


SUBJECT: REQUEST TO VACATE THE EXISTING 60' RADIUS CUL-DE-SAC ON N. SUN VALLEY DRIVE, CREATED BY MARGARET'S SUBDIVISION, PLAT NO. 2020-83, TO BE REPLACED BY A 60' RADIUS CUL-DE-SAC APPROXIMATELY 100' TO THE NORTH TO PROVIDE FRONTAGE FOR NEW LOTS CREATED BY BASE CAMP SUBDIVISION; LOCATED WITHIN SECTION 35, TOWNSHIP 19 NORTH, RANGE 01 EAST, SEWARD MERIDIAN, ALASKA, LYING EAST OF N. PALMER-FISHHOOK ROAD AND DIRECTLY NORTH OF N. SUN VALLEY DRIVE.

AGENDA: SEPTEMBER 7, 2021

ASSEMBLY ACTION:

Approved under the Consent agenda 9-7-21 

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY MIKE BROWN, BOROUGH MANAGER:

WBS

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>WBS</i>	
	Planning Director	<i>WBS</i>	
	Finance Director	<i>WBS</i>	
	Borough Attorney	<i>WBS</i>	
	Borough Clerk	<i>WBS</i>	

ATTACHMENT (S): Fiscal Note: Yes _____ No X

Platting Board Minutes, 08/05/2021 (10 pages)
 Notification of Action (4 pages)
 Vicinity Map (4 pages)

REASON FOR REQUEST: The request is to vacate an existing 60' radius on N. Sun Valley Drive, created by Margaret's Subdivision, Plat No. 2020-83, to be replaced by a 60' radius cul-de-sac approximately 100' to the north, to provide frontage for new lots created by Base Camp Subdivision. Located within Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska, lying directly north of N. Sun Valley Drive and east of N. Palmer-Fishhook Road. The vacation of this existing cul-de-sac allows for the extension of N. Sun Valley Drive.

SUMMARY STATEMENT: On August 5, 2021 (written decision August 13, 2021), the Platting Board approved the vacation of the existing 60' radius cul-de-sac.

RECOMMENDATION OF ADMINISTRATION: Staff recommends the Assembly approve the vacation of the 60' radius cul-de-sac, as the Platting Board's decision is consistent with MSB 43.15.035 (B). MSB 43.15.035(B) allows for the vacation of right-of-way as equal or better access to all areas affected by the vacation is provided.

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 5, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2, Chair
Mr. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair
Mr. Alan Leonard, District Seat #7
Ms. Barbara Doty, Alternate

Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3
Ms. Amanda Salmon, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Barbara Doty.

C. APPROVAL OF THE AGENDA

Chair Anderson inquired if there were any changes to the agenda

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for July 1, 2021.

GENERAL CONSENT: The minutes for July 1, 2021 were approved without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*

A. Persons to Be Heard *(There are no persons to be heard)*

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS
(There are no Reconsiderations/Appeals)

Exhibit One

6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. SPRUCE ARROW: The request is to create four lots from Tax Parcel B11 (Parcel #1, MSB Waiver 77-47, recorded as 77-90w), to be known as Spruce Arrow, containing 4.44 acres +/- . The plat is located south of E. Palmer Wasilla Highway (Tax ID # 17N01E02B011); located within the NW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Owner/Petitioner: Criterion General Inc.; Surveyor: HLS; Staff: Amy Otto-Buchanan)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 90 public hearing notices were mailed out on July 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-095.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

The Petitioner and/or the petitioner's representative passed on giving an overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Craig Hanson, the petitioner's representative, had no comments and agrees with all the recommendations.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Spruce Arrow with 8 recommendations. The motion was seconded by Platting Member Fernandez.

Discussion by the board on the Palmer-Wasilla Highway and the traffic issues.

VOTE: The motion passed with all in favor. There are 7 findings of fact.

