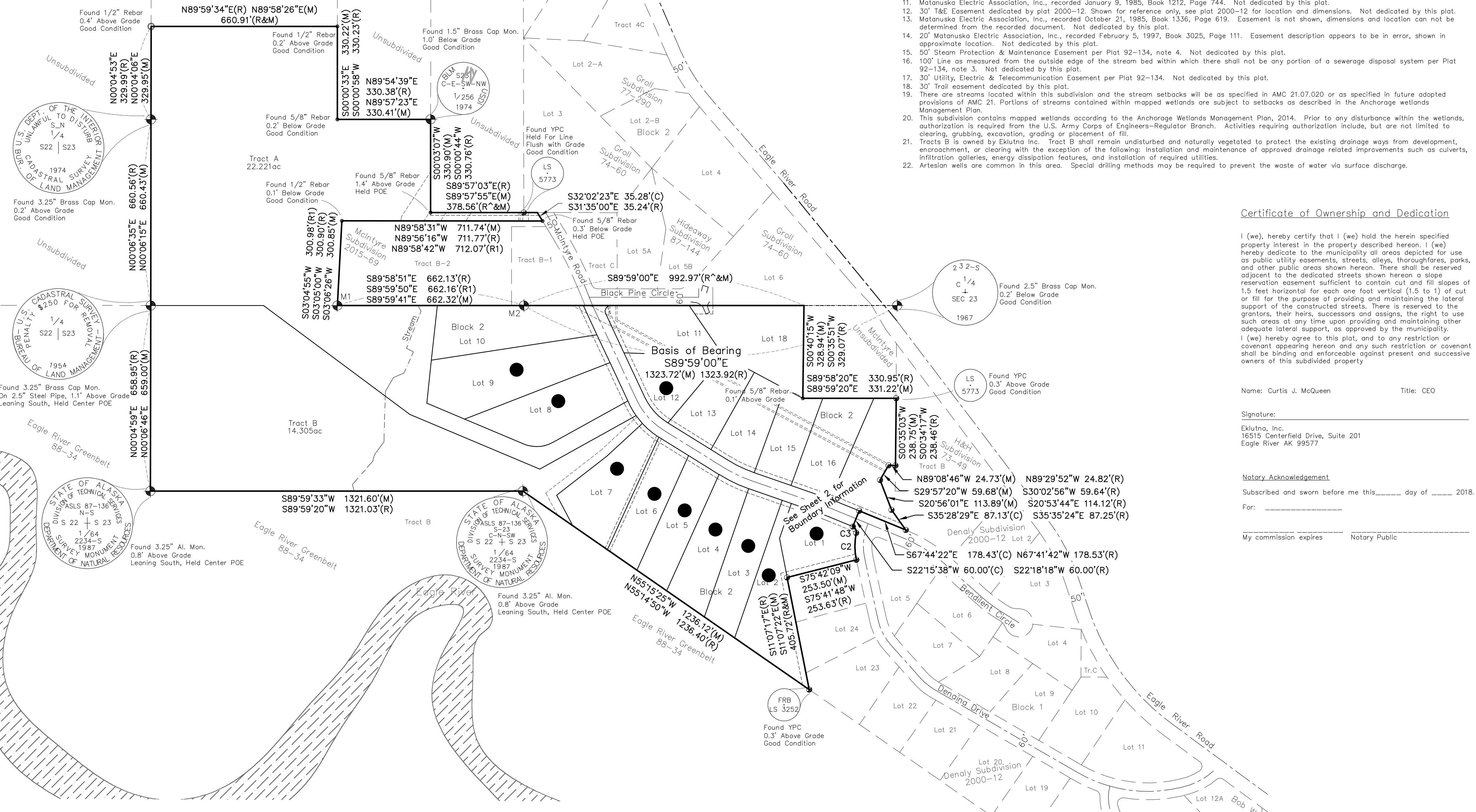
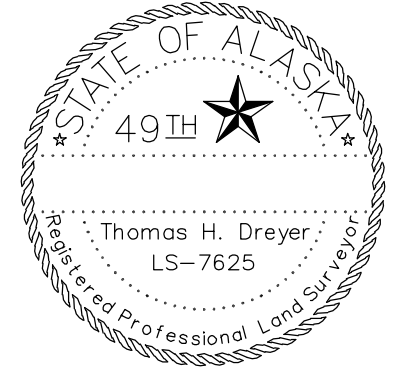




