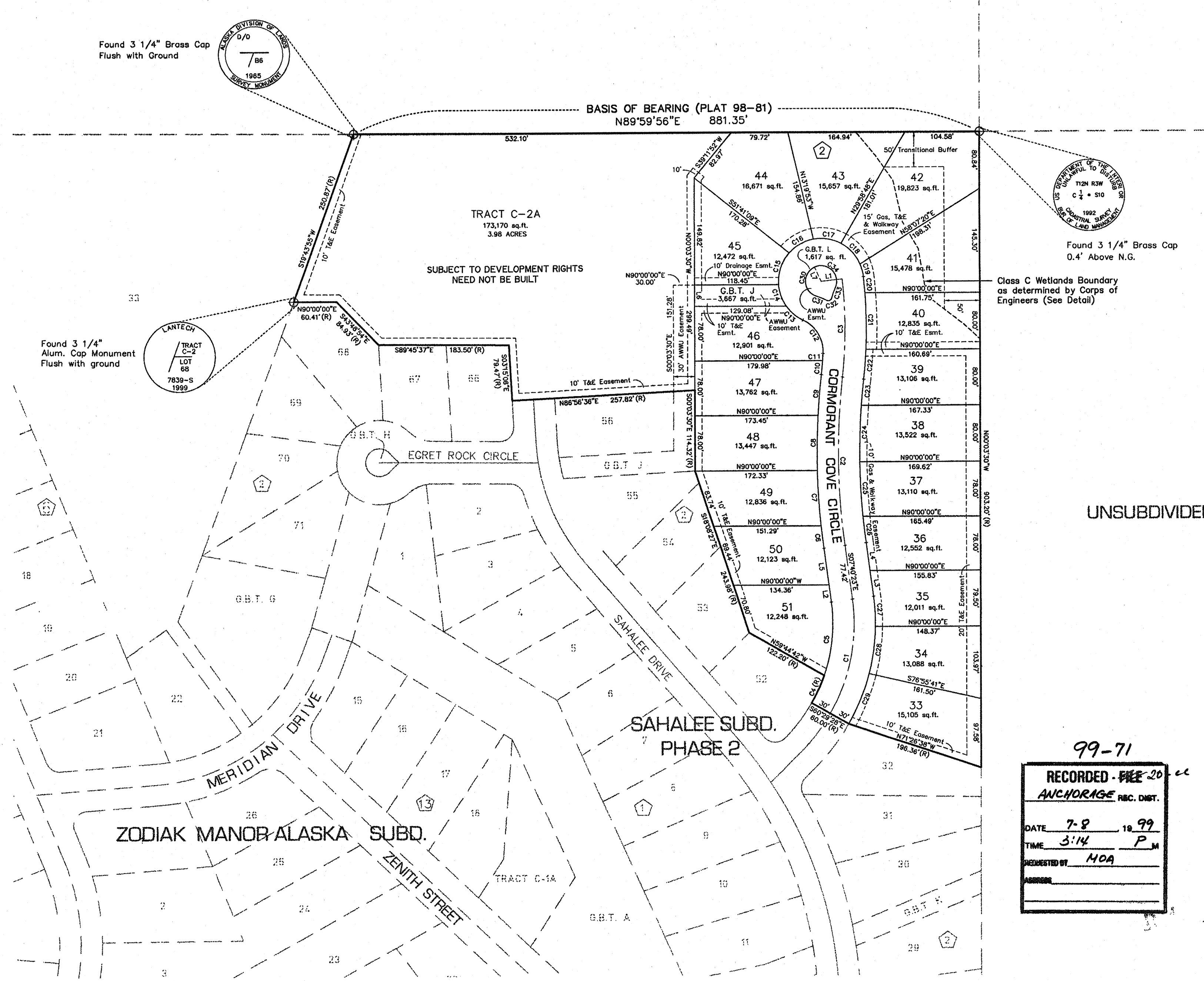




- NOTES**
- 1-1/4" Plastic Caps on 5/8"x 30" Rebar set at all lot corners unless otherwise noted.
  - 1-1/2" Aluminum Caps on 5/8" Rebar set at all street centerline P.C.'s, P.T.'s and S.I.'s.
  - All perimeter bearings and distances are record per Sahalee C Tracts, Plat 99-44.
  - The homeowners association shall be responsible for greenbelt areas and if disturbed, shall replace the vegetation. All areas disturbed by utility installation shall be seeded with grass seed.
  - The greenbelt tracts shall be owned by the homeowners association.
  - CEA easement in ADL No. 53702, Book 3279, Page 921 and Book 3470, Page 961 not dedicated by this plat.
  - Street widths shown to the foot are to that foot.
  - All lot lines are non-radial unless otherwise noted.
  - Greenbelt Tracts J and L are also water, sanitary sewer and drainage easements.
  - As per A.O. 97-141 section 1b., where it is necessary for homesite development, to include the home, driveway, and yard space, consideration shall be given to first removing dead trees, and that as many trees as possible with a diameter of 8" or more shall be retained on the lot. Special attention should be given to maintaining vegetative wind breaks and visual buffers to screen the lot from adjacent development.
  - Where the T&E Easements are overlapped by a greenbelt easement, the utility shall have the right within the area of its easement to cut, trim, remove and control the growth of trees, shrubs and other vegetation that in its reasonable judgment may interfere with the proper installation, functioning and maintenance of the utility facilities, without obligation to consult with the landowner.
  - A minimum 50 foot transitional buffer shall be maintained along the southwest boundary of the adjacent "A" wetland, within the "C" wetland, as shown in the Wetland Detail. This buffer affects only lots 40, 41, 42 and 43. Under no circumstances shall this area be disturbed. Disturbance includes construction activities, removal of vegetation, fill, or any other activities that disrupt the current condition of the buffer area.

