

- Legend:**
- (R1) Record Per Plat 2003-161
 - (R2) Record Per Plat 97-113
 - (R3) Record Per BLM
 - (R4) Record Per Plat 99-78
 - Found Monument
 - Found 5/8" Rebar
 - Set Monument

Notes:

- 1-1/4" plastic caps on 5/8" x 50" rebar set on all lot corners unless otherwise noted.
- Distances shown to the foot are to that foot.
- All lot lines are non-radial unless otherwise noted.
- This plot is being developed as a cluster plot and is governed by AMC 21.50.210.
- The 10' dedication access easement is for the use of the residents of lots 5 and 6, Campbell Canyon Subdivision.
- Tract A is to be dedicated to open space of this subdivision, and shall retain the natural vegetation.
- Electrical, communication signal control, or other utility distribution lines shall be placed underground.
- Residential development shall be limited to single family detached dwellings as the principal permitted structures.
- Tract B and C are not part of the cluster site plan.
- No construction or excavation shall be permitted within 100 feet of the mean high water line of any stream, lake or other permanent body of water in accordance with AMC 21.40.115.F.3.
- Shivalik Circle and Aletha's Lane are public but will be maintained privately until a road service is formed.
- Clearing of any vegetation is prohibited within the 100 foot creek maintenance/protection easement on both sides of the creek, and is subject to AMC 21.45.210 stream protection setback ordinance.
- There are no septic systems allowed within the 200' radius of the Class "A" community well located on Lot 17B, Block 2, Near Point Subdivision.
- No structures, driveways or walkways shall be built within the platted Septic Reserves shown hereon.

SURVEYOR'S CERTIFICATE:
 I, Michael L. Jones, 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 aligned, or if final completion is caused by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by July 1, 2007. Monuments to be set by July 1, 2007.

PLAT APPROVAL:
 Plat approved by the Municipal Planning Authority this 21st day of August 2005.

ACCEPTANCE OF DEDICATION:
 The Municipality of Anchorage hereby accepts for public use 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.

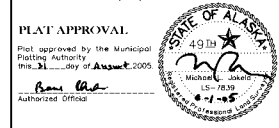
Dated at Anchorage, Alaska this 21st day of August, 2005.

Attest:
 [Signature] Municipal Clerk

FAX 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 approved is sought between January 1 and the last day of April, there is on deposit with the chief fiscal officer, an amount sufficient to pay estimated real property tax for the current year.

Date: 8/25/05 [Signature] Municipal Clerk

APPROVALS:
 Planning Officer: [Signature] 9/2/05
 Municipal Surveyor: [Signature] 6/6/05
 On-Site Development Services: [Signature] 8/29/05



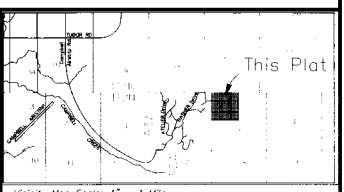
CERTIFICATE OF OWNERSHIP and DEDICATION

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 areas shown hereon a slope reservation easement, sufficient to contain out and fill slopes of 1:5 steeply 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 grantor, 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 covenants appearing hereon and any such restrictions or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

Notary Acknowledgment:
 Subscribed and sworn to before me this 15th day of June 2005.
 FOR: Authorized signers name here, if known: Joseph R. Hewitt
 My commission expires: May 17, 2009
 [Signature] Notary Public

Notary Acknowledgment:
 Subscribed and sworn to before me this 15th day of June 2005.
 FOR: Authorized signers name here, if known: [Signature]
 My commission expires: 3/29/09
 [Signature] Notary Public



Plat of:
Campbell Canyon Subdivision
 Lots 1 thru 6 and Tracts A, B and C

A Subdivision of:
 Section 5, 1/2 S, 20N, 100W, Seward Meridian, Alaska, Anchorage Recording District, per deed recorded in Book 545, Page 387, dated November 20, 1980, containing approximately 160.11 acres.

Lantech
 LAND & CONSTRUCTION SURVEYORS*AUTOCAD
 445 W BERTHOUD BLVD, SUITE 200
 ANCHORAGE, ALASKA 99503
 562-5291 (FAX 561-8628)
 email: ml@lantech.com

Plot: 2005-118
 Scale: 1"=100'
 Date: 5/9/2005
 Order: 2003628 MDA Case Number: S11277-1 Sheet: 1 of 2
 Drawn By: TH Field Book/Page: 626/1-19

Anchorage Rec. District Plat 2005-118