DENALI BOROUGH, ALAKSA
PLANNING COMMISSION

RESOLUTION NO. PC 16-01

A RESOLUTION PROVIDING PRELIMINARY APPROVAL FOR PLAT 16-01

Replat through vacation of the lot line between lots 14 and 15, block 1
of the Cantwell Heights Subdivision therefore creating lot 14A, Block 1.
Located within section 31, T17S, R7W, F.M. Alaska.

WHEREAS, all formal acts by the Planning Commission must be by resolution; and

WHEREAS, Plat 16-01 has been submitted for preliminary approval; and

WHEREAS, the aforementioned plat has been reviewed by the Denali Borough Planner; and it has been found to meet Denali Borough standards; the land office recommends approval as presented; and

WHEREAS, lots 14 and 15, Block 1 1 of the Cantwell Heights Subdivision are both owned by the applicants; and

WHEREAS, the aforementioned request has been reviewed by the Denali Borough Planning Commission.

NOW THEREFORE BE IT RESOLVED, The Planning Commission is providing preliminary approval for the replat through the vacation of the lot line between lots 14 and 15, block 1 of the Cantwell Heights Subdivision creating lot 14A, Block 1.

BE IT FURTHER RESOLVED, the Denali Borough Planning Office shall adjudicate the final plat within two (2) years of the Planning Commission preliminary approval.

PASSED and APPROVED by the Denali borough Planning Commission this 19th day of January, 2016.

_____
Sidney Michaels, Presiding Officer

ATTEST: _____
Amber Renshaw, Deputy Clerk

VOTE: YEA –
NAY –
ABSENT –BRAUN

DENALI BOROUGH

P.O. Box 480 · Healy, Alaska 99743
Phone (907) 683-1330 · FAX (907) 683-1340

Staff Report

Case File:16-01
Replat through Vacation of a property Line **Date: 1/4/2016**

Owner:
Lance & Dana Williams
PO Box 203
Cantwell, AK 99729

Owner Representative:
Pilch Land Surveying
Paul Pilch
PO Box 641
Willow, AK 99688

Property Description:

Lots 14 and 15, block 1 of the Cantwell Heights Subdivision
Creating lot 14A, Block 1.
Located within section 31, T17S, R7W, F.M. Alaska within the Denali Borough, Nenana Recording District.

Lot Size:
Lot 14A: 1.16 acres

Request:

The purpose of this request is to grant preliminary approval for replat through the vacation of the lot line between lots 14 and 15, block 1 of the Cantwell Heights Subdivision therefore creating lot 14A, Block 1 of the Cantwell Heights Subdivision.

I. APPLICABLE STANDARDS:

A. A.S. 40.15.070-075
B. Title 29: Section 35.180
C. Chapter 5.25, Denali Borough Municipal Code
D. Chapter 5.30, Denali Borough Municipal Code
E. Chapter 9.10, Denali Borough Municipal Code
F. 2001 Denali Borough Comprehensive Plan

II. SUMMARY:

Lance and Dana Williams would like to vacate the property line between lots 14 and 15 of block 1 in the Cantwell Heights Subdivision because they built their house and septic crossing the property line. Lot 14 is 0.579 acres (25,231 sq ft) and lot 15 is 0.578 acres (25,166 sq ft). Vacating the property line will create a 1.16 acre parcel. Lance and Dana

believed the 0.5 acre lots were small and wanted to have a 1 acre parcel when they refinance their house.

III. RECCOMENDATION:

The land office has reviewed the preliminary plat and recommends approval as presented. Lance and Dana own both lots and Golden Valley Electric Association (GVEA) released interest in the 30 foot easement (15 foot each side) on the property line between lot 14 and 15 in 2001 there should be no objection to vacating the property line. I have no objection to taking two 0.5 acre lots and making them into a lot over 1 acre. This just brings the new lot to over the borough's minimum 40,000 square foot lot size for public safety.