**LEGEND**

- Found Monument
- Record per Plat 99-44
- T&E Telecommunication & Electric
- AWWU Anchorage Water & Waste Water Utility

Typical Aluminum Cap (Centerline Monuments)

Typical Plastic Cap (Yellow)

**SURVEYOR'S CERTIFICATE**

I, Michael L. Jokela, professional land surveyor do hereby certify that this plat is a true and correct representation of lands actually surveyed, and that all distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by 10-31-00. Monuments to be set by 10-31-00.

**PLAT APPROVAL**

Plat approved by the Municipal Planning Authority this 1st day of July, 1999.

Michael L. Jokela  
LS-7839  
Authorized Official

**ACCEPTANCE OF DEDICATION**

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to the easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this 6th day of July, 1999.

Attest:  
Vicki Cantrell  
Mayor of Anchorage

**TAX CERTIFICATION**

All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1st and the tax due date, there is on deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

\$1,199  
Date: 7/8/99  
Authorized Official: Judith A. McElarry

**APPROVALS**

Platting Officer: [Signature] 7/8/99  
Municipal Surveyor: [Signature] 6/25/99  
Environmental Protection: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP and DEDICATION**

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the Municipality of Anchorage all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality.

I (we) hereby agree to this plat, and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Owner: Sahalee Development, LLC, Owner, Marc A. Marlow  
2600 Railroad Avenue  
Anchorage, Alaska 99501

Owner: Sahalee Development, LLC, Manager, Thomas H. Dreyer  
440 W. Benson Blvd., Suite 103  
Anchorage, Alaska 99503

**NOTARY ACKNOWLEDGEMENT**

Subscribed and sworn to before me this 17th day of June, 1999.  
FOR: Marc A. Marlow & Thomas H. Dreyer

July 31, 2002  
My commission expires

Notary Public: [Signature]