S4



SURVEYOR'S CERTIFICATE
I, Thomas H. Dreyer, professional land surveyor, do hereby certify that the plat of Denaly Estates Subdivision is a true and correct representation of lands actually surveyed and that the 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 _____ Monuments to be set by _____



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 there is on deposit with the Chief Fiscal Officer an amount sufficient to pay estimated real property taxes for the current year.
Authorized Official _____ Date _____
APPROVALS
Platting Officer _____ Date _____
Municipal Surveyor _____ Date _____
On Site Water and Wastewater _____ Date _____

PLAT APPROVAL
Plat approved by the Municipal Platting Authority this _____ day of _____ 2018
Authorized Official _____

- Notes:**
- All lot lines are non-radial unless otherwise noted.
 - Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Anchorage Municipal Code. All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code or any future revision.
 - All distances are in feet.
 - Development of lots within this subdivision are subject to AMC 21.08.070B., Conservation Subdivisions, or as specified in future adopted provisions of AMC 21.
 - The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
 - Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
 - Easements by document shown where plotted and dimensioned for reference purposes only. The recorded easement documents should be used to verify and establish location, rights and permitted use.
 - Tract A is an Remainder Parcel as referenced in USC Title 43 Chapter 33A 1639(d). This Remainder Parcel has been reserved for this plat.
 - All Lot and tract corners will be set with 5/8" X 30" rebar with 1 & 1/4" yellow plastic cap except as shown.
 - Easement for ingress and egress recorded May 16, 1980, Book 495, Page 554. Easement is not shown, dimensions and location are not part of and can not be determined from the recorded document. Not dedicated by this plat.
 - Matanuska Electric Association, Inc., recorded January 9, 1985, Book 1212, Page 744. Not dedicated by this plat.
 - 30' T&E Easement dedicated by plat 2000-12. Shown for reference only, see plat 2000-12 for location and dimensions. Not dedicated by this plat.
 - Matanuska Electric Association, Inc., recorded October 21, 1985, Book 1336, Page 619. Easement is not shown, dimensions and location can not be determined from the recorded document. Not dedicated by this plat.
 - 20' Matanuska Electric Association, Inc., recorded February 5, 1997, Book 3025, Page 111. Easement description appears to be in error, shown in approximate location. Not dedicated by this plat.
 - 50' Steam Protection & Maintenance Easement per Plat 92-134, note 4. Not dedicated by this plat.
 - 100' Line as measured from the outside edge of the stream bed within which there shall not be any portion of a sewerage disposal system per Plat 92-134, note 3. Not dedicated by this plat.
 - 30' Utility, Electric & Telecommunication Easement per Plat 92-134. Not dedicated by this plat.
 - 30' Trail easement dedicated by this plat.
 - There are streams located within this subdivision and the stream setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage wetlands Management Plan.
 - This subdivision contains mapped wetlands according to the Anchorage Wetlands Management Plan, 2014. Prior to any disturbance within the wetlands, authorization is required from the U.S. Army Corps of Engineers-Regulator Branch. Activities requiring authorization include, but are not limited to clearing, grubbing, excavation, grading or placement of fill.
 - Tracts B is owned by Eklutna Inc. Tract B shall remain undisturbed and naturally vegetated to protect the existing drainage ways from development, encroachment, or clearing with the exception of the following: Installation and maintenance of approved drainage related improvements such as culverts, infiltration galleries, energy dissipation features, and installation of required utilities.
 - Artesian wells are common in this area. Special drilling methods may be required to prevent the waste of water via surface discharge.

