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Recording District 301 ANCHORAGE

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THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH


LEGAL NONCONFORMING STATUS DETERMINATION
ORDER

- 1) A determination of legal nonconforming status does not relieve the property owner of any other federal, state or local requirements governing land use.
- 2) This order does not release the property owner from any obligations under any existing relevant subdivision covenants.
- 3) Any expansion of the nonconforming structure envelopes (i.e. volume, height, width or area) which would increase the nonconformity is prohibited.
- 4) All subsequent development on the subject property must comply with the land use regulations of the Matanuska-Susitna Borough.
- 5) The subject structure is not eligible for reconstruction under MSB 17.80 Nonconforming Structures.

Based on the facts set out in the above application and supporting documentation, as reflected in my findings of fact and conclusions dated December 30, 2015, it is my determination that the structure, a single-family residence, set back 5.4 feet from the Highbush Circle right-of-way, on Grantee Block 1, Lot 2, Heritage Park, according to Plat No. 77-229, within Township 16 North, Range 2 East, Section 79 Seward Meridian, located in the Anchorage Recording District, Third Judicial District, State of Alaska, qualifies for legal nonconforming status for minimum required setbacks from MSB 17.55.010(A), as authorized by MSB 17.80.020(B)(3)

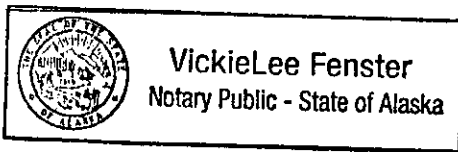
This order may be appealed in accordance with MSB 15.39 – Board of Adjustment and Appeals, within 21 days of the date of this order.


Date: 12/30/15


Matanuska-Susitna Borough
Lauren Driscoll, Chief of Planning

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this 30 day of December, 2015 before me, the undersigned a Notary Public in and for the state of Alaska, duly commissioned and sworn as such, personally appeared Lauren Driscoll, to me known to be the Development Services Manager, of the Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the state of Alaska, and who acknowledged to me that he executed the within and foregoing document on behalf of said corporation by authority of its borough assembly as the voluntary act and deed for the uses and purposes stated therein.