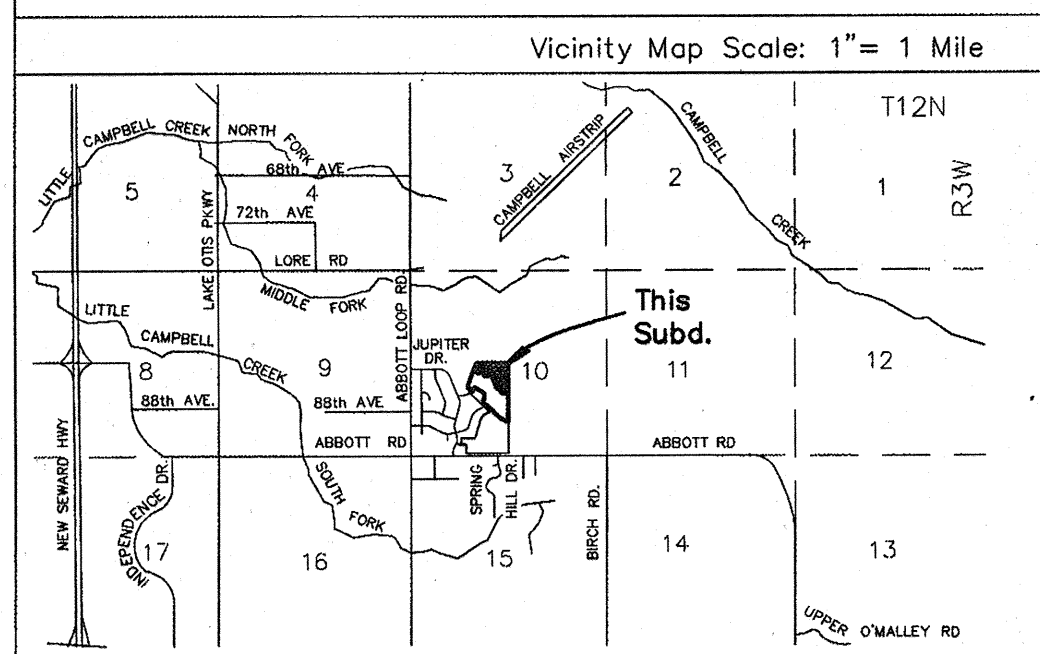
Beneficiary: Northern Bank  
311 C Street  
Anchorage, Alaska 99503

**NOTARY ACKNOWLEDGEMENT**

Subscribed and sworn to before me this 17th day of June, 1999.  
FOR: Victor Molozzi

July 31, 2002  
My commission expires

Notary Public: [Signature]



**PLAT OF:**

# Sahalee Phase 3

Lots 33-51 - Block 2  
Tract C-2A  
Greenbelt Tracts J & L  
With Easement Vacation  
A SUBDIVISION OF  
SAHALEE TRACT C-2 (Plat 99-44)  
LOCATED WITHIN THE S.W. 1/4 OF SECTION 10, T.12N., R.3W., S.M.,  
ANCHORAGE RECORDING DISTRICT, ALASKA AND CONTAINING 11.15 ACRES ±

**Lantech**  
LAND & CONSTRUCTION SURVEYORS\*AUTOCAD  
440 W BENSON BLVD. SUITE 103  
ANCHORAGE, ALASKA 99503  
562-5291 (FAX 561-6626)

