

WAIVER RESOLUTION SERIAL NO. 97-21-PWm
MATANUSKA-SUSITNA BOROUGH
Platting Authority

BOOK 0895 PAGE 052

A RESOLUTION OF THE PLATTING AUTHORITY WHICH APPROVES THE WAIVING OF THE PLATTING REQUIREMENTS SET FORTH IN MATANUSKA-SUSITNA BOROUGH, TITLE 16 SUBDIVISION REGULATIONS, TO PERSONS NOTED BELOW, FOR THE DIVISION OF THAT PROPERTY DESCRIBED MORE PARTICULARLY HEREIN.

WHEREAS, the applicant(s) Highlands Development, LLC, did make application to waive the preparation, submission for approval and recording of a plat, following the proper procedures as established by the Platting Authority for processing such requests, and

WHEREAS, satisfactory evidence has been submitted that a conveyance of a part of a larger tract, described as:

SW¼, Section 02, Township 17 North, Range 1 East, Seward Meridian, Alaska, Palmer Recording District, and containing 79.89 acres more or less, continued on page 2*.

is not made for the purpose of, or in connection with a present or projected subdivision development, and

WHEREAS, the tract(s) created from the above described parcel are described as follows:

Parcel #1-See page 3
Parcel #2-See page 4
Parcel #3-See page 5
Parcel #4-See page 6

which do not fall within the general intent of subdivision, and

WHEREAS, the applicant has complied with all the requirements set forth in Matanuska-Susitna Borough, Title 16, Chapter 16.05.022 B Waivers, and the Matanuska-Susitna Borough Coastal Management Plan, except as indicated on page 2 of this Resolution, if any:

NOW THEREFORE, BE IT RESOLVED that the Platting Authority for the Matanuska-Susitna Borough does grant a waiver of the platting requirement for the aforescribed tract:

APPROVED AND ADOPTED BY THE MATANUSKA-SUSITNA BOROUGH PLATTING AUTHORITY THIS 23rd day of May, 1997.

ATTEST:

Marilyn McLean
Platting Clerk



SON. Duff
Planning Director

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COMMENTS FROM STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, IF ANY:

N/A at time of recording.

COMMENTS FROM MATANUSKA-SUSITNA BOROUGH, DEPARTMENT OF PUBLIC WORKS, IF ANY:

Any new accesses from Highlands Circle need to be permitted prior to commencement of construction.

COMMENTS FROM MATANUSKA-SUSITNA BOROUGH REGARDING USEABLE AREA:

Verification has been submitted under the seal of a Registered Professional Engineer, confirming that the useable area requirements of Title 16 are met.

Archie Giddings #8483

No individual water supply system or sewage disposal system shall be permitted on any Lot, Tract or Parcels unless the system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska, Department of Environmental Conservation, which governs those systems.

COMMENTS FROM MSB COASTAL MANAGEMENT PLAN, IF ANY: Local Coastal Management Plan consistency subject to state and federal agencies review. To include but not limited to Alaska Department of Fish and Game, Department of Environmental Conservation and the Army Corps of Engineers.

Subject to 50 foot and 100 foot wide Public Use Easement roads with 50 foot radius cul-de-sacs and utility easements as shown on the Record of Survey Plat # 96-94, and Public Use Easement recorded in Book 878 Pages 018 through 024, recorded at the Palmer Recording District.

RETURN TO: MSB
350 E. Dahlia Ave.
Palmer, AK 99645

PARCEL NO. 1
LEGAL DESCRIPTION

A Parcel of land located within the W 1/2 SW 1/4 of Section 2, Township 17 North, Range 1 East, Seward Meridian, Palmer Recording District, State of Alaska, and more particularly described as follows:

