



	Approved	Denied
Date Action Taken:		
Other:	Postponed on 7/14/08 to 7/28/08	
	7/28/08 Am 08:45 Postponed Indefinitely	
Verified by:	K. Miller	

WASILLA CITY COUNCIL ACTION MEMORANDUM

AM No. 08-45

TITLE: VACATION OF SOUTH MANEY DRIVE BETWEEN TRACTS C AND E OF CREEKSIDE TOWN SQUARE. (Located in the W 1/2 of Tract A)

Agenda of: July 14, 2008
 Originator: Public Works Director

Date: July 1, 2008

Route to:	Department	Signature/Date
	Police Chief Youth Court, Dispatch, Code Compliance	
	Culture and Recreation Services Director Library, Museum, Sports Complex	
X	Public Works & Recreation Facility Maintenance Director	[Signature] 7-1-08
X	Finance, Risk Management & MIS Director Purchasing	[Signature] 7-1-08
X	Deputy Administrator Planning, Economic Development, Human Resources	[Signature]
X	City Clerk	[Signature]

REVIEWED BY MAYOR DIANNE M. KELLER: Dianne M. Keller 7/2/08

FISCAL IMPACT: yes or no Funds Available yes no

Account name/number:

Attachments: Vacation Application

SUMMARY STATEMENT: The proposed vacation is needed to allow for a proposed commercial development within the existing right-of-way between Tracts C and E of Creekside Town Square (proposed Tracts G and K). The vacated right-of-way will be replaced with a new dedication of South Maney Drive adjacent to Sportsman's Warehouse on Tract B of Creekside Town Square.

ACTION: Recommend approval of South Maney Drive vacation between Tracts C and E of Creeksdie Town Square (proposed Tracts G and K) to the Mat-Su Borough Assembly, subject to the dedication of New South Maney Drive along Tract B.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 745-9874 • Fax (907) 746-7407

Jim Sawhill
Lounsbury & Associates
5300 A Street
Anchorage AK 99518

June 27, 2008

RE: Creekside Town Square Tracts F-M and ROW vacation (proposed)

Dear Jim,

The preliminary plat submittal is being rejected for the following reasons:

- 1) All proposed tracts must have legal and physical access. It appears Tract H has neither. If any tracts are to gain access internally, such access must be depicted on plat and variances from legal and physical access + additional fees will be required.
- 2) Indicate location of access onto frontage road from any tract, how access is to be accomplished and DOT's approval of such access.
- 3) All owners of interest must sign an Owner's Statement. The Cert to Plat title report lists six owners with interest. Signatures must be notarized and original document submitted to platting.
- 4) The majority owner (Teton Investments, LLC) must sign ROW Vacation Petition, and Petition to vacate utilities. DOT must sign ROW vacation for their interest. Lounsbury (or acting representative) may sign Amend Or Alter Plat petition. All petitions are notarized documents and originals must be submitted to platting.
- 5) The PUE to be vacated must be listed on the ROW vacation form, not utility form.
- 6) Depict all above ground utilities and easements of record.
- 7) Delineate the breakdown of fees included in submittal check.
- 8) Submit line drawing of proposal to Paul Hulbert, Platting Officer prior to re-submittal. Design changes will not be accepted for submittal without prior approval of Platting Officer.
- 9) New design will require re-submittal to City of Wasilla 30 days in advance of submittal to MSB. Verification of such submittal must be provided to MSB.

You will need to pick up your current submittal. Once the above has been addressed, the plat may be resubmitted.

Sincerely,

Paul Hulbert, Platting Officer

Cc: Jim Holycross, City of Wasilla
Dan Baldwin, Lounsbury & Assoc.

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, _____, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

South Maney Drive, between Tract C, Creekside Town Square (Plat 2007-13) and

Tract E, Creekside Town Square (Plat 2007-140)

Said right-of-way being more fully described as: That portion of South Maney Drive, bounded to the west by the east boundary of Tract C ; bounded to the east by the west boundary of Tract E, bounded to the south by Parks Highway; and bounded to the north by proposed subdivision boundary.

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated or recorded public easement creating public right-of-way.
2. The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*

To allow construction development in the area currently occupied by right-of-way. New right-of-way will be dedicated adjoining the northwesterly boundary of Tract C. Legal and physical access will be provided from Parks Highway on the south via private driveway entrance, and from New Maney Drive on the west.