Planner Signature

1-4-16

Date

DENALI BOROUGH
SUBDIVISION APPLICATION

PO Box 480
Healy, Alaska 99743
Phone: (907) 683-1330 Fax: (907) 683-1340
www.denaliborough.govoffice.com

Clay Walker, Mayor

Site Size: 1 **Acres** | **Case File No:** 16-01

Type of Application:

☐ Subdivision ☐ Short Plat ☐ Replat ☒ Vacation ☐ Other

Legal Description:

Subdivision: CANTWell Heights Subd. ASLS/U.S. Survey No.: 71-215

Lot: 14/15 Block: 1 Tract: _____

Township: 17S Range: 7W Section(s): 31 ¼ section: _____

Meridian: _____ Other: _____

Applicant:

Name: LANCE AND DANA Williams

Mailing Address: P.O. BOX 163
CANTWell AK. 99729

Telephone: 907-978-0300 Fax: _____

E-mail: Supercub04d@yahoo.com
(zero)

Owner (If different from applicant):

Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

E-mail: _____

Owner Representative (If applicable):

Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

E-mail: _____

Justification for requested replat / vacation:

We would like to vacate the lot line between lots 14 & 15 because the 1/2 acre lots are small and our house and septic cross the lot line. This would allow our house to all be on one lot and make it easier to get financing for the house.

Items to remember for subdivision, replat, and vacations of plats:

1. Please Review the Subdivision Checklist before submitting plat
2. If applicant is not the owner of the property then an authorization form must be signed and notarized by the owner and attached to this application.
3. A letter of non-objection from all utility companies involved in easements must be submitted with this application, such as Golden Valley Electric Association (GVEA) and Mantanuska Telephone Association, Inc. (MTA).
4. Preliminary Plat Submission - compliance with DBC 9.10.070 (D)(1) Platting Standard
   - An electronic pdf copy
     Or
   - Speak with Land Office about submitting paper copies for the number needed
5. Preliminary plats shall be submitted to the DB Land Office sixteen (16) days prior to a regularly scheduled planning commission meeting per DBC 9.10.070.

If the applicant is not the owner of the property then an authorization form from the owner will need to be submitted with the application.

If an entity, such as the Alaska Railroad Corporation or Usibelli Coal Mine, owns the property being modified, a letter stating non-objection to subdividing, vacating, or replatting will suffice in place of an authorization form.

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I am the owner of the property described above and that I desire to modify this property in compliance with the Denali Borough Code (DBC) Chapter 9.10 and certify that to the best of my knowledge and belief that this plat meets DBC 9.10. I understand submitting this application does not assure approval of the plat.