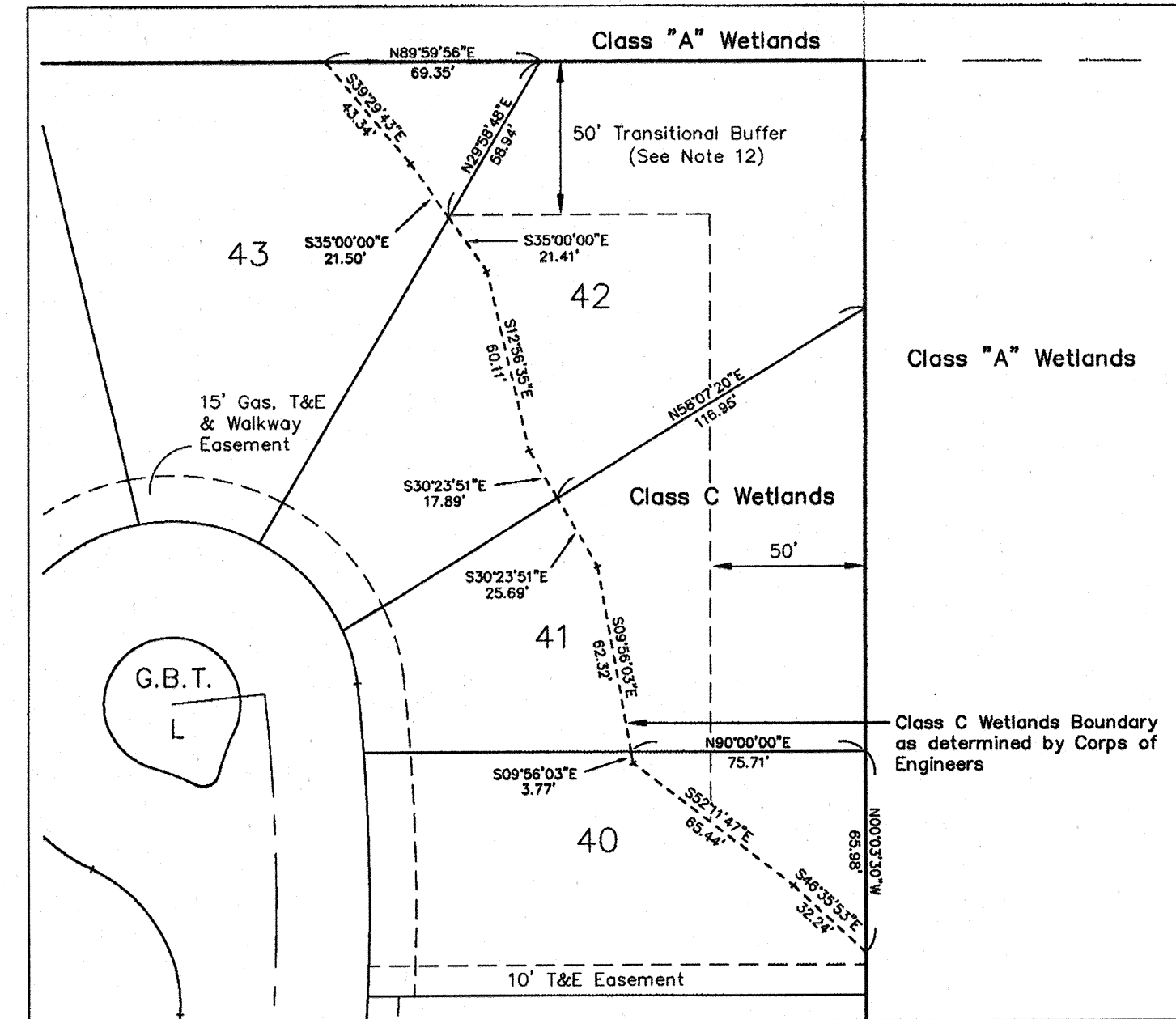
GRID: 2336 SCALE: 1"=100' DATE: 6/14/99  
DRAWN BY: MLJ FILE # S-10180 FIELD BOOK/PAGES: 400/1-30

**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 30.00  | N83°52'58"E |
| L2   | 24.68  | S07°40'23"E |
| L3   | 37.33  | S07°40'23"E |
| L4   | 40.09  | S07°40'23"E |
| L5   | 52.74  | S07°40'23"E |
| L6   | 30.00  | S00°03'30"E |
| L7   | 22.00  | N24°29'58"W |