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 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 one 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 restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

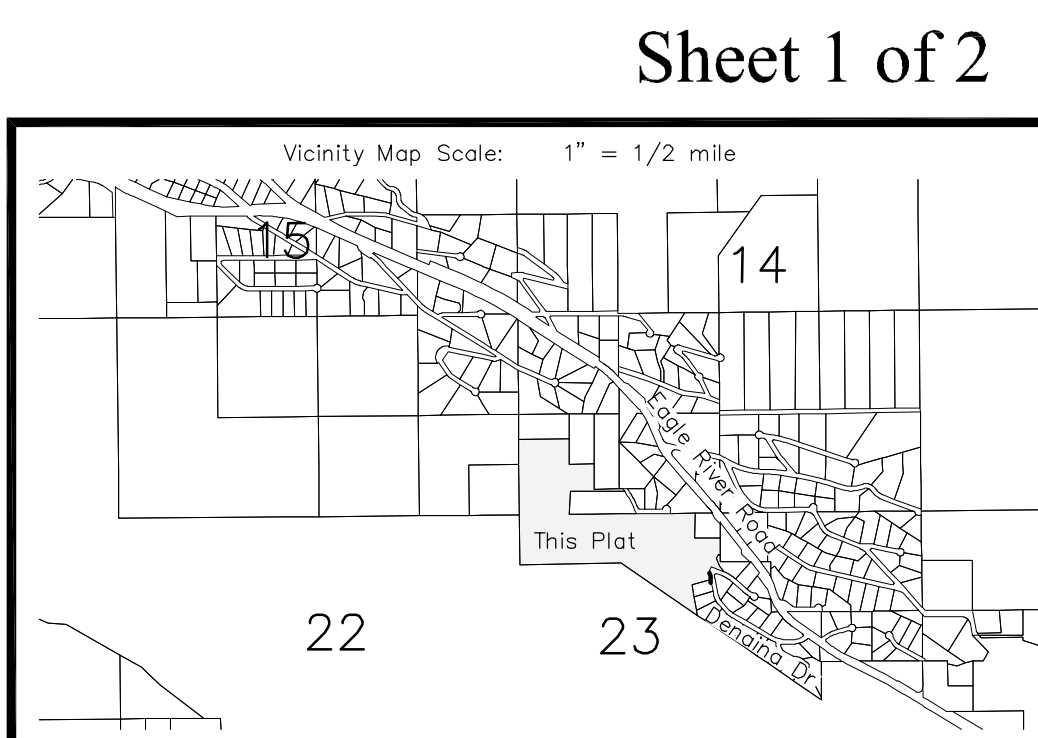
Name: Curtis J. McQueen Title: CEO
Signature: _____
Eklutna, Inc.
16515 Centerfield Drive, Suite 201
Eagle River AK 99577

Notary Acknowledgement
Subscribed and sworn before me this _____ day of _____ 2018.
For: _____
My commission expires _____ Notary Public

- LEGEND**
- ⊕ Found 1-1/2" Al Cap Flush with Asphalt
 - ⊕ Found monument
 - Found Rebar
 - Found YPC as noted
 - (R) Record as per Plat 2000-12
 - (R1) Record as per Plat 2015-69
 - (*) Held Record distance per record plat
 - (M) Measured as per this plat.
 - (C) Calculated as per this plat
 - (DTP) Dedicated by this plat
 - (NDTP) Not Dedicated by this plat
 - (DTR) Dedicated to Right Of Way
 - POE Point of Entry
- ⊕ S4 GROUP
○ LS - 7625
Typical 1 & 1/4" yellow plastic cap set on 5/8" X 30" rebar