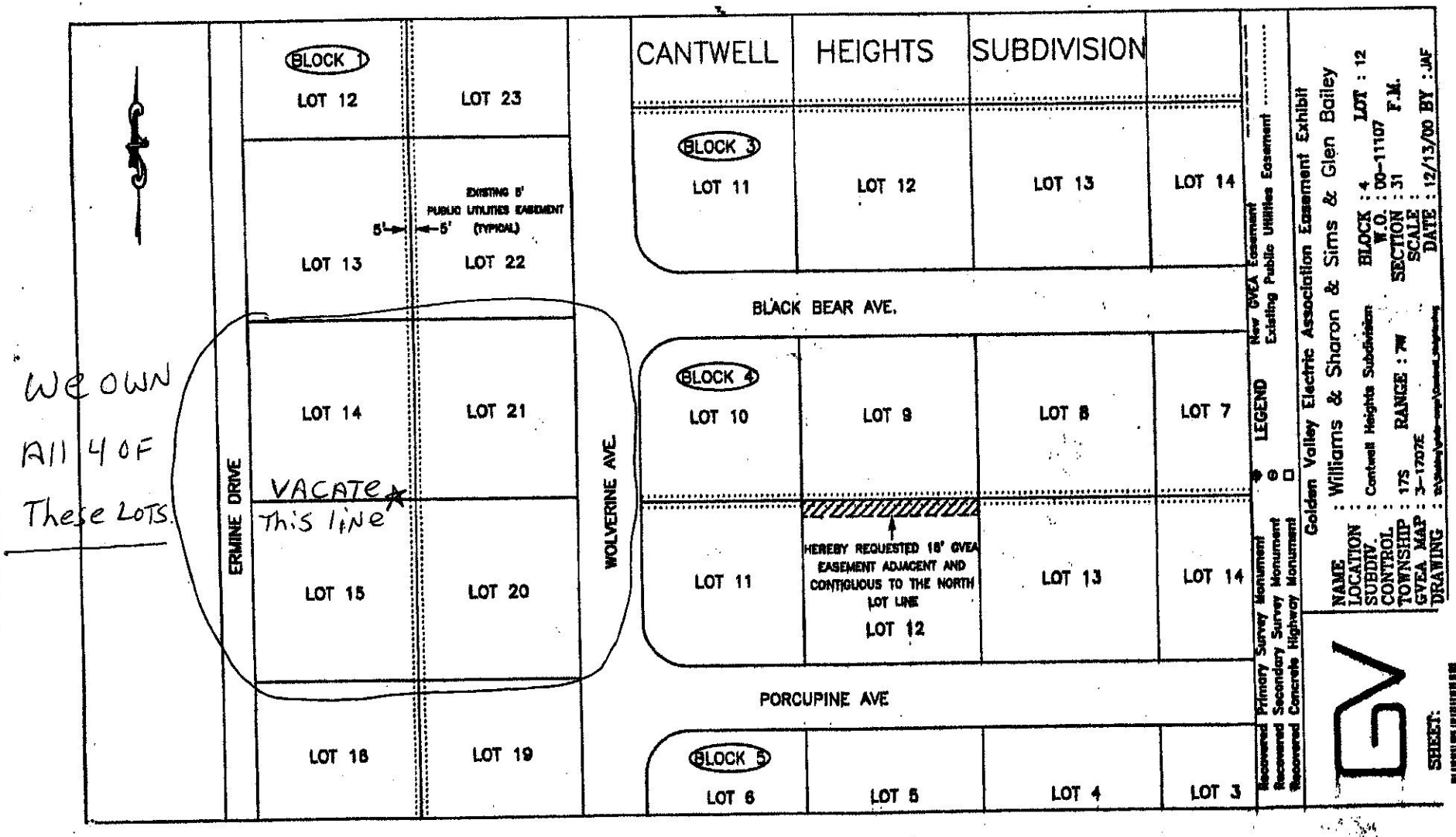
LANCE AND DANA Williams	
Owner(s) Name (PRINT)	Date
Lance Williams	10/26/15
Owner's Signature	Date
Dana Williams	10/26/15
Owner's Signature	Date

APPLICANT'S CERTIFICATION (if not the owner):
I HEREBY CERTIFY THAT I have provided an authorization form from the owner of the property described above and that he/she desires to modify the property in compliance with the Denali Borough Code Chapter (DBC) 9.10. I certify that to the best of my knowledge and belief this plat meets DBC 9.10. I understand submitting this application does not assure approval of the plat.

Applicant(s) Name (PRINT)	Date
Applicant's Signature	Date
Applicant's Signature	Date

REPRESENTATIVE CERTIFICATION:
I HEREBY CERTIFY THAT I have provided an authorization form from the owner of the property and have been granted authorization to act for the owner of the property described above. I will modify this property in conformance with the Denali Borough Code Chapter 9.10 and hereby verify that all of the above statements are true. I am familiar with the code requirements and certify that to the best of my knowledge, belief and professional ability that this plat meets DBC 9.10. I understand submitting this application does not assure approval of the plat.

Representative's Name (PRINT)	Date
Representative's Signature	Date



We own All 4 of These Lots.

