

5/20/99

FORT RICHARDSON MILITARY RESERVATION

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 2 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (2 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.

OWNER

SOUTH-CENTRAL TIMBER DEVELOPMENT, INC.
255 EAST FIREWALK LANE, #104
ANCHORAGE, AK 99503
Joseph R. Henri
JOSEPH R. HENRI - PRESIDENT

NOTARY ACKNOWLEDGEMENT

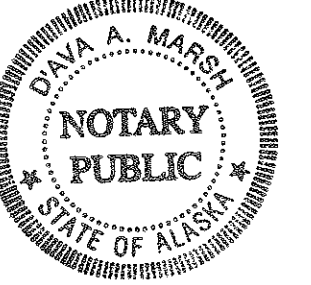
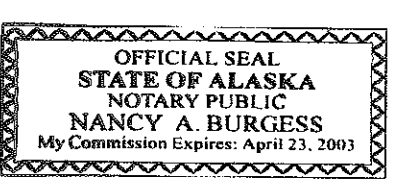
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF July 1999
23 Apr. 03 *Nancy A. Burgess*
MY COMMISSION EXPIRES NOTARY PUBLIC

BENEFICIARY

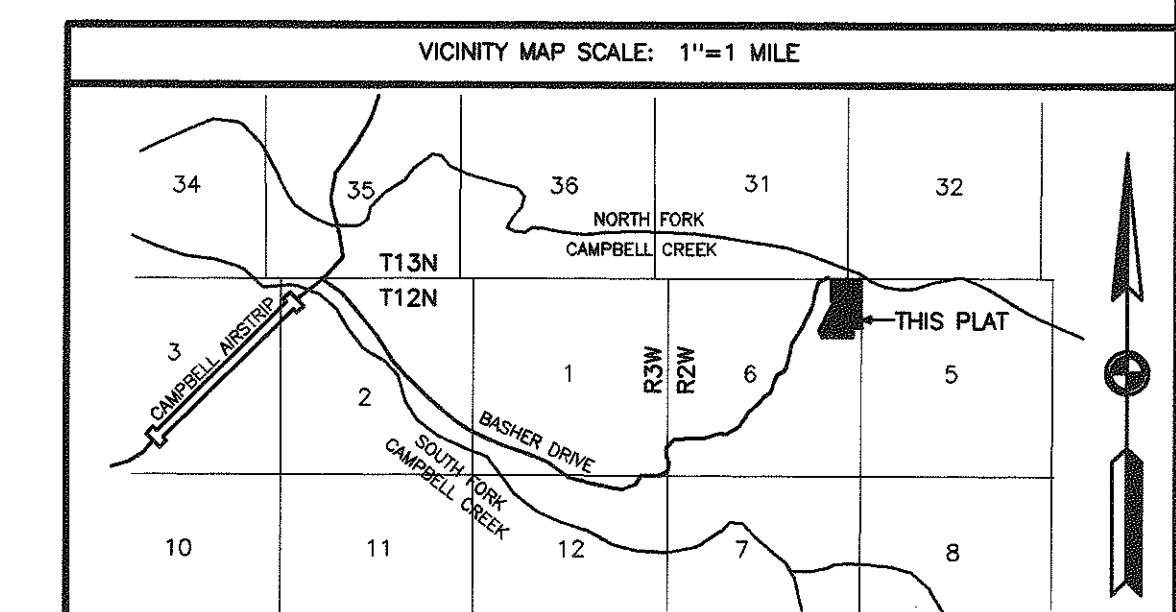
FIRST NATIONAL BANK OF ANCHORAGE
101 WEST 36TH AVENUE
ANCHORAGE, AK 99503
Don Clary A/P
DON CLARY - ASSESSOR VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF July 1999
8/23/2000 *Nancy A. Burgess*
MY COMMISSION EXPIRES NOTARY PUBLIC