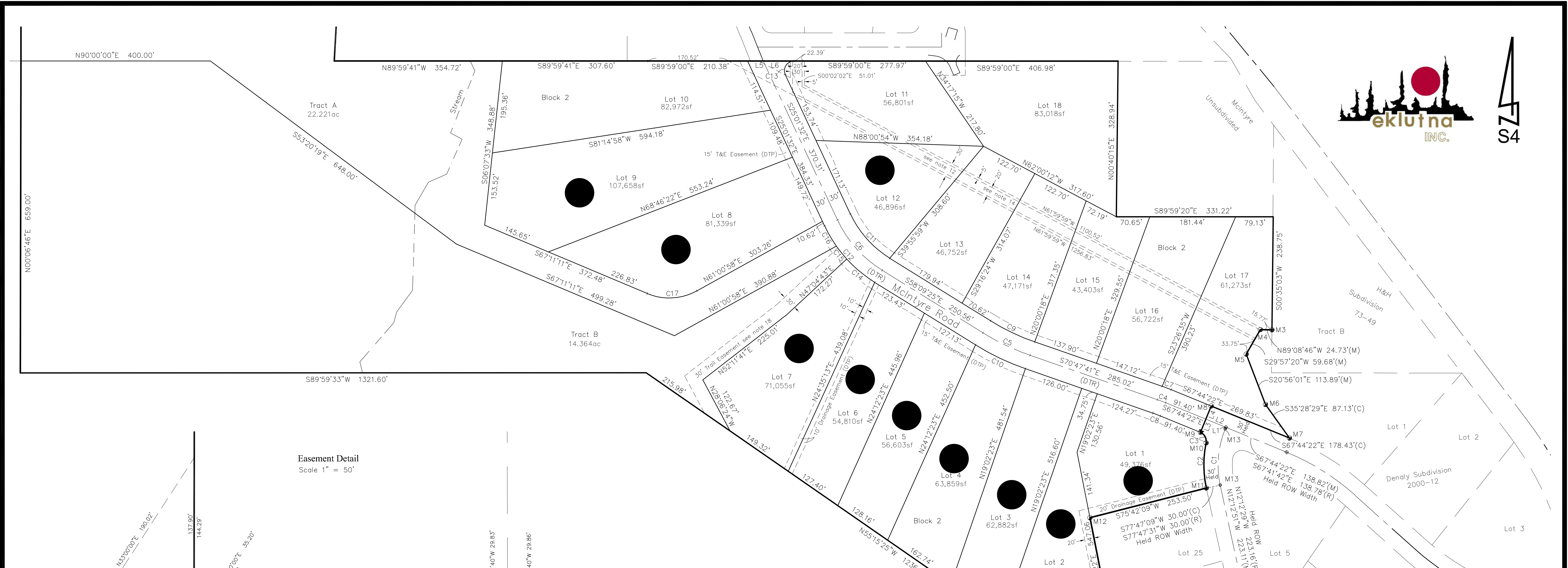
ACCEPTANCE OF DEDICATION

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, right-of-ways, alleys, roadways, thoroughfares and parks shown hereon.
Dated at Anchorage, Alaska this _____ day of _____ 2018.
Municipal Clerk _____
Mayor of Anchorage _____