2001-000799-0
Recording Dist: 414 - Nenana
12/6/2001 1:29 PM Pages: 1 of 1

ALASKA

Return to:
GVEA
P.O. BOX 71249
FAIRBANKS, AK. 99707-1249

CC

RELEASE OF EASEMENT

Release given this 6th day of December 2001, by GOLDEN VALLEY ELECTRIC ASSOCIATION, INC., of P.O. Box 71249, Fairbanks, Alaska 99707-1249, to Jeffrey E. Filut and Diane L. Minehane of P.O. 84841 Fairbanks, Alaska 99708-84841.

For value received, Golden Valley Electric Association, Inc., does hereby release, remise and or quitclaim any and all interest it may have in that 15 ft. strip of land north of, parallel and contiguous to the south property line of Lot 14 Block One Cantwell Heights Subdivision and that 15 ft. strip of land south of, parallel and contiguous to the north property line of Lot 15 Block One Cantwell Heights Subdivision (Instrument No. 71-215), located within Section 31, Township 17 South, Range 7 West, Fairbanks Meridian, Alaska. NENANA RECORDING DISTRICT

In witness whereof, I, on behalf of Golden Valley Electric Association, Inc., have caused this release to be executed at Fairbanks, Alaska on the 6th day of December 2001.

GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.

Steve Haagenson
President and C.E.O.

ACKNOWLEDGEMENT

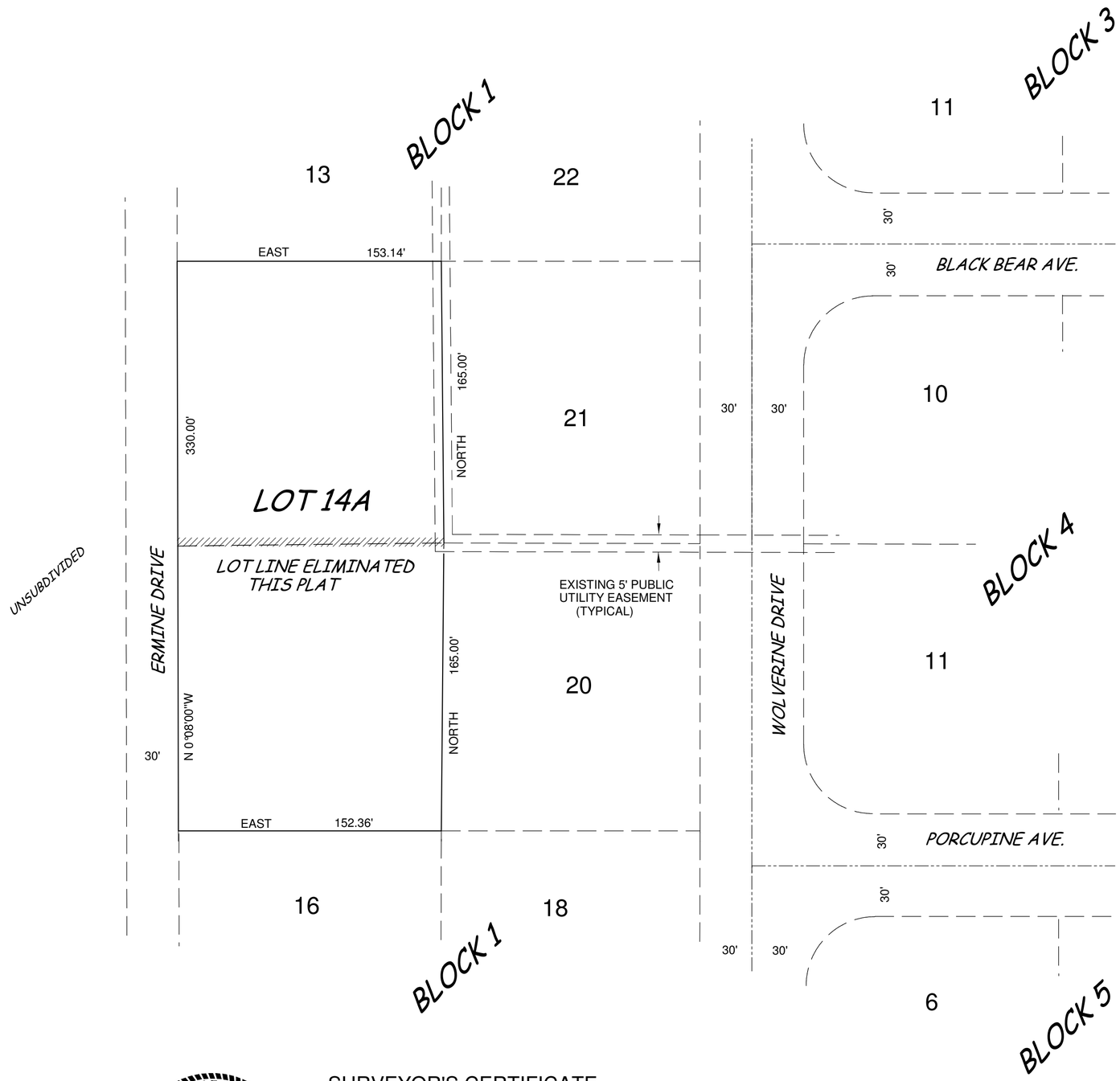
STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