99-78
RECORDED - FILED
ANCHORAGE REC. DIST.
DATE Aug 9 1999
TIME 1:33 P.M.
REQUESTED BY MOA
ADDRESS



A PLAT OF
NEAR POINT KNOLL SUBDIVISION
LOTS 3-7, BLOCK 1, LOTS 10-20, BLOCK 2, AND TRACTS A1 & B1
A SUBDIVISION OF TRACTS A & B, STUKAGAIN HEIGHTS SUBD., PER PLAT NO. 67-41 AND A
PARCEL OF LAND DESCRIBED IN A STATUTORY WARRANTY DEED RECORDED IN BOOK 2635 AT
PAGE 545, AND A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK
333 AT PAGE 754, LYING WITHIN THE NE 1/4 OF SEC. 6, T12N, R2W, S.W. ALASKA,
ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, WITH EASEMENT VACATION,
CONTAINING 30.07 ACRES, MORE OR LESS.

GASTALDI LAND SURVEYING
4726 WEST 88TH AVE.
ANCHORAGE, ALASKA 99502

Grid: 2043 Scale: 1"=100' Date: 6/7/99 Bk: 99-04 Pg: 51
Drawn: V.E. File No.: STUKAGIN Checked By: J.A.G. Case No.: S-10230

CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C1	120.00'	99.07'	185.83'	79°04'57"	47°44'47"	152.79'	S 50°29'00"E
C2	150.00'	123.83'	207.04'	79°04'57"	38°11'50"	190.98'	S 50°29'00"E
C3	180.00'	148.60'	246.45'	79°04'57"	31°49'52"	229.19'	S 50°29'00"E
C4	180.00'	43.66'	85.66'	27°15'58"	31°49'52"	84.85'	S 76°23'29"E
C5	180.00'	87.44'	162.78'	51°48'59"	31°49'52"	157.30'	S 56°51'01"E
C6	120.00'	4.44'	8.88'	4°14'25"	47°44'47"	8.88'	S 08°49'19"E
C7	150.00'	5.55'	11.10'	4°14'25"	38°11'50"	11.10'	S 08°49'19"E
C8	180.00'	6.66'	13.32'	4°14'25"	31°49'52"	13.32'	S 08°49'19"E
C9	120.00'	50.72'	95.98'	48°49'34"	47°44'47"	93.44'	S 18°12'59"W
C10	150.00'	66.11'	127.87'	48°50'35"	38°11'50"	124.03'	S 17°43'11"W
C11	180.00'	81.73'	153.44'	48°50'35"	31°49'52"	148.84'	S 17°43'11"W
C12	180.00'	24.89'	49.47'	15°44'51"	31°49'52"	49.32'	S 01°10'19"W
C13	180.00'	53.48'	103.97'	33°05'44"	31°49'52"	102.53'	S 25°58'57"W
C14	25.00'	26.35'	40.59'	93°01'01"	228°10'59"	36.27'	S 85°37'58"W
C15	25.00'	25.00'	39.27'	90°00'00"	229°10'59"	35.36'	S 02°51'31"E
C16	120.00'	27.00'	53.11'	25°21'28"	47°44'47"	52.68'	S 60°32'16"E
C17	150.00'	33.75'	66.39'	25°21'28"	38°11'50"	65.85'	S 60°32'16"E
C18	180.00'	40.50'	79.66'	25°21'28"	31°49'52"	79.02'	S 60°32'16"E
C19	180.00'	15.28'	30.49'	9°42'15"	31°49'52"	30.45'	S 68°32'16"E
C20	180.00'	24.74'	49.18'	15°39'13"	31°49'52"	49.02'	S 55°41'08"E
C21	50.00'	16.67'	32.18'	36°52'12"	114°35'30"	31.62'	S 60°34'35"W
C22	50.00'	28.18'	51.32'	58°48'28"	114°35'30"	49.10'	N 49°36'28"E
C23	50.00'	27.32'	50.00'	57°17'45"	114°35'30"	47.94'	N 08°26'37"W
C24	50.00'	49.66'	78.20'	89°36'51"	114°35'30"	70.47'	N 81°53'56"W
C25	50.00'	22.27'	41.91'	48°01'22"	114°35'30"	40.89'	N 29°16'58"W
C26	50.00'	16.67'	32.18'	36°52'12"	114°35'30"	31.62'	N 23°42'23"E