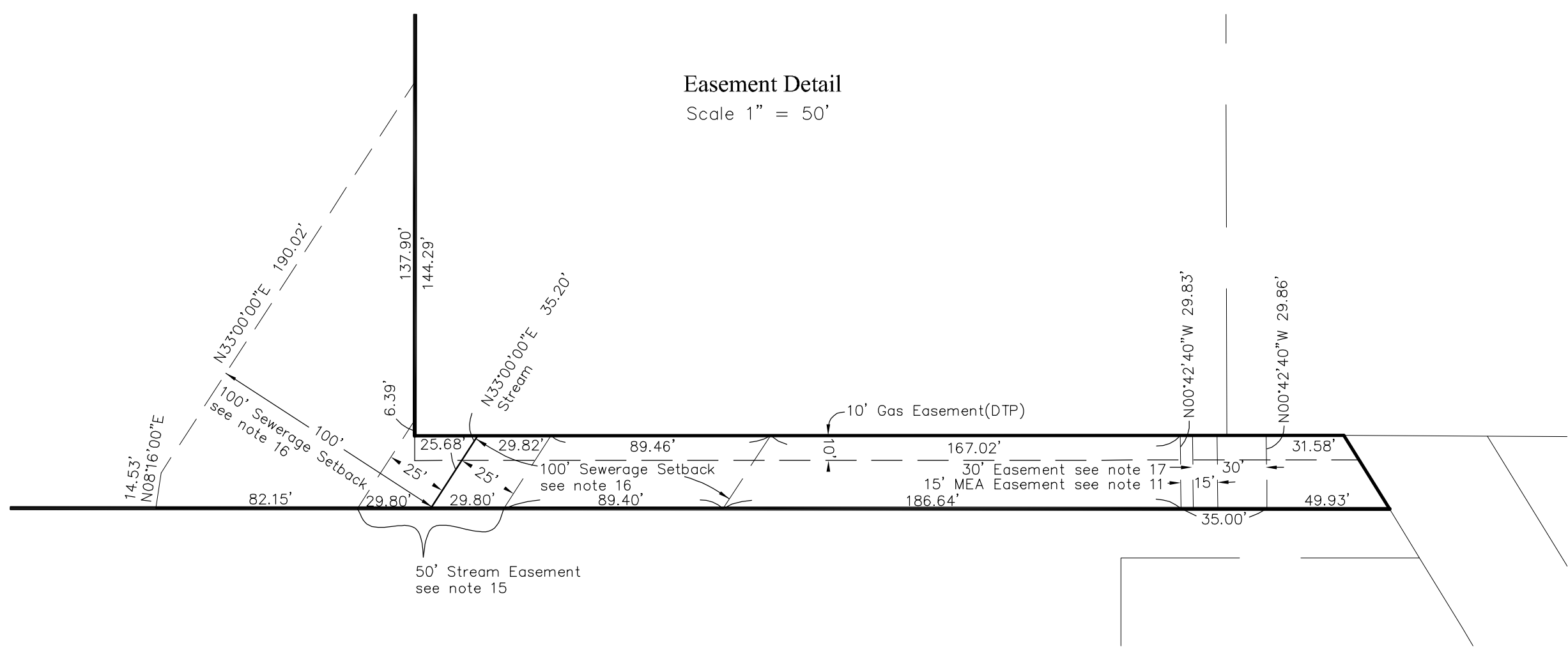


A Plat of:
Denaly Estates Subdivision
Lots 1-18, Block 2
& Tracts A & B,
A ReSubdivision of:
Tract A1, Denaly Subdivision, Plat 2000-12, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.
LOCATED within Sec 23, T14N, R1W, S.M. Alaska
EXCEPTING THEREFROM THE SUBSURFACE ESTATE and all rights, privileges, immunities and appurtenances of whatsoever nature accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat 688, 704; 43 USC 1601, 1613(f)(1976)) as reserved by the United States of America in the Patent to said land, containing 64 acres, more or less

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
Thomas H Dreyer, P.L.S.
124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@s4ak.com



Easement Detail
Scale 1" = 50'