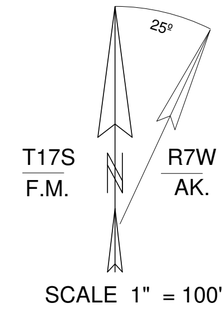
This is to certify that before me, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared STEVE HAAGENSON of GOLDEN VALLEY ELECTRIC ASSOCIATION, INC., and he acknowledged to me that he is the President and C.E.O. for the corporation named in the foregoing instrument, and acknowledged that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act of said corporation. In witness whereof, I have hereunto set my hand and affixed my official seal on the day and year first in this certificate written.

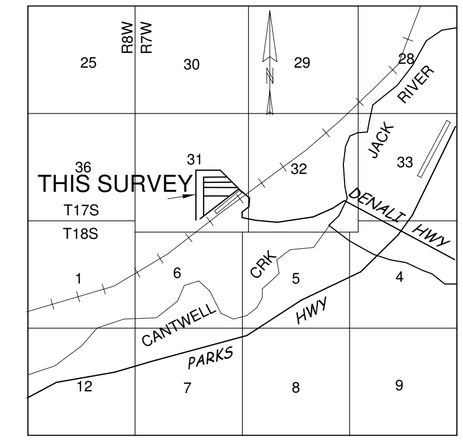
Cheryl K Swift
Notary Public in and for the State of Alaska

My Commission Expires: 11-10-03

CHERYL K. SWIFT NOTARY PUBLIC STATE OF ALASKA







VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF LOTS 14&15 BLOCK 1, CANTWELL HEIGHTS SUBDIVISION, AS SHOWN ON THIS PLAT. WE APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

LANCE J.WILLIAMS
P.O.BOX 203
CANTWELL, ALASKA 99729

DANA M.WILLIAMS
P.O.BOX 203
CANTWELL, ALASKA 99729

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____DAY OF_____, 20_____

BY_____

BY_____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES_____

CERTIFICATE OF PLAT APPROVAL

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE DENALI BOROUGH PLATTING ORDINANCE NO. 96-22 AND APPLICABLE PROVISIONS OF THE LAW AND IS HEREBY APPROVED.

DENALI BOROUGH BY
APPROVING OFFICIAL

DATE

SURVEYOR'S CERTIFICATE

I, PAUL PILCH RLS 7576, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

PAUL P. PILCH RLS 7576S DATE

NOTES

1. ALL DIMENSIONS AND OTHER DETAILS AS SHOWN HEREON ARE FROM THE PLAT OF CANTWELL HEIGHTS SUBDIVISION, PLAT No. 71-215. NENANA RECORDING DISTRICT, ALASKA.