LINE TABLE

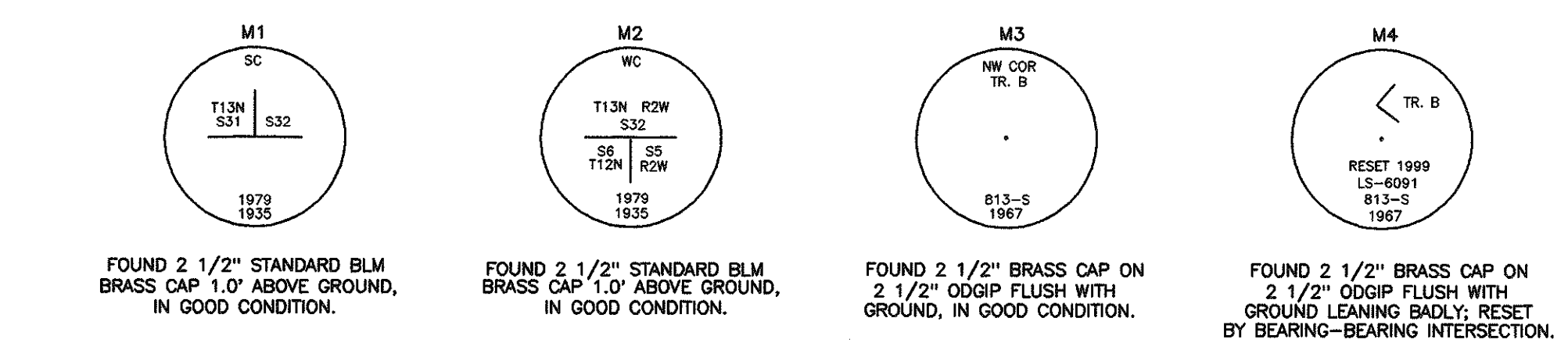
COURSE	BEARING	DISTANCE
L1	N 00°06'52"W (M)	50.00' (R1 & HELD)
L2	N 00°06'29"W (M)	33.37' (R1 & HELD)
L3	N 18°27'35"W	57.14'
L4	N 00°06'52"W (M)	84.85' (M)
L5	N 00°08'00"W (R1)	95.18' (R1)
L6	N 89°58'11"E (M)	87.09' (M)
L7	N 89°58'32"E (R1)	86.90' (R1)
L8	N 18°51'20"E (R1 & M)	60.09' (R1 & M)
L9	N 89°51'48"W	25.00'
L10	S 06°42'08"E	19.43'
L11	S 06°42'08"E	30.20'

LEGEND

- × CALCULATED POINT ONLY, NOTHING FOUND OR SET.
- FOUND 1/2" REBAR.
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-3142"
- FOUND 5/8" REBAR
- FOUND MONUMENT AS DESCRIBED
- ⊥ SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "LS-6091"
- (M) MEASURED DIMENSION THIS SURVEY.
- (R1) RECORD DIMENSIONS PER PLAT NO. 67-41.
- (R2) RECORD DIMENSIONS PER PLAT NO. 87-113.
- T. & E. DENOTES TELECOMMUNICATION & ELECTRICAL.
- (RAD) DENOTES A RADIAL LINE.