**CURVE TABLE**

| CURVE | LENGTH | RADIUS  | TANGENT | CHORD  | DELTA      | CHORD BEARING |
|-------|--------|---------|---------|--------|------------|---------------|
| C1    | 168.73 | 280.00  | 87.45   | 185.76 | 37°10'55"  | N10°55'04"E   |
| C2    | 241.45 | 1000.00 | 121.32  | 240.87 | 13°50'03"  | S00°45'22"E   |
| C3    | 139.29 | 650.00  | 69.91   | 139.03 | 12°16'42"  | N00°01'19"E   |
| C4    | 43.45  | 230.00  | 21.79   | 43.39  | 10°49'30"  | N24°05'47"E   |
| C5    | 105.80 | 230.00  | 53.86   | 104.87 | 26°21'26"  | N05°30'20"E   |
| C6    | 32.96  | 1030.00 | 16.48   | 32.96  | 01°50'00"  | S06°45'23"E   |
| C7    | 79.76  | 1030.00 | 39.90   | 79.74  | 04°26'13"  | S03°37'17"E   |
| C8    | 78.03  | 1030.00 | 39.03   | 78.01  | 04°20'25"  | S00°40'02"W   |
| C9    | 57.95  | 1030.00 | 28.98   | 57.94  | 03°13'25"  | S04°32'57"W   |
| C10   | 20.32  | 620.00  | 10.16   | 20.32  | 01°52'41"  | N05°13'19"E   |
| C11   | 10.24  | 620.00  | 5.12    | 10.24  | 00°56'46"  | N03°48'36"E   |
| C12   | 59.16  | 50.00   | 33.59   | 55.77  | 67°47'27"  | N30°33'31"W   |
| C13   | 30.90  | 60.00   | 15.80   | 30.56  | 29°30'13"  | S49°42'08"E   |
| C14   | 32.22  | 60.00   | 16.51   | 31.84  | 30°46'18"  | S19°33'52"E   |
| C15   | 47.99  | 60.00   | 23.96   | 46.72  | 45°49'39"  | S18°44'06"W   |
| C16   | 40.00  | 60.00   | 20.78   | 39.26  | 38°11'50"  | S00°44'51"W   |
| C17   | 40.00  | 60.00   | 20.78   | 39.26  | 38°11'50"  | N81°03'19"W   |
| C18   | 40.00  | 60.00   | 20.78   | 39.26  | 38°11'50"  | N42°51'29"W   |
| C19   | 18.48  | 60.00   | 9.31    | 18.40  | 17°38'33"  | N14°56'18"W   |
| C20   | 22.89  | 680.00  | 11.44   | 22.88  | 01°55'42"  | N05°09'11"W   |
| C21   | 80.05  | 680.00  | 40.07   | 80.01  | 06°44'43"  | N00°48'59"W   |
| C22   | 42.78  | 680.00  | 21.40   | 42.78  | 03°36'17"  | N04°21'31"E   |
| C23   | 37.50  | 970.00  | 18.75   | 37.49  | 02°12'53"  | S05°03'13"W   |
| C24   | 80.05  | 970.00  | 40.05   | 80.03  | 04°43'43"  | S01°34'55"W   |
| C25   | 78.13  | 970.00  | 39.09   | 78.11  | 04°36'55"  | S03°05'24"E   |
| C26   | 38.52  | 970.00  | 19.26   | 38.52  | 02°16'32"  | S06°32'07"E   |
| C27   | 42.62  | 290.00  | 21.35   | 42.58  | 08°25'12"  | N03°27'47"W   |
| C28   | 68.18  | 290.00  | 34.25   | 68.02  | 13°28'11"  | N07°28'54"E   |
| C29   | 77.40  | 280.00  | 38.93   | 77.17  | 15°17'33"  | N4°51'48"E    |
| C30   | 53.53  | 220.00  | 59.48   | 41.27  | 139°24'10" | S04°12'03"W   |
| C31   | 15.02  | 78.00   | 7.53    | 15.00  | 11°01'59"  | N68°23'09"W   |
| C32   | 9.01   | 5.00    | 6.32    | 7.84   | 103°15'36" | N65°30'02"E   |
| C33   | 15.02  | 78.00   | 7.53    | 15.00  | 11°01'59"  | S19°23'13"W   |
| C34   | 53.53  | 220.00  | 59.48   | 41.27  | 139°24'10" | N44°47'53"W   |



99-71  
RECORDED - FILE 20  
ANCHORAGE REC. DIST.  
DATE 7-8-99  
TIME 3:14 P.M.  
SUBMITTED BY HOA