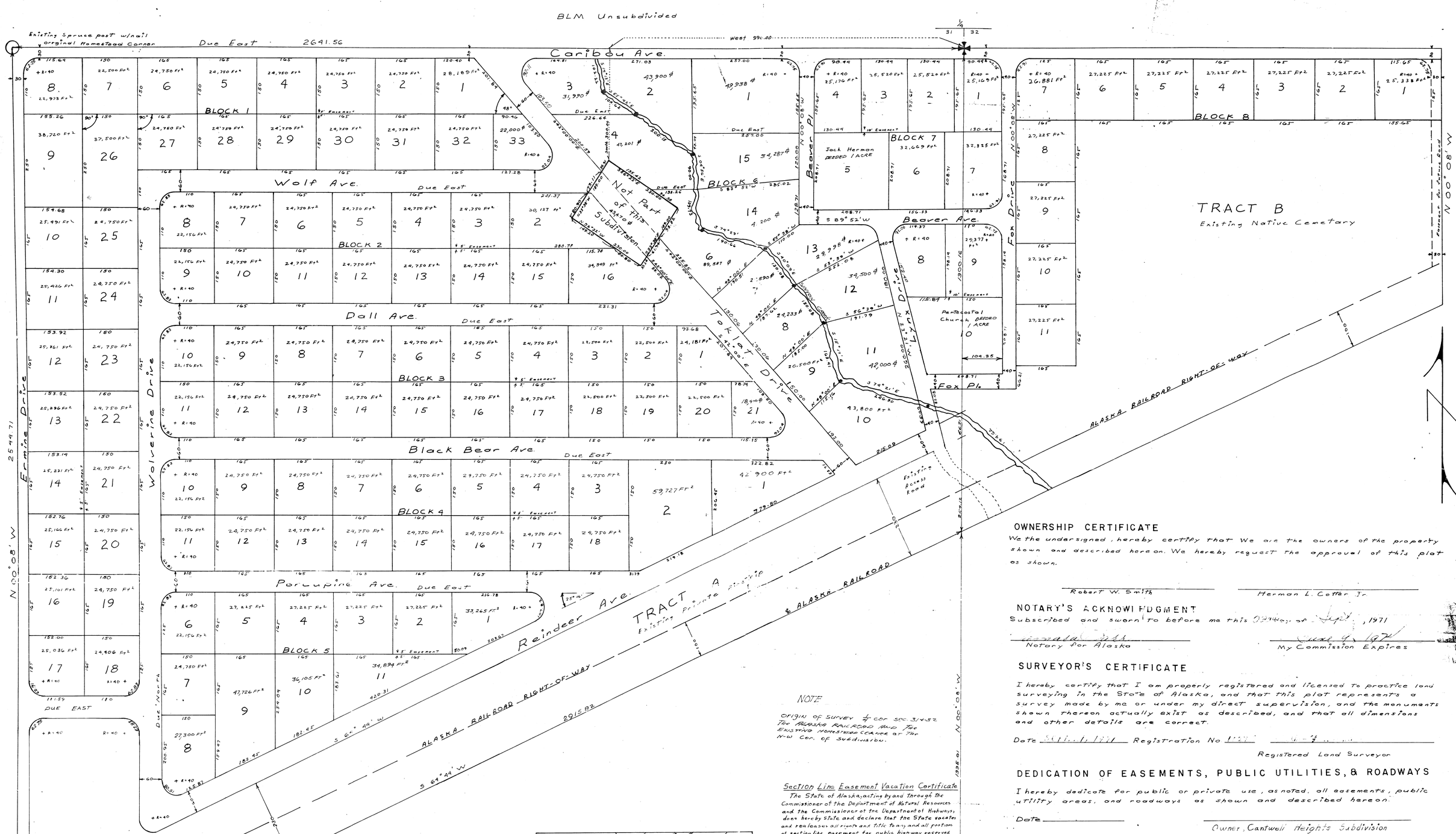
A REPLAT OF

LOTS 14 & 15, BLOCK 1, CANTWELL HEIGHTS SUBD.
PLAT No. 71-215, NENANA RECORDING DISTRICT, ALASKA
INTO
LOT 14A, BLOCK 1
CANTWELL HEIGHTS SUBDIVISION
LOCATED WITHIN SECTION 31,
TOWNSHIP 17 SOUTH RANGE 7 WEST
FAIRBANKS MERIDIAN, ALASKA
NENANA RECORDING DISTRICT
CONTAINING 1.16 ACRES MORE OR LESS