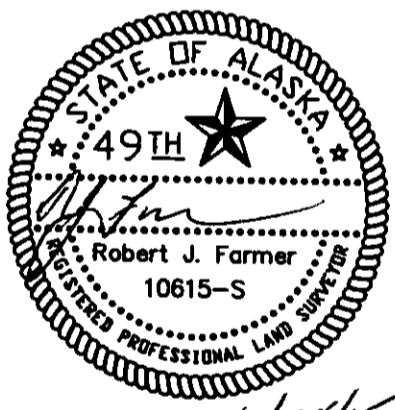
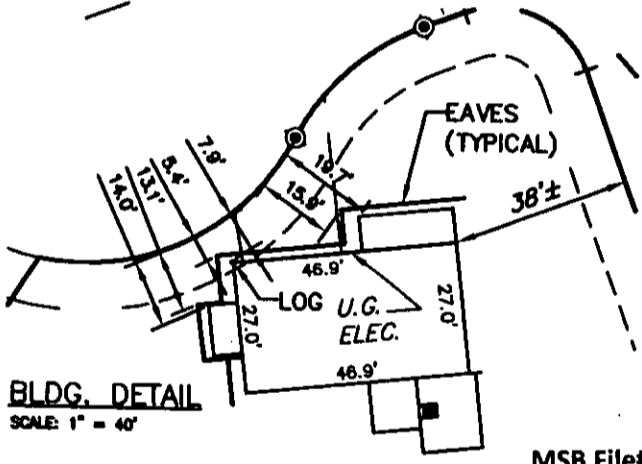
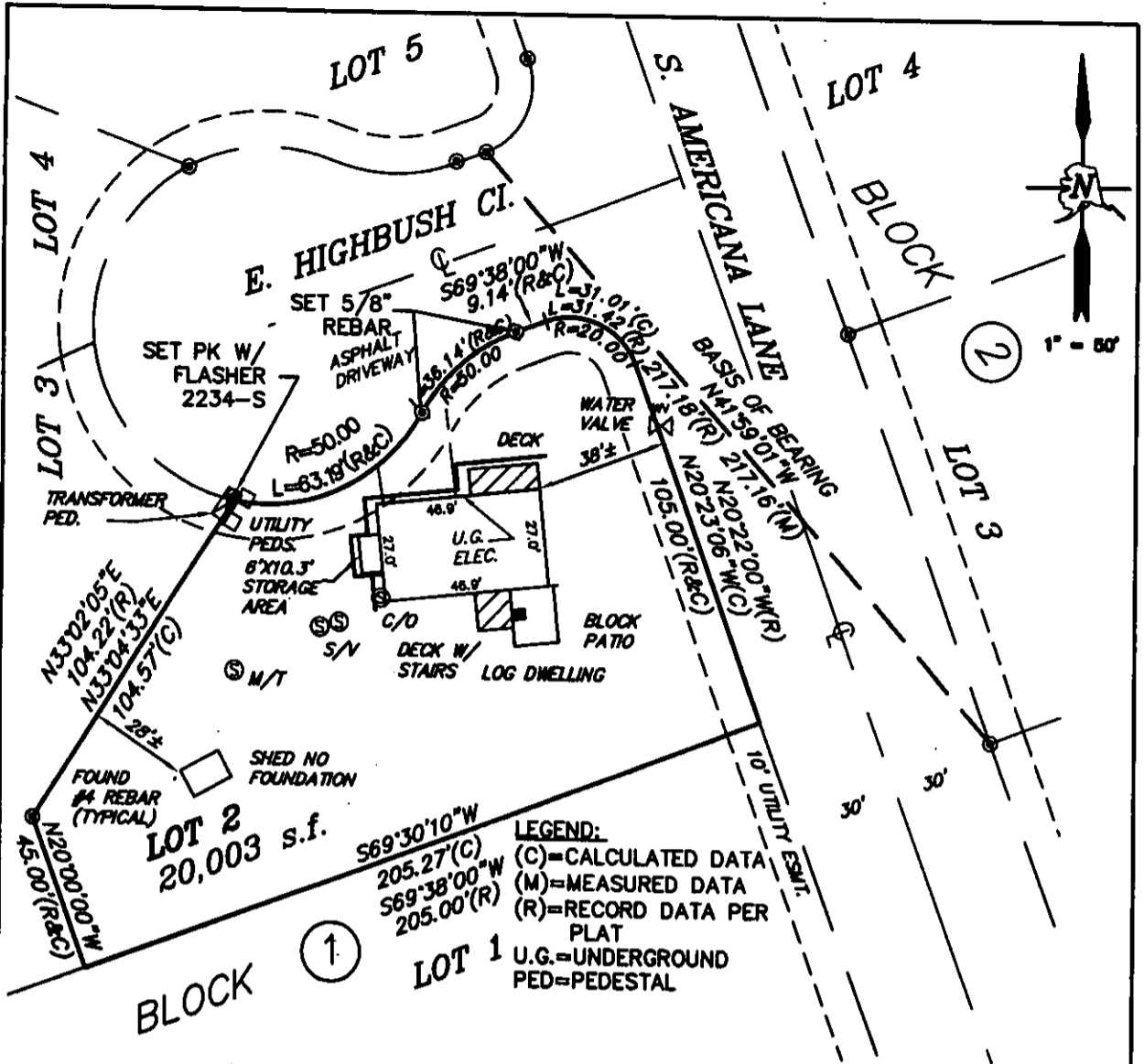



Notary Public for Alaska
My commission expires: 12/16/16

AFTER RECORDING RETURN TO: Matanuska-Susitna Borough, 350 E. Dahlia Avenue, Palmer, Alaska 99645

MSB File# 178020150021






MSB File# 178020150021

- NOTES:**
1. THIS AS-BUILT IS TO BE USED FOR NONCONFORMING STATUS FOR A STRUCTURE (DWELLING, DECK, & EAVES) ONLY. REFERENCE M.S.B. CODE 17.80.
 2. EXCEPTING FOR GROSS NEGLIGENCE, THE LIABILITY FOR THIS SURVEY SHALL NOT EXCEED THE COST OF PREPARING THIS SURVEY.
 3. THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS & CONDITIONS ON THE DATE OF SURVEY.
 4. THIS LOT SERVED BY A COMMUNITY WATER SYSTEM.

EXCLUSION NOTE: IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FENCE LINES.

NONCONFORMING AS-BUILT	 ARE Engineers : Planners : Surveyors	ALASKA RIM ENGINEERING, INC. 9131 E. FRONTAGE RD. PALMER, ALASKA 99645 PH: (907)745-0222 : FAX: (907)746-0222 EMAIL: akrim@alaskarim.com : WEB: www.alaskarim.com	
		WO: 1500985 PAGE: 1 of 1 SCALE: 1" = 50'	FB: 15-18 TM: FILE: 1500985NC
I HEREBY CERTIFY THAT AN AS-BUILT SURVEY WAS PERFORMED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY: HERITAGE PARK SUBDIVISION, BLOCK 2, LOT 1, PLAT No. 77-229, ANCHORAGE RECORDING DISTRICT, ALASKA. SURVEYED ON THE 18th OF NOVEMBER, 2015.			

