

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Mannehulen Subdivision, Section 17, Township 19 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. 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.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Remove/relocate all structures currently in violation of MSB 17.55.010 Setbacks. Provide platting staff an updated as-built or a letter from a surveyor certifying that no setback violations exist, nor will any be created by the proposed action.
5. Apply for driveway permits for all non-permitted accesses. Provide platting staff a copy of all submitted permit applications/driveway permits.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

**HANDOUT #1
MANNEHULEN SUBDIVISION
CASE # 2025-030
MEETING DATE: APRIL 2, 2025**