PILCH LAND SURVEYING
P.O.BOX 641 WILLOW, ALASKA 99688

DATE NOV. 2015	SCALE 1" = 50'	DRAWN P.PILCH	
FIELD BOOK 2014-1	DB FILE No.	SHEET 1 OF 1	

CANTWELL HEIGHTS SUB. 71-215
SE¼ of Sec. 31 & W½SW¼ Sec. 32
T17S R7W F.M.
Nenana 11-15-71



BLM Unsubdivided

OWNERSHIP CERTIFICATE

We the undersigned, hereby certify that We are the owners of the property shown and described hereon. We hereby request the approval of this plat as shown.

Robert W. Smith — Herman L. Cotter Jr.

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 03rd day of Sept, 1971

Notary for Alaska — My Commission Expires June 4, 1974

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this plat represents a survey made by me or under my direct supervision, and the monuments shown thereon actually exist as described, and that all dimensions and other details are correct.

Date Sept. 1, 1971 Registration No [illegible]

Registered Land Surveyor

DEDICATION OF EASEMENTS, PUBLIC UTILITIES, & ROADWAYS

I hereby dedicate for public or private use, as noted, all easements, public utility areas, and roadways as shown and described hereon.

Date _____ Owner, Cantwell Heights Subdivision

NOTE

Origin of survey ¼ cor Sec 31 & 32 The Alaska Railroad and the Existing Homestead Corner at the N-W Cor. of Subdivision.

Section Line Easement Vacation Certificate

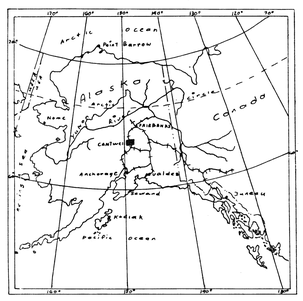
The State of Alaska, acting by and through the Commissioner of the Department of Natural Resources and the Commissioner of the Department of Highways, does hereby state and declare that the State vacates and releases all rights and title to any and all portions of section line easement for public highway reserved to it under Alaska statute 19.10.010, within this survey.

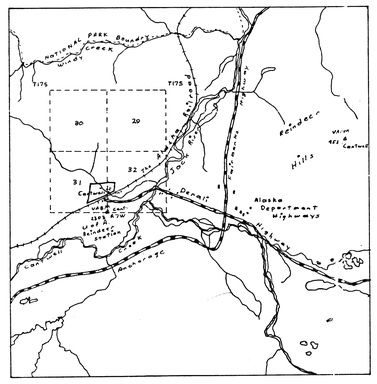
_____ 1971 — COMMISSIONER, Dept of Highways

Sept. 30, 1971 — Charles T. Herbert, COMMISSIONER, Dept. of Natural Resources

NOTE:

The State of Alaska Department of Natural Resources, Division of Lands hereby approves the General Design and Lay out of this Subdivision as shown on this plat, however this office has not checked the survey and engineering data shown hereon and assumes no responsibility for such.




National Park Boundary
Denali Highway
Alaska Department of Highways
Reindeer Hills
Cantwell
Denali
Healy
Nenana
Anchorage
Fairbanks
Glennallen
Valdez
Seward
Homer
Kodiak
Bethel
Nome
Barrow
Juneau
Ketchikan
Sitka
Kotzebue
Dillingham
Cordova
Yakutat
Unalakleet
Bettles
Tanana
Galena
Tok
Haines
Skagway
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Seward
Valdez
Glennallen
Anchorage
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Reindeer Hills
Alaska Department of Highways
Denali Highway