B. CHILLIGAN NORTH: The request is to create 12 lots from Tract A, Hand Subdivision, Plat No. 2004-38, to be known as Chilligan North, containing 17.06 acres +/- . Petitioner will be extending S. Chilligan Drive for access to the new lots. The plat is located north of E. Fairview Loop and south of S. Bay View Drive, within the city limits of Wasilla (Tax ID #5510000T00A); located within the NE ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4. (*Owner/Petitioner: Andrei Prokoshev; Surveyor: HLS; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 87 public hearing notices were mailed out on July 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-105.
- Staff recommends approval of the case with findings of fact and conditions.
- Finding #7 modified by staff in their report.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner and/or the petitioner's representative passed on giving an overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person asked the board if they received their letter of concern and objection: Ms. Twila Thompson.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Craig Hanson, the petitioner's representative, gave an overview on the project. Would like to change recommendation #5 regarding the road standards and where to update the road. Went over the maps and where the road location is in regard to recommendation #5 with the board.

TIME: 1:32 P.M.

CD: 0:32:07

BREAK

TIME: 1:40 P.M.

CD: 0:39:40

Discussion ensued by the Platting Board on the traffic count and road construction to the project.

Mr. Criag Hanson, the petitioner's representative, finished his presentation.

The Platting Board asked the petitioner's representative if they would like to continue the case to answer the traffic and road issues. They agreed to the continuance.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Doty moved to continue the preliminary plat for Chilligan North to August 19, 2021. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion to continue the case passed with all in favor.

TIME: 1:49 P.M.

CD: 0:49:04

C. BASE CAMP: The request is to create five lots from Tract C2, Margaret's Subdivision, Plat No. 2020-83, to be known as Base Camp, containing 39.9 acres +/- . Petitioner is requesting the vacation of the existing cul-de-sac, to be replaced by a new cul-de-sac for access to the new lots. The plat is located east of N. Palmer-Fishhook Road and is accessed by N. Sun Valley Drive, (Tax ID #8041000T00C2); located within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. Within the Fishhook Community Council and in Assembly District #6. (*Owner/Petitioner: Steven R. & Debbie Rowland, Rowland Properties LLC; Surveyor: Recon; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 45 public hearing notices were mailed out on July 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-103/104.
- Staff recommends approval of the case with findings of fact and conditions.
- Finding #8 modified by staff in their report.
- Recommendation #5 modified by staff in their report.
- Answered platting board questions.

FINDINGS:

- Modify #8: There were no objections from the public in response to the Notice of Public Hearing; concerns were received.

RECOMMENDATIONS:

- Modify #5: Grant a Public Use Easement from the new cul-de-sac to connect with the Public Use Easement in the northwest corner. Public Use Easement not required to be constructed beyond the new cul-de-sac.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Steve Rowland, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the water supply and the wells in the area. Concerned on construction traffic and development: Mr. Thomas Green.

The following person spoke regarding their concerns on the infrastructure of the road standards, as it is very narrow and unsafe. Concerned on the water and wells with the new development: Mr. Marcel Wyman.

The following person spoke regarding their concerns on the roadway curves and if widening the road will help: Mr. Gregory Shoemaker.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Steve Rolland, the petitioner's representative, would like to remove or change recommendation #4b. Agrees with staff's recommendation on changes to recommendation #5. Answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Base Camp and the vacation of the cul-de-sac, with 10 recommendations. Modify Recommendation #5. The motion was seconded by Platting Member Leonard.

Amended

MOTION: Platting Member Vau Dell moved to divide the question on the motion and recommendation #5. The motion was seconded by Platting Member Fernandez.

Amended

VOTE: The motion to divided the question passed with all in favor.

Amended

MOTION: Platting Member Fernandez moved to withdrawl the main motion. The motion was seconded by Platting Member Leonard.

Amended

VOTE: The motion to withdrawl the main motion passed with all in favor by general consent.

MAIN

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Base Camp, with 10 recommendations. The motion was seconded by Platting Member Doty.