3. **\$1300.00** Right-of-Way Vacation Fee or **\$500.00** with Preliminary Plat

**APPLICANT
OR
OWNER**

Name: _____
Mailing Address: _____ Zip: _____
Contact Person: _____ Phone: _____

SURVEYOR

Name (FIRM): Lounsbury & Associates, Inc.
Mailing Address: 5300 A Street, Anchorage, AK Zip: 99518
Contact Person: Dan Baldwin Phone: 907-272-5451



OFFICE OF THE CITY CLERK

CITY OF WASILLA
290 E. HERNING AVE.
WASILLA, AK 99654-7091
PHONE: (907) 373-9090
FAX: (907) 373-9092

TO: Wasilla City Council Members

FROM: Kristie Smithers, City Clerk 

DATE: July 23, 2008

SUBJECT: AM No. 08-45(SUB)

On July 14, 2008, the Council postponed AM No. 08-45 to the July 28, 2008, Regular City Council meeting. The Council supported postponing the AM in order to give the Planning Commission an opportunity to comment on the vacation.

When AM No. 08-45, was presented to the Council, it referenced the vacation of tracts C and E of Creekside Town Square. Tracts C and E have since been renamed tract N, therefore, staff anticipated that a substitute AM would be brought forward on July 28 and advertised the item as AM No. 08-45(SUB).

At the July 22, 2008, Planning Commission meeting, Mat-Su Platting Officer Paul Hulbert, noted that the vacation of South Maney Drive was premature as the Mat-Su Borough Platting Board has not yet held a hearing on the matter. (The platting board hearing is currently scheduled for August 21, 2008.)

Based on comments made by Mr. Hulbert, we recommend that the Council postpone indefinitely AM No. 08-45, until official notification is received from the Mat-Su Platting Board.

Memo To the Council

From Marvin Yoder 

Subject ROW Vacation

At the last meeting the Council had an item on the agenda regarding a ROW Vacation. The Council moved to postpone the action and send it to the Planning Commission for review.

The Planning Commission met on Tuesday July 22. At that meeting Mr. Hobart of the Borough explained the process for a replat. He indicated this action was out of sequence. The action of the Council comes AFTER the replat action. The replat action at the Borough is set for August 21.

Once that action is complete the City has 30 days to "overturn" the Borough platting decision. If the council takes no action the Boroughs decision stands. Any City Council action at this time is superfluous. Furthermore, it will not change the process to be followed after the replat.



CITY OF WASILLA

• Planning Office •

290 East Herning Avenue • Wasilla • Alaska • 99654-7091

• Telephone 907-373-9020 •

MEMORANDUM

DATE: July 25, 2008

TO: City Council

FROM: Jim Holycross, City Planner 

RE: Vacation of Maney Drive before the Planning Commission

The Vacation of South Maney Drive was placed on the Planning Commission Agenda for the July 22, 2008 Planning Commission meeting as requested by the City Council.

After consideration and discussion of testimony heard from concerned citizens and the Borough Platting Officer's explanation of the borough code and process for vacations, the Planning Commission determined that there were no criteria within Wasilla Municipal Code which would allow the Planning Commission to base a recommendation on the matter of vacation. The Planning Commission did feel that some of the site design concerns expressed by the citizens could be addressed during public hearings for conditional use permits that may come before the Planning Commission in the future.

The Planning Commission forwards their comment to the City Council that, "members of the public have numerous concerns about this project".

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(907) 269-0520 (FAX 269-0521)
(TTY 269-0473)

July 28, 2008

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JUL 28 2008

OFFICE OF THE CITY CLERK
CITY OF WASILLA

Paul Hulbert, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Dear Mr. Hulbert:

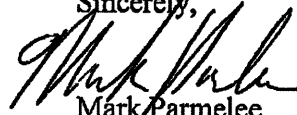
The Alaska Department of Transportation and Public Facilities (ADOT & PF), plat review committee, has reviewed **Creekside Town Square, Section 11, T17N, R1W, SM, Teton Investments, LLC.**

- Existing utility easements should be maintained or utilities relocated to an area where easement interest is preserved. Currently utilities in the area, proposed for vacation, include MTA's fiber optic cable.
- The Department has previously reviewed and conditionally accepted a Traffic Impact Analysis related to a potential signal at the intersection of Parks Highway and Maney/Foundry. The signal will require that the developer maintain a public access to the existing intersection location. Lot K-1 does not ensure a sufficient width public route and blocks direct connectivity to the potential signal, which means DOT would not be able to permit a signal with adequate approach lanes onto the Parks Highway.
- We recommend the dedicated access easement across K-1 with a "straight on" approach increased to 100' in width to allow for lanes, sidewalks, and lighting. Until the needs are known for the future signal the plat should show additional dedication, a 64' access easement is not of sufficient width. The final plans for traffic mitigation are subject to change as the final development is still uncertain.