Beginning at the quarter corner of Sections 2 and 11, marked by a found 2 1/4" General Land Office brass cap monument set in 1913;

thence N89°58'00"W 2637.34 feet along the section line of Sections 2 and 11 to the section corner of Sections 2, 3, 10, 11, marked by a found 2 1/2" General Land Office brass cap monument set in 1913, this line being the "BASIS OF BEARING" for this description;

thence N00°04'32"W 2638.75 feet along the section line of Sections 2 and 3 to the quarter corner of said sections, marked by a set 2 1/8" aluminum capped monument on a 30" galvanized iron pipe, this point being the "TRUE POINT OF BEGINNING" for this description;

thence S89°59'32"E 531.33 feet along the center quarter line of Section 2 to a corner common to Parcels 1 & 4, marked by a set 5/8" X 30" rebar w/red plastic cap marked "C.L.S. 7074-S";

thence S42°11'55"E 582.83 feet along the line common to Parcels 1 & 4 to a point at the easement line of the Public Use Easement (P.U.E.) road, (Highlands Circle) marked by a set 5/8" X 30" rebar w/red plastic cap;

thence S42°11'55"E 25.09 feet along the line common to Parcels 1 & 4 to the center line of the P.U.E. road;

thence S42°55'29"W 220.00 feet along the centerline of the P.U.E. road, to a corner common to Parcels 1 & 2;

thence N49°30'00"W 25.02 feet along the line common to Parcels 1 & 2, to a point at the easement line of the P.U.E. road, marked by a set 5/8" X 30" rebar w/red plastic cap;

thence N49°30'00"W 474.98 feet along the line common to Parcels 1 & 2 to the corner of said parcels, marked by a set 5/8" X 30" rebar w/red plastic cap;

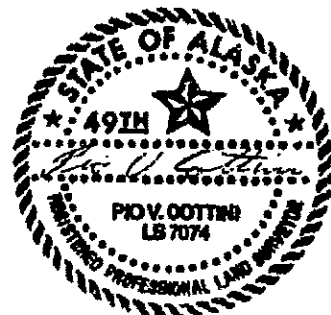
thence S81°13'12"W 414.02 feet along the line common to Parcels 1 & 2 to the corner of said parcels, at the section line of Sections 2 & 3, marked by a set 5/8" X 30" rebar w/red plastic cap;

thence N00°04'32"W 350.00 feet along the section line of Sections 2 & 3 to the "TRUE POINT OF BEGINNING" for this description.

Containing 6.63 acres more or less.

Subject to a 25 foot wide Public Use Easement and utility easements as shown on the Record Of Survey Plat #96-94, and Public Use Easement recorded in Book 878 Pages 018 through 024, recorded at the Palmer Recording District.

A Record Of Survey plat of this waiver parcel is to be recorded in 1997.



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PARCEL NO. 2
LEGAL DESCRIPTION

A Parcel of land located within the W 1/2 SW 1/4 of Section 2, Township 17 North, Range 1 East, Seward Meridian, Palmer Recording District, State of Alaska, and more particularly described as follows:

Beginning at the quarter corner of Sections 2 and 11, marked by a found 2 1/4" General Land Office brass cap monument set in 1913;
thence N89°58'00"W 2637.34 feet along the section line of Sections 2 and 11 to the section corner of Sections 2, 3, 10, 11, marked by a found 2 1/2" General Land Office brass cap monument set in 1913, this line being the "BASIS OF BEARING" for this description;
thence N00°04'32"W 2036.81 feet along the section line of Sections 2 & 3 to the "TRUE POINT OF BEGINNING" for this description, marked by a set 5/8" X 30" rebar w/red plastic cap marked "C.L.S. 7074-S";
thence S77°43'56"E 629.24 feet along the line common to Parcels 2 & 3 to a point on the easement line of the Public Use Easement (P.U.E.) road, (Highlands Circle) marked by a set 5/8" X 30" rebar w/red plastic cap;
thence S77°43'56"E 50.00 feet along the line common to Parcels 2 & 3 to the radius point of the cul-de-sac of the P.U.E. road;
thence N42°55'29"E 184.00 feet along the centerline of the P.U.E. road to a corner common to Parcels 1 & 2;
thence N49°30'00"W 25.02 feet along the line common to Parcels 1 & 2, to a point at the easement line of the P.U.E. road, marked by a set 5/8" X 30" rebar w/red plastic cap;
thence N49°30'00"W 474.98 feet along the line common to Parcels 1 & 2 to the corner of said parcels, marked by a set 5/8" X 30" rebar w/red plastic cap;
thence S81°13'12"W 414.02 feet along the line common to Parcels 1 & 2 to the corner of said parcels, at the section line of Sections 2 & 3, marked by a set 5/8" X 30" rebar w/red plastic cap;
thence S00°04'32"E 251.94 feet along the section line of Sections 2 & 3 to the "TRUE POINT OF BEGINNING" for this description.