Amended

MOTION: Platting Member Fernandez moved to amend the motion to add recommendation #5. The motion was seconded by Platting Member Doty.

Amended

VOTE: The motion to add recommendation #5 passed with all in favor by general consent.

Discussion by the board on recommendation #4b and the traffic Impact Mitigation on the roads.

The board allowed Ms. Marcel Wyman to comment on the PUE to the north of the property for more information regarding access to the property.

Main

VOTE: The motion to approve the preliminary plat for Base Camp passed with 6 in favor (Cottini, Vau Dell, Leonard, Anderson, Bush, Doty) and 1 against (Fernandez). There are 8 finding of facts and 10 Recommendations with changes and modifications.

TIME: 2:53 P.M.

CD: 01:52:11

BREAK

TIME: 3:03 P.M.

CD: 02:02:35

Platting Member Doty was recused from Cloverdale Master Plan due to an emergency phone call.

D. CLOVERDALE MASTER PLAN: The request is to create 27 lots and three tracts, by a three-phase master plan, from Tax Parcel A1, to be known as **CLOVERDALE MASTER PLAN**, containing 132.3 acres +/- . The plat is located north of W. King Arthur Drive and east of W. Parks Highway at Milepost #47, (Tax ID # 18N03W27A001); located within the NE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within the City of Houston and in Assembly District #7. (Owner/Petitioner: Norwood A. & Alma Jane Long Revocable Trust; Surveyor: Keystone; Staff: Amy Otto-Buchanan)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 37 public hearing notices were mailed out on July 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-096.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Gary LoRusso, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, gave a description on the project and agrees with all recommendations. Answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Cloverdale Master Plan, with 7 recommendations. The motion was seconded by Platting Member Fernandez.

Discussion ensued by the board members on the lay of the land and flood plain area.

Platting Member Doty voiced that she is recusing herself from voting due to the emergency phone call and she was not in the chambers for the presentation of the case and discussion.

VOTE: The motion passed with all in favor. There are 7 findings of fact.

E. SPRING HILL: The request is to create 11 lots and 1 tract from Tract 2, Basil Springs Survey, Plat #70-41, to be known as Spring Hill, containing 36.7 acres +/- . Petitioner will be constructing roads to provide internal access. The property is located south of N. Trunk Road along N. Palmer-Fishhook Road (Tax ID # 3006000T002); lying within the SE ¼ Section 24, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council Farm Loop and Assembly District #1. (*Owner/Petitioner: Spring Hill Development, LLC / Kevin Sorensen; Surveyor: Keystone; Staff: Fred Wagner*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 126 public hearing notices were mailed out on July 14, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-092.
- Staff recommends approval of the case with findings of fact and conditions.
- Modify finding #7: There were 3 objections . . .

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns about the development by his lot and on ground grading with traffic access: Mr. Michael Swart.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, gave a description on the project and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Spring Hill, with 10 recommendations and modifications from staff on finding #7. The motion was seconded by Platting Member Cottini.

VOTE: The motion passed with all in favor. There are 7 findings of fact.

TIME: 3:39 P.M.

CD: 02:38:31

F. ASLS 2020-18: The request is to create one Tract for an Alaska State Land Survey (ASLS), to be known as ASLS 2020-18, containing 5.00 acres +/- . Petitioner is requesting a variance from MSB 43.20.281 Area. This remote parcel is in the northeast section of the Mat-Su Borough approximately 18 miles south of the Denali Highway. Access to the property is Fly-In to an unnamed lake. The property is located within protracted Section 22, Township 12

North, Range 08 West, Copper River Meridian, Alaska. In Assembly District #1.
(Owner/Petitioner: Kenneth Perkins / State of Alaska DNR; Surveyor: McClintock; Staff: Fred Wagner)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 7 public hearing notices were mailed out on July 14, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-093.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner and/or the petitioner's representative passed on giving an overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Travis Beril, the petitioner's representative, gave a description on the project and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for ASLS 2020-18 and the vacation from MSB 43.20.281(A)(1) Area, with 7 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent. There are 7 findings of fact.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(There are no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS
A. Adjudicatory (if needed)
B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on August 19, 2021. Gave an update of the platting workload and the process of hiring a new platting technician.