"Providing for the safe movement of people and goods and the delivery of state services."

- We support the City of Wasilla and Borough in efforts to maintain internal access routes to Hermon Road, and the Palmer-Wasilla Highway in the long term.

Sincerely,



Mark Parmelee

Area Planner

/mm

cc: Louise Hooyer, PLS, Engineering & Surveys Supervisor, Right of Way
Frances Zimmerman, Right of Way Agent, Right of Way
Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Kurt Devon, Superintendent, Mat-Su District
Allen Kemplen, Mat-Su Area Planner
Kristie Smithers, Wasilla City Clerk (emailed to clerk@ci.wasilla.ak.us)

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JUL 28 2008

OFFICE OF THE CITY CLERK
CITY OF WASILLA

SUMMARY OF
RECOMMENDATIONS
FROM THE CITIZENS
CONCERNING THE PLATTING ACTION BEFORE THE CITY COUNCIL
28 JULY 2008

A.

THERE SHOULD BE AN EAST-WEST TRAFFIC CORRIDOR OF SUFFICIENT WIDTH TO SERVE AS AN ALTERNATE TO THE SUN MOUNTAIN FRONTAGE ROAD IN THE EVENT THAT THE DEVELOPMENT GENERATES SUFFICIENT TRAFFIC TO CREATE A STACKING DISTANCE PROBLEM AT THE HERMON ROAD /PARKS HWY INTERSECTION. THE DEVELOPER BENEFITED SUFFICIENTLY FROM THE VACATION OF DUANE DRIVE IS THAT THIS WOULD NOT BE DETRIMENTAL TO THEM

THE DEVELOPER , IN THE LATEST TRAFFIC CIRCULATION PLAN, SHOWS A 30 FT INTERNAL ROADWAY PRIVATE EASEMENT CONNECTING HERMON RD TO NEW MANEY DRIVE WHICH WOULD GENERALLY MET THIS REQUIREMENT, , HOWEVER THE EASTERN MOST SECTION OF THAT ROAD DOES NOT YET BELONG TO THE DEVELOPER.
THE WIDTH OF THAT SOUTHERN CORRIDOR BE INCREASED TO 50 FT.

IT IS RECOMMENDED THAT UNTIL THAT SECTION IS AVAILABLE FOR USAGE, THE DEVELOPER PROVIDE AN ALTERNATE CONTINUOUS ROUTE OF 50 FT WIDTH ACROSS THE PARKING LOTS FROM HERMON ROAD TO NEW MANEY DRIVE BE MADE..

THIS ACTION WOULD RELIEVE ANY HERMON ROAD PARKS HWY INTERSECTION TRAFFIC STACKING PROBLEM THAT MAY BE ASSOCIATED WITH THE INCREASED TRAFFIC FROM THE SHOPPING CENTER.

B.

IN THE INTEREST OF SAFETY ON HERMON ROAD, WHICH IS EXPECTED TO BECOME AN ARTERIAL ROAD WHEN EXTENDED, NO MORE THAN ONE ACCESS, IN ADDITION TO THE ACCESS PLANNED AT THE QUIET CIRCLE ALIGNMENT BE ALLOWED FROM THE SUBJECT PROPERTY ONTO HERMON ROAD. IT SHOULD BE NO CLOSER THAN 330 FT FROM THE INTERSECTION OF MANEY DRIVE AND HERMON ROAD.

C.

RECOMMEND THAT SOUTH MANEY DRIVE BE CLOSED TO THROUGH TRAFFIC IN SOME FORM AND REMAIN THAT WAY UNTIL SUCH TIME THAT A FUTURE CONNECTOR ROAD FROM NEW MANEY DRIVE EXISTS ACROSS COTTONWOOD CREEK TO PALMER WASILLA HWY.
REEVALUATE THE CLOSURE AT THAT TIME FOR CONSIDERATION.