Containing 5.32 acres more or less.

Subject to a 25 foot wide Public Use Easement, a 50 foot radius cul-de-sac Public Use Easement and utility easements as shown on the Record Of Survey Plat #96-94, and Public Use Easement recorded in Book 878 Pages 018 through 024, recorded at the Palmer Recording District. Also subject to a 10' X 50' drainage easement that starts at the northwesterly edge of the Public Use Easement cul-de-sac line and runs northwesterly 50 feet and is centered on the existing drainage swale. This drainage swale that drains the ditch line of the cul-de-sac shall not be blocked or filled and must be maintained as a drainage swale.

A Record Of Survey plat of this waiver parcel is to be recorded in 1997.



PARCEL NO. 3
LEGAL DESCRIPTION

A Parcel of land located within the W 1/2 SW 1/4 of Section 2, Township 17 North, Range 1 East, Seward Meridian, Palmer Recording District, State of Alaska, and more particularly described as follows:

Beginning at the quarter corner of Sections 2 and 11, marked by a found 2 1/4" General Land Office brass cap monument set in 1913;

thence N89°58'00"W 2637.34 feet along the section line of Sections 2 and 11 to the section corner of Sections 2, 3, 10, 11, marked by a found 2 1/2" General Land Office brass cap monument set in 1913, this line being the "BASIS OF BEARING" for this description;

thence N00°04'32"W 2036.81 feet along the section line of Sections 2 & 3 to the "TRUE POINT OF BEGINNING" for this description, marked by a set 5/8" X 30" rebar w/red plastic cap marked "C.L.S. 7074-S";

thence S77°43'56"E 629.24 feet along the line common to Parcels 2 & 3 to a point on the easement line of the Public Use Easement (P.U.E.) road, (Highlands Circle) marked by a set 5/8" X 30" rebar w/red plastic cap;

thence S77°43'56"E 50.00 feet along the line common to Parcels 2 & 3 to the radius point of the cul-de-sac of the P.U.E. road;

thence S50°07'24"W 50.00 feet along the line common to Parcels 3 & 4, to a point at the easement line of the P.U.E. road, marked by a set 5/8" X 30" rebar w/red plastic cap;

thence S50°07'24"W 813.68 feet along the line common to Parcels 3 & 4 to the corner of said parcels, at the section line of Sections 2 & 3, marked by a set 5/8" X 30" rebar w/red plastic cap;

thence N00°04'32"W 698.06 feet along the section line of Sections 2 & 3 to the "TRUE POINT OF BEGINNING" for this description.

Containing 5.32 acres more or less.

Subject to a 50 foot radius cul-de-sac Public Use Easement and utility easements as shown on the Record Of Survey Plat #96-94, recorded in Book 878 Pages 018 through 024, recorded at the Palmer Recording District.

A Record Of Survey plat of this waiver parcel is to be recorded in 1997.



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PARCEL NO. 4
LEGAL DESCRIPTION

A Parcel of land located within the W 1/2 SW 1/4 of Section 2, Township 17 North, Range 1 East, Seward Meridian, Palmer Recording District, State of Alaska, and more particularly described as follows:

The W 1/2 SW 1/4 Section 2, Township 17 North, Range 1 East, Seward Meridian, Alaska, excepting Parcels No. 1, 2 & 3.

Containing 62.63 acres more or less.

Subject to 50 foot and 100 foot wide Public Use Easement roads with 50 foot radius cul-de-sacs and utility easements as shown on the Record Of Survey Plat #96-94, and Public Use Easement recorded in Book 878 Pages 018 through 024, recorded at the Palmer Recording District.

A Record Of Survey plat of this waiver parcel is to be recorded in 1997.

97-007863

30 sec

: PALMER REC. DISTRICT

REQUESTED BY

Cottin
Land Surveying

97 MAY 23 PM 3 30