Ms. Von Gunten asked the board to speak more into the microphones when speaking. Informed the chairman on announcing attendance information under board comments.

9. BOARD COMMENTS

- Platting Member Leonard will be gone for the September 16 meeting. Had no comments.
- Platting Member Doty will not be available as an alternate for the September 16 meeting. Had no comments.
- Platting Member Cottini had no comments.
- Platting Member Vau Dell commented on speaking procedures.
- Platting Member Fernandez commented on motion procedures.
- Platting Member Bush will be gone for the September 16 meeting. Had no comments.
- Platting Member Anderson talked on the motion procedures. Reminded the board members to let the clerk know if they cannot make a meeting to let the clerk know right away so an alternate can attend and they can also review the packet in a timely manner. Thanked staff and the board for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 3:58 p.m. (CD: 02:58:17)

LAMARR ANDERSON,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____



MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

August 13, 2021

Rowland Properties, LLC
1100 N. Tranquility Road
Palmer, AK 99645

Case #: **2021-103/104**

Case Name: **BASE CAMP & PUE**

Action taken by the Platting Board on August 5, 2021 is as follows:

THE PRELIMINARY PLAT FOR BASE CAMP AND THE VACATION OF THE CUL-DE-SAC WAS APPROVED AND WILL EXPIRE ON AUGUST 13, 2027 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS
Platting Officer

sv

cc: DPW – Jamie Taylor

Recon
565 W. Recon Circle
Palmer, AK 99645

Additional Plat Reviews After 2nd Final are \$100.00 Each

Exhibit Two

Billie Haan
Scott Haan
PO Box 279
Palmer, AK 99645

Thomas Green
9101 N. Sun Valley Dr.
Palmer, AK 99645

Marcel Wyman
9101 N. Sun Valley Dr.
Palmer, AK 99645

Gregory Shoemaker
8801 Blue Mountain Lane
Palmer, AK 99645

FINDINGS of FACT:

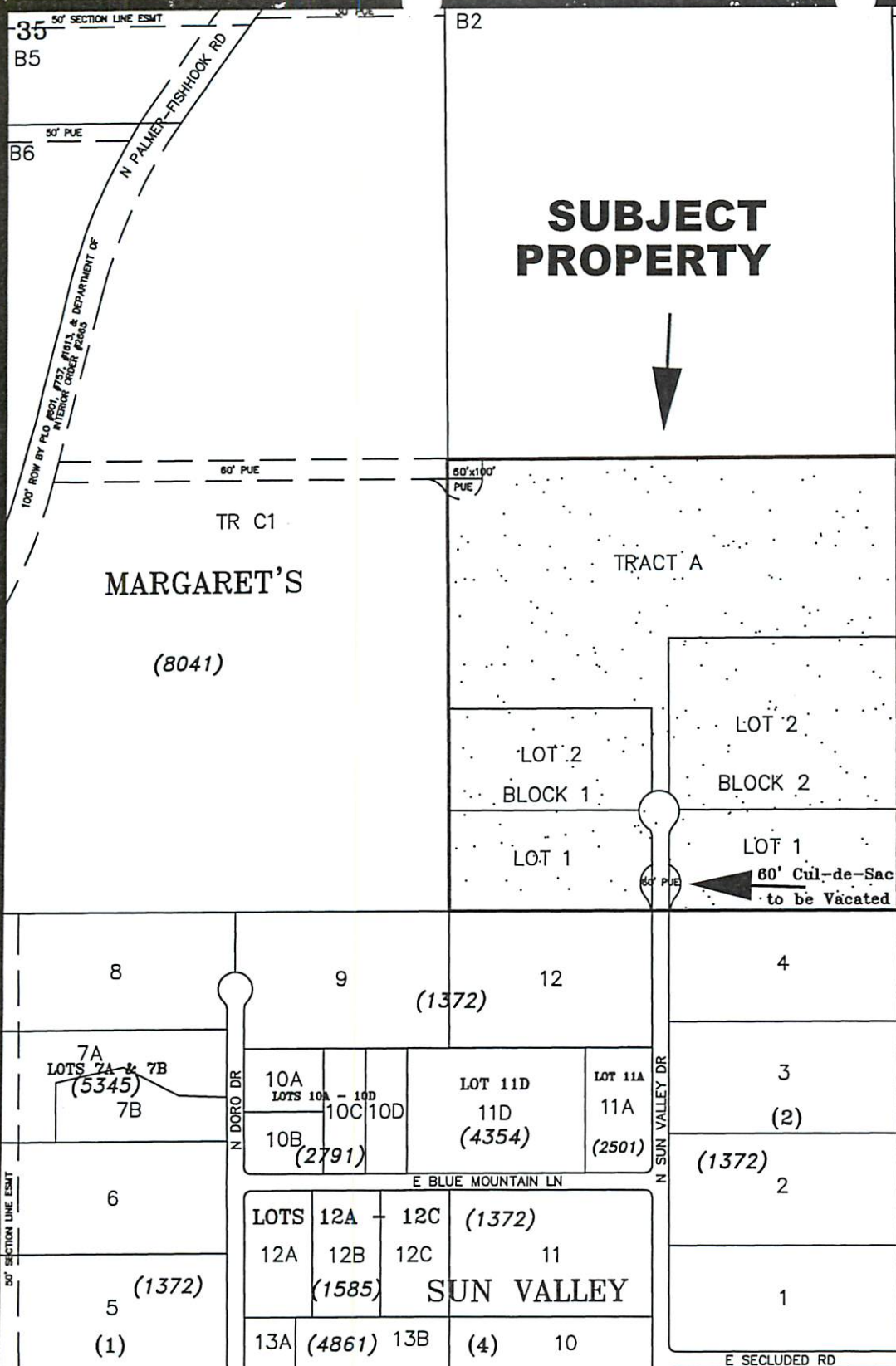
1. The plat of Base Camp is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The vacation of the cul-de-sac is consistent with MSB 43.15.035(B) Vacations.
3. A soils report was submitted pursuant to MSB 43.20.281(A)(1). All lots have the required septic area. Tract A is over 400,000 sf and does not require useable area verification, pursuant to MSB 43.20.281(A)(1)(i)(i).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; ADOT&PF; Community Council Fishhook, Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Department of Emergency Services, Community Development, Assessments, Pre-Design Division or Development Services.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing; concerns were recieved.

CONDITIONS of APPROVAL:

The Platting Board approved the preliminary plat for Base Camp and the vacation of the cul-de-sac, contingent upon the following:

1. Obtain approval of the vacation from the Assembly within 30 days of the written decision.
2. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
3. Provide updated Certificate to Plat executed within seven (7) days of recording and submit Beneficiary Affidavit for any holders of a beneficial interest.
4. Construct interior street and cul-de-sac MSB residential street standards:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Provide Traffic Impact Mitigation for Access through existing streets.
 - c. Provide DPW acceptance of the road to Platting staff.

