 2018