D.

RECOMMEND ESTABLISHING A SCREENING EASEMENT, BY PLAT NOTE, THE ENTIRE LENGTH OF THE EAST-WEST MANEY DRIVE AND THE ENTIRE LENGTH OF THE WEST SIDE OF HERMON ROAD WHERE IT BORDERS THE DEVELOPMENT. USING THE PROVISIONS OF WASILLA CODE 16.33.030.G 1 TO IMPLEMENT SCREENING.

E.

THE PLAT REQUESTS A VACATION OF THE UTILITY EASEMENT ALONG QUIET CIRCLE ALIGNMENT WHICH SUPPORTS A MAJOR ELECTRICAL FEEDER LINE. THERE IS NO REPLACEMENT EASEMENT IDENTIFIED TO CONTINUE THE SERVICES THAT EXIST. A REPLACEMENT EASEMENT SATISFACTORY TO THE UTILITY COMPANIES SHOULD BE IDENTIFIED.

RESPECTFULLY SUBMITTED:

*The residents of South Maney
the residence of Cottonwood & Hermon.*

RECEIVED

JUL 28 2008

OFFICE OF THE CITY CLERK
CITY OF WASILLA

City of Wasilla
City Council Members
Wasilla, Alaska 99654

Our thoughts and opinions pertaining to the developers request to vacate South Maney Drive:

1. The developer needs to provide an east west corridor since the vacation of Duane drive on his property, rather than the existing businesses
2. The property owners on Maney Drive should get a cul de sac so that the residential neighborhood road doesn't become a drive through resulting in devaluing those properties and threatening anyone walking up there.
3. Why give anything further since the developer has already requested the vacation based on the same tenant. We should get back Duane drive and make it the east west connection.
4. The state and City and Borough should be reimbursed for the land cost and road cost at current market value
5. Developer should have to pay for the vacated land at the price he is selling it to others besides reimburse the city and state their cost. So what is the total number of square feet with the right a way?
6. The city should consider a park or bike bath on any vacation.
7. This decision should not go forward until after the law enforcement investigation is complete and the elections are held
8. The hill behind the Windbreak that contains the electrical main line should stay in tact because it provides a windbreak, noise and dust break therefore we want the hill left in tact
9. Where is the 10 acres of donated property that was part of the reasoning behind the vacation of Duane drive?
10. These plans are considerably different from the developers first set of drawings when he required the vacation of Duane Drive. Does that void that MOU? So far, two different drawings for one tenant. What if the developer gives you a third drawing will you give him more land? This is nonsense since the developer bought the land with the access, easements in place so it is his problem only and not the City of Wasilla, nor the existing property owners.

These are our tentative thoughts and opinions based on the developer tentative drawings subject to further changes.

Respectively,


Bob Andres

CC: Mat Su Borough Mayor
Mat Su Borough Manager
Mat Su Borough Platting Board Members



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Transportation & Environmental Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9851 • Fax (907) 745-9876

www.matsugov.us

July 28, 2008

City of Wasilla
290 E. Herning Avenue
Wasilla, Alaska 99654

Subject: Maney Drive

Dear City Council, Boards and Administration:

Earlier this year the Creekside Town Square Development property was annexed into the Wasilla City. This effectively places the operations and management of Maney Drive/New Maney Drive outside the jurisdiction of the Matanuska-Susitna Borough. What I have to offer therefore is background information and advice.

I have spoken to many individuals, including residents, City Council members, the engineering firm working for the developer and the ADOT&PF Regional Traffic Engineer. Each has their own perspective regarding Maney Drive's purpose and function.

When Creekside Town Square was first brought forward by the developer it was obvious that this would be a large commercial hub generating a large volume of traffic regardless of which companies established facilities on the property. At that time ADOT&PF, the Borough and City all agreed that it would be best if traffic going to and from the property be dispersed as much as possible among existing and planned local roads with the remaining traffic using an outlet to the Parks Highway. It was felt that it would be a mistake to concentrate the bulk of the traffic onto the Parks Highway. The functional classification of the Parks Highway is an interstate, the primary purpose of which is to provide corridor movement for substantial length of travel not for short local trips. Due to the lack of a more developed local road network, the Parks is already congested (23,432 Average Daily Traffic [ADT] in 2006; over 63,000 ADT by 2025 without a Wasilla by-pass). Maney Drive provides one of the outlets for traffic to Herman Road thereby reducing traffic onto the Parks Highway.

