

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of Mowgli Point, within the SE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on the following 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. Apply for a driveway permit and provide a copy to platting staff.
4. Provide an updated proof of constructability showing a road meeting 2022 SCM requirements could be constructed connecting E. Wolf Creek Road and N. Lamar E Circle across proposed Lot 3.
5. Pay postage and advertising fees.
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.