NOTES

- CHUGACH ELECTRIC ASSOCIATION, INC. HAS EXISTING OVERHEAD ELECTRIC FACILITIES WITHIN THE EASEMENTS BEING VACATED ACROSS THE BASHER DRIVE DEDICATED RIGHT-OF-WAY PROVIDED BY THIS PLAT. IF THE USE OF THIS DEDICATED RIGHT-OF-WAY INTERFERES WITH OR REQUIRES THESE FACILITIES TO BE RELOCATED, THE COST OF THIS RELOCATION WILL BE THE RESPONSIBILITY OF THE PARTY OR PARTIES CAUSING THE RELOCATION.
- CHUGACH ELECTRIC ASSOCIATION, INC. CLAIMS AN EXISTING RIGHT UNDER THE GENERAL EASEMENT RECORDED IN BOOK 112, AT PAGE 23, FOR A 20' WIDE EASEMENT CENTERED ON THE EXISTING ELECTRIC LINE LOCATED WITHIN LOTS 17-20, BLOCK 2.
- CHUGACH ELECTRIC ASSOCIATION, INC. HAS EASEMENTS RECORDED IN BOOK 415, AT PAGE 244, AND IN BOOK 221, AT PAGE 844, NOT BEING DEDICATED BY THIS PLAT.
- IN ADDITION TO THE EASEMENTS SHOWN, THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS, WHICH ARE NOT BEING DEDICATED BY THIS PLAT.
 - EASEMENT IN FAVOR OF CHUGACH ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 12, 1955 IN BOOK 126, AT PAGE 54. (BLANKET EASEMENT)
 - EASEMENT IN FAVOR OF THE CITY OF ANCHORAGE, RECORDED OCTOBER 11, 1968 IN BOOK 166, AT PAGE 305, NOT BEING DEDICATED BY THIS PLAT.
 - EASEMENT IN FAVOR OF ENSTAR NATURAL GAS COMPANY RECORDED OCTOBER 22, 1987 IN BOOK 1664, AT PAGE 818, NOT BEING DEDICATED BY THIS PLAT.
 - EASEMENT FOR INGRESS AND EGRESS OVER EXISTING ROAD, 30 FEET IN WIDTH, RECORDED AUGUST 17, 1984, IN BOOK 286, AT PAGE 44.
- ALL 100' CREEK MAINTENANCE / PROTECTION EASEMENTS PROHIBIT ANY CLEARING OF LIVE VEGETATION WITHIN THESE EASEMENTS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION AND THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING TO BUFFER STANDARDS.
- T. & E. DENOTES TELECOMMUNICATIONS AND ELECTRICAL.
- LOTS 17 & 18, BLOCK 2 ARE GOVERNED BY ANCHORAGE ORDINANCE 98-110, PROVIDING FOR PLI SL ZONING ON LOT 17, BLOCK 2, AND B-1A SL ZONING ON LOT 18, BLOCK 2.
- TRACTS A1 & B1 ARE NOT TO BE DISTURBED OR UTILIZED FOR DEVELOPMENT.
- ALL LOT LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
- THERE ARE NO SEPTIC SYSTEMS ALLOWED WITHIN A 200' RADIUS OF THE CLASS "A" WELL.
- EASEMENTS CREATED BY PLAT NO. 67-41 ARE AVAILABLE FOR HORSEBACK RIDING, HIKING AND CROSS COUNTRY SKIING. THIS DOES NOT APPLY TO ANY EASEMENTS BEING DEDICATED BY THIS PLAT.
- BEARING DETERMINED BY PROJECTING THE LINE FROM THE 5/8" REBAR WHICH WAS FOUND ON THE EAST BOUNDARY AT THE CORNER BETWEEN TRACTS A & B, PER PLAT NO. 67-41 THROUGH THE FOUND MONUMENT (M3).



SURVEYOR'S CERTIFICATE

I, JEFFERY A. GASTALDI, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT OF AS SHOWN HEREON 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 JULY 1, 2001 MONUMENTS TO BE SET BY JULY 1, 2001



PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS 20th DAY OF July 1999 *Robert Edward*
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 26th DAY OF July 1999

ATTEST: *Jessie Johnson* MUNICIPAL CLERK
Caren J. Mathis 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 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY REAL PROPERTY TAX FOR THE CURRENT YEAR.

DATE 7-19-99 *John W. McLaughlin* AUTHORIZED OFFICIAL

APPROVALS SIGNATURE DATE
PLATTING OFFICER *[Signature]* 7/26/99
MUNICIPAL SURVEYOR *[Signature]* 7/16/99
ENVIRONMENTAL PROTECTION *[Signature]* 7/22/99



99-78