As an aside, the Borough Assembly recognizes the need to extend Hermon Road to the Palmer-Wasilla Highway and has included the project in a proposed road bond package to be voted on this fall.

In regard to the most recent platting action, New Maney Drive provides the only public through access to Hermon Road. The site plan provided by the developer depicts other west to east routes winding through the parking lots. However, the site plan is not a binding document and

does not provide a guarantee that such access will ever be constructed. At least one other second, platted, west-east public access is needed with this size of development.

Consequently, it is my advice that additional access routes to Hermon Road are to the benefit of the public if properly located and New Maney Drive should remain open. As the developer constructs other west-east routes the traffic will be disbursed and the impact on Maney will be reduced.

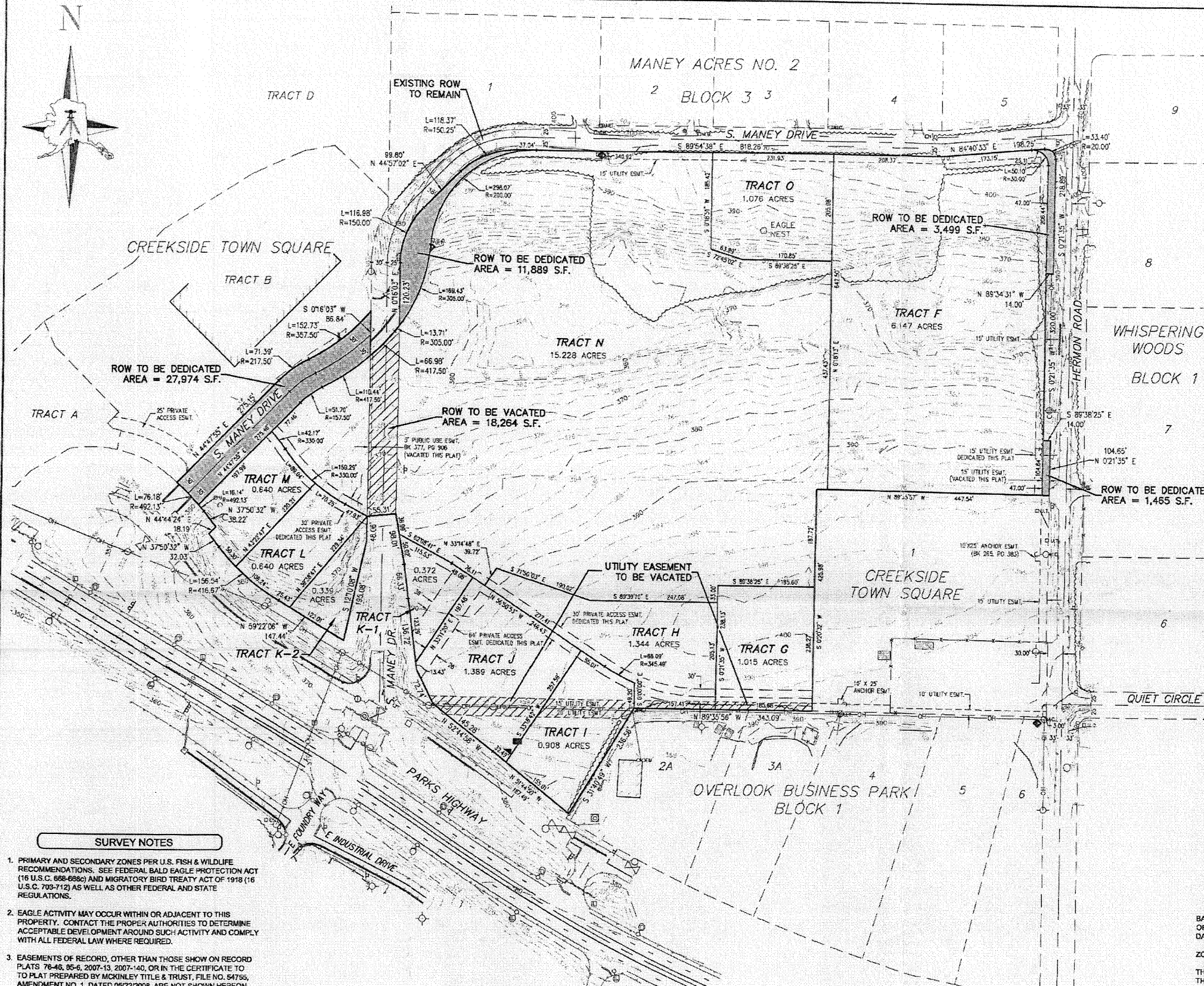
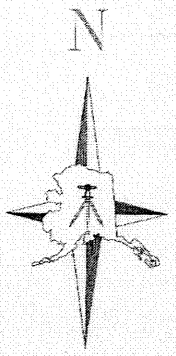
Given the recent complaints regarding speeding or increased traffic on Maney Drive some action needs to take place (other than closure). A suggested solution would be to install several well placed speed humps. This would dissuade drivers to the degree needed until other routes are available.