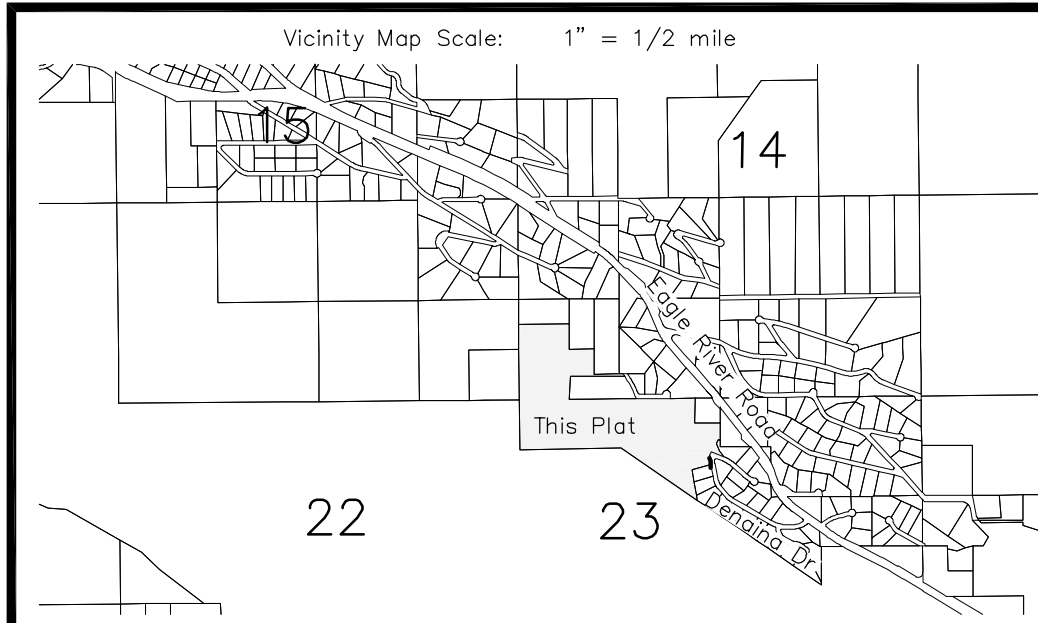


Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1(M)	121.08'	200.00	034°41'13"	119.24'	S05°07'45"W
C1(R)	96.09'	230.00	023°56'14"	95.39'	S00°14'44"E
C2(C)	96.09'	230.00	023°56'16"	95.40'	S00°14'21"E
C3(C)	27.73'	20.00	079°26'26"	25.56'	N28°01'09"W
C3(R)	27.73'	20.00	079°26'31"	25.56'	N27°58'32"W
C4	18.66'	350.00	003°03'20"	18.66'	N69°16'02"W
C5	110.29'	500.00	012°38'16"	110.06'	S64°28'33"E
C6	144.56'	250.00	033°07'53"	142.56'	S41°35'29"E
C7	20.26'	380.00	003°03'20"	20.26'	N69°16'02"W
C8	17.06'	320.00	003°03'20"	17.06'	N69°16'02"W
C9	103.67'	470.00	012°38'16"	103.46'	S64°28'33"E
C10	116.90'	530.00	012°38'16"	116.67'	S64°28'33"E
C11	127.22'	220.00	033°07'53"	125.45'	S41°35'29"E
C12	161.91'	280.00	033°07'53"	159.66'	S41°35'29"E
C13	40.16'	20.00	115°02'32"	33.74'	S32°29'44"W
C14	77.31'	280.00	015°49'13"	77.07'	S50°14'49"E
C15	35.12'	280.00	007°11'09"	35.09'	S38°44'38"E
C16	49.48'	280.00	010°07'32"	49.42'	S30°05'18"E
C17	108.48'	120.00	051°47'51"	104.83'	N86°54'53"E

Line #	Length	Direction
L1(M)	3.53'	S21°41'58"W
L1(R)	3.52'	S22°28'43"W
L2(C)	45.75'	S67°44'22"E
L2(R)	46.14'	S67°41'42"E
L3	30.00'	S22°15'38"W
L4	30.00'	S22°15'38"W
L5	33.11'	S89°59'00"E
L6	64.53'	S89°59'00"E

- M1: Found 3.25" Brass Cap Mon. 0.1' Above Grade Good Condition
- M2: Found 2.5" Brass Cap Mon. 0.3' Above Grade Good Condition
- M3: Found YPC 0.1' Above Grade Good Condition
- M4: Found YPC 0.1' Above Grade Good Condition
- M5: Found YPC Flush with Grade Good Condition
- M6: Found YPC 0.2' Below Grade Leaning to the NE
- M7: Found YPC Flush with Grade, Good Condition Held for Line, Bears S35°28'29"E 0.20' From Computed Position, Held ROW
- M8: Found YPC 0.2' Above Grade, Good Condition Bears N14°43'35"E 0.13' From Computed Position, Held ROW
- M9: Found YPC 0.1' Above Grade, Good Condition Bears N38°35'59"E 0.10' From Computed Position, Held ROW
- M10: Found YPC 0.3' Above Grade, Good Condition Bears N61°24'14"W 0.14' From Computed Position, Held ROW
- M11: Found YPC 0.2' Above Grade, Good Condition Bears N55°54'35"W 0.13' From Computed Position, Held ROW
- M12: Found YPC Flush with Grade Good Condition
- M13: Found Rebar Flush with Pavement Good Condition

Sheet 2 of 2



A Plat of:
Denaly Estates Subdivision
Lots 1-18, Block 2
& Tracts A & B,

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