5. Grant a Public Use Easement from the new cul-de-sac to connect with the Public Use Easement in the northwest corner. Public Use Easement not required to be constructed beyond the new cul-de-sac.
6. Provide 15' wide utility easements adjoining the rights-of-way.
7. Pay postage and advertising fees.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED BASE CAMP
LOCATED WITHIN

SECTION 35, T19N, 01E, SEWARD MERIDIAN,
ALASKA

INDEPENDENCE 14 MAP

Exhibit Three

Am 21-081

PALMER FISHHOOK

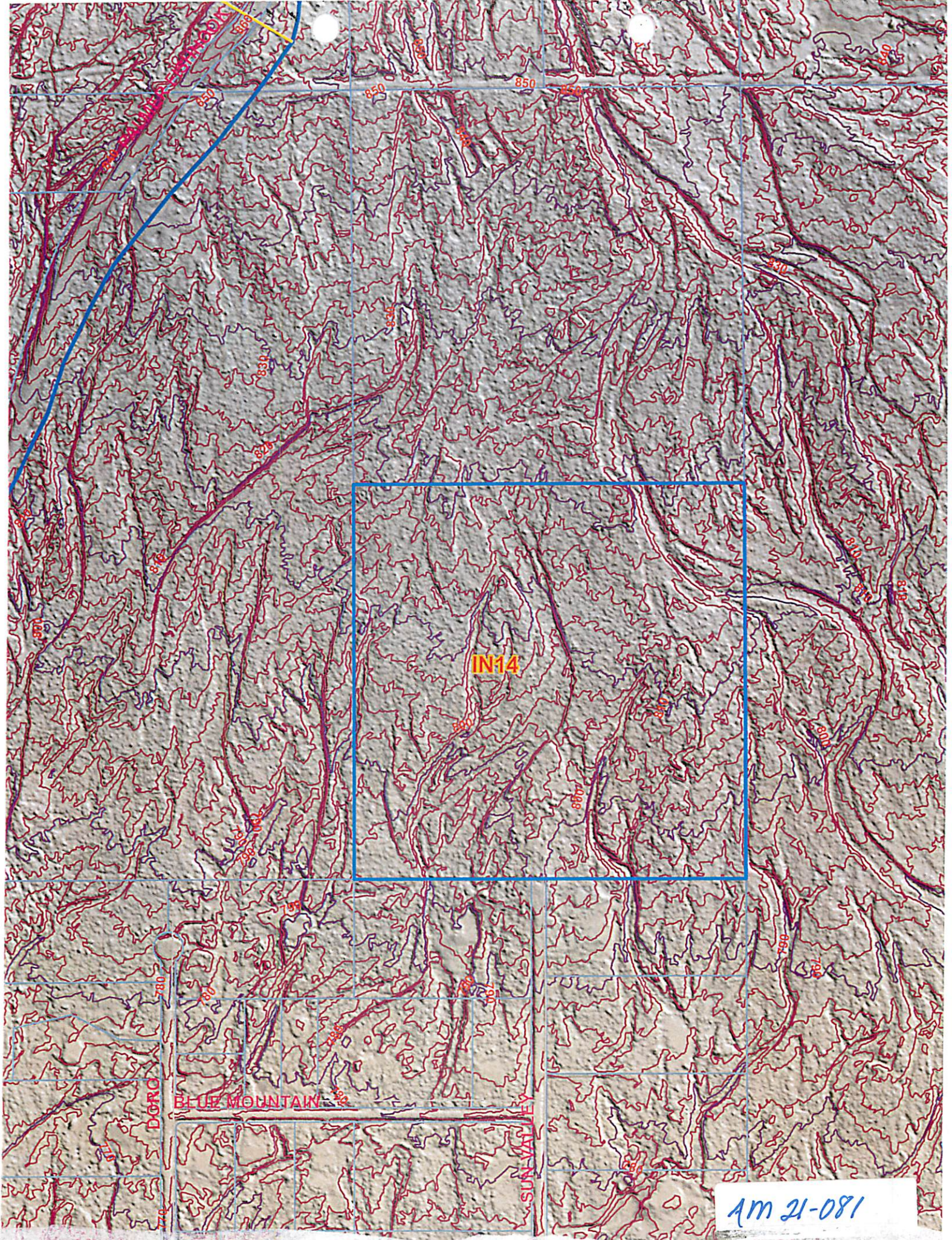
IN14

BLUE MOUNTAIN

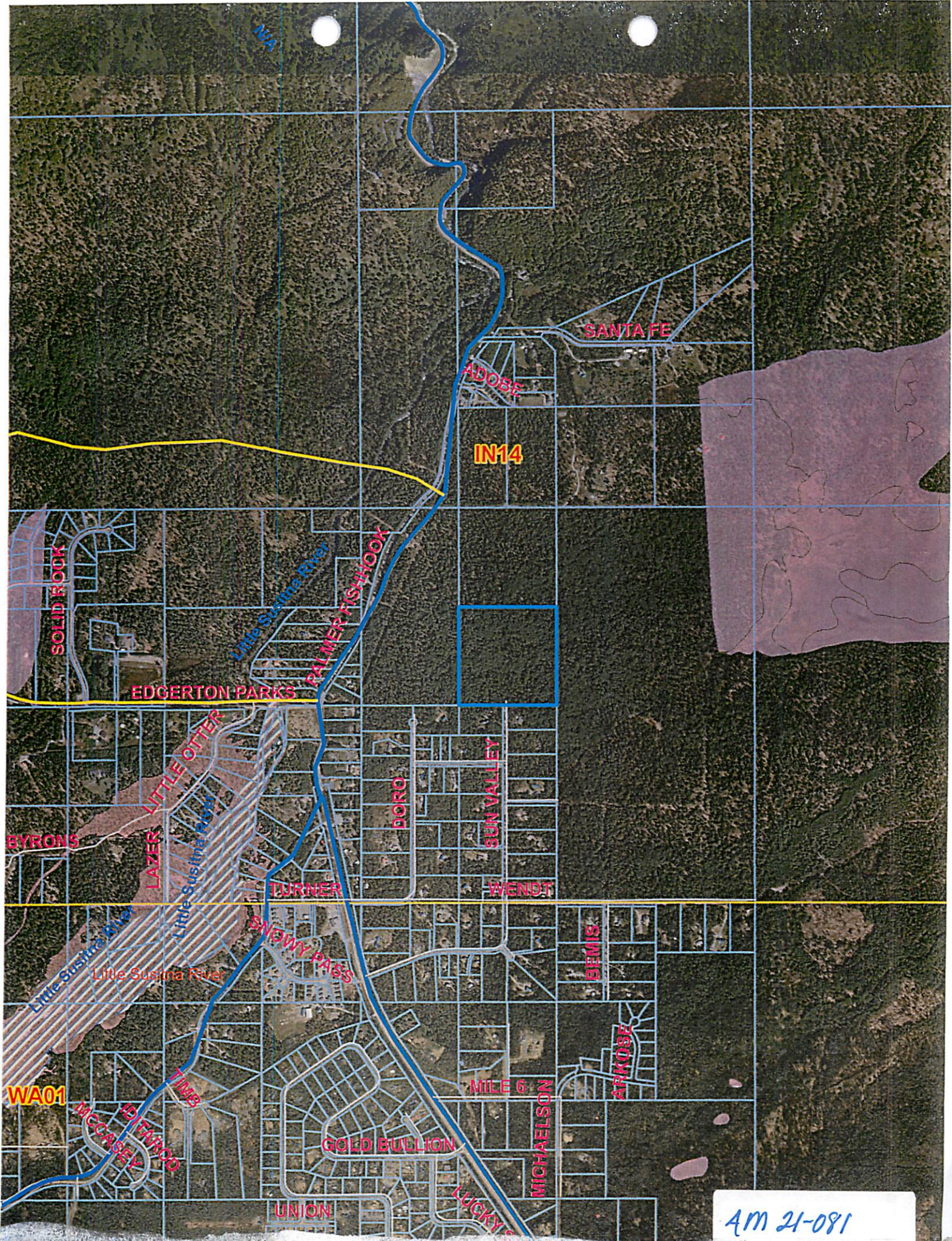
DCRO

SUN VALLEY

Am 21-081



4M 21-081



4M 21-081