I appreciate the opportunity to provide you comments and advice. Please contact me if I can be of assistance in other matters.

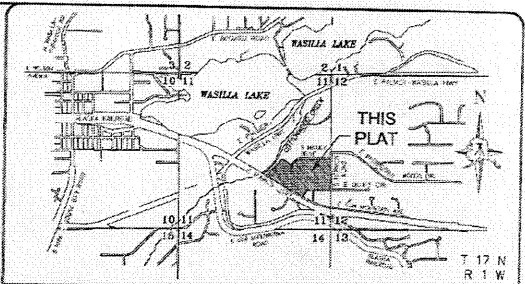
Sincerely yours,

Brad Sworts
Transportation Planning Manager

cc: Mark Mayo, Planning and Land Use Director
Keith Rountree, Public Works Director
Allen Kemplen, ADOT&PF Mat-Su Area Planner



LEGEND	
S 89°54'38" E 818.26'	MEASURED DATA THIS SURVEY
ESMT.	EASEMENT
SF	SQUARE FEET
	TREE LINE, EDGE OF TREES
	BUILDING
	SHED
	EDGE OF ASPHALT
	FENCE
	OVERHEAD UTILITY LINE
	BOLLARD
	SIGN
	WATER VALVE BOX
	FIRE HYDRANT
	UTILITY POLE
	TELEPHONE PEDESTAL
	GUY ANCHOR
	ELECTRIC J-BOX
	ELECTRIC TRANSFORMER
	STORM DRAIN CATCH BASIN
	STORM DRAIN CATCH BASIN MANHOLE
	SANITARY SEWER MANHOLE
	CABLE J-BOX
	TELEPHONE J-BOX
	MAIL BOX
	2' INTERVAL CONTOUR LINE



VICINITY MAP
1" = 3,000 FEET

CERTIFICATION OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

JACK BARRETT
TETON INVESTMENTS, LLC
P.O. BOX 876041
Wasilla, Alaska 99687-6041

GUY C. FASANARO, TRUSTEE
FASANARO FAMILY TRUST
6834 GIBSON CANYON RD.
Vacaville, CA 95688

RAYMOND T. SLAYMAKER
8834 GIBSON CANYON RD.
Vacaville, CA 95688

NOTARY'S ACKNOWLEDGMENT

JACK BARRETT
PERSONALLY APPEARED SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 2008

NOTARY FOR ALASKA MY COMMISSION EXPIRES _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING BOARD/PLATTING BOARD OF ADJUSTMENTS AND APPEALS BY PLAT RESOLUTION NUMBER _____ DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE ALASKA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2007, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE _____ TAX COLLECTION OFFICIAL (MAT-SU BOROUGH)

PRELIMINARY PLAT OF

CREEKSIDE TOWN SQUARE
TRACTS F, G, H, I, J, K-1, K-2, L, M, N, & O
WITH ROW VACATION AND DEDICATION

A RESUBDIVISION OF
LOTS 1-5, BLOCK 2, MANEY ACRES NO. 2 (PLAT 85-6);
TRACT C, CREEKSIDE TOWN SQUARE (PLAT 2007-13);
TRACT E, CREEKSIDE TOWN SQUARE (PLAT 2007-14); AND
LOT 1, BLOCK 1, OVERLOOK BUSINESS PARK (PLAT 76-46), EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA IN WARRANTY DEED RECORDED IN SERIAL NO. 2002-015997-0

LOCATED WITHIN THE SE 1/4 OF SECTION 11, T.17N, R.1W, SEWARD MERIDIAN, ALASKA THIRD JUDICIAL DISTRICT, PALMER RECORDING DISTRICT, CONTAINING APPROXIMATELY 30.12 ACRES.

PROJECT LOCATION:
CITY OF WASILLA
STATE OF ALASKA

ZONE:

DATE: JULY 6, 2008

SHEET: 1 of 1

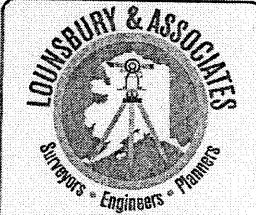
FIELD BOOK: 07-038

DRAWING NAME: 07-038PP.DWG

DRAWN: DJB

CHECKED: KWA

GRID: WA11



5300 7th Street
Anchorage, Alaska 99518
PHONE: (907) 272-5451 FAX: (907) 272-4085
3161 E. Palmer-Wasilla Highway, Suite 2
Wasilla, Alaska 99654
PHONE: (907) 357-9129 FAX: (907) 357-9140

NOTARY'S ACKNOWLEDGMENT

AUTHORIZED SIGNATORY
PERSONALLY APPEARED SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 2008

NOTARY FOR ALASKA MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

AUTHORIZED SIGNATORY
PERSONALLY APPEARED SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 2008

NOTARY FOR ALASKA MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

AUTHORIZED SIGNATORY
PERSONALLY APPEARED SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 2008

NOTARY FOR ALASKA MY COMMISSION EXPIRES _____

FLOOD HAZARD STATEMENT

BASED ON VISUAL INSPECTION, THIS PROPERTY LIES WITHIN "ZONE C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 020021 9700 C, DATED MAY 1, 1985.

ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING."

THERE IS LESS THAN A ONE PERCENT CHANCE, IN ANY GIVEN YEAR, THAT PART OF THE PLATTED AREA WILL BE INUNDED BY THE BASE FLOOD EVENT AS DEPICTED BY THIS PLAT.

APPROXIMATE 100 YEAR FLOOD PLAIN ELEVATION IS 325.0' PER USDA SOIL CONSERVATION SERVICE MAP, SHEET 6 OF 17, DATED 1982.

SURVEYOR'S CERTIFICATE

I, KENNETH W. AYERS, LS 85-35, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

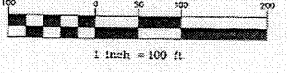
DATE _____ SIGNATURE OF LAND SURVEYOR _____



SURVEY NOTES

- PRIMARY AND SECONDARY ZONES PER U.S. FISH & WILDLIFE RECOMMENDATIONS. SEE FEDERAL BALD EAGLE PROTECTION ACT (16 U.S.C. 668-698c) AND MIGRATORY BIRD TREATY ACT OF 1918 (16 U.S.C. 703-712) AS WELL AS OTHER FEDERAL AND STATE REGULATIONS.
- EAGLE ACTIVITY MAY OCCUR WITHIN OR ADJACENT TO THIS PROPERTY. CONTACT THE PROPER AUTHORITIES TO DETERMINE ACCEPTABLE DEVELOPMENT AROUND SUCH ACTIVITY AND COMPLY WITH ALL FEDERAL LAW WHERE REQUIRED.
- EASEMENTS OF RECORD, OTHER THAN THOSE SHOWN ON RECORD PLATS 76-46, 85-6, 2007-13, 2007-14, OR IN THE CERTIFICATE TO TO PLAT PREPARED BY MCKINLEY TITLE & TRUST, FILE NO. 54755, AMENDMENT NO. 1, DATED 05/22/2008, ARE NOT SHOWN HEREON.
- BLANKET UTILITY EASEMENTS EXIST IN BOOK 29, PAGE 41; BOOK 389, PAGE 615; BOOK 28, PAGE 102; MISC. BOOK 15, PAGE 246; AND IN BOOK 29, PAGE 88. NOT DEDICATED THIS PLAT.

GRAPHIC SCALE



RECEIVED

JUL 09 2008

OFFICE OF THE CITY CLERK
CITY OF WASILLA