## 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

MICHAEL K. ABBOTT, MUNICIPAL MANAGER
MUNICIPALITY OF ANCHORAGE
OWNERS, TRACTS A, B, C, AND D,
POTTER HEIGHTS SUBDIVISION, ADDITION No. 1
P.O. BOX 202684 ANCHORAGE, AK. 99577

## NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 16 DAY OF March, 2017.

NOTARY PUBLIC — MY COMMISSION EXPIRES April 14, 2020

## 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 ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL — DATE 2-27-17

## PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS 1ST DAY OF MARCH, 2017.

AUTHORIZED OFFICIAL — DATE 1 MAR 2017

## ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

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 EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA THIS 24th DAY OF February, 2017.
ATTEST:

MUNICIPAL CLERK — MAYOR OF ANCHORAGE (for)

## APPROVALS

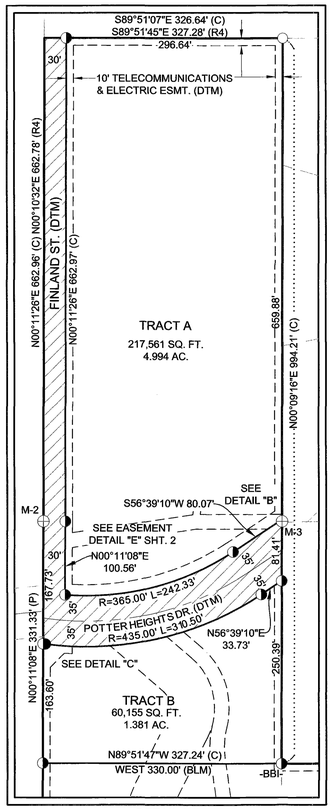
PLATTING OFFICER — DATE 4/3/17

MUNICIPAL SURVEYOR — DATE 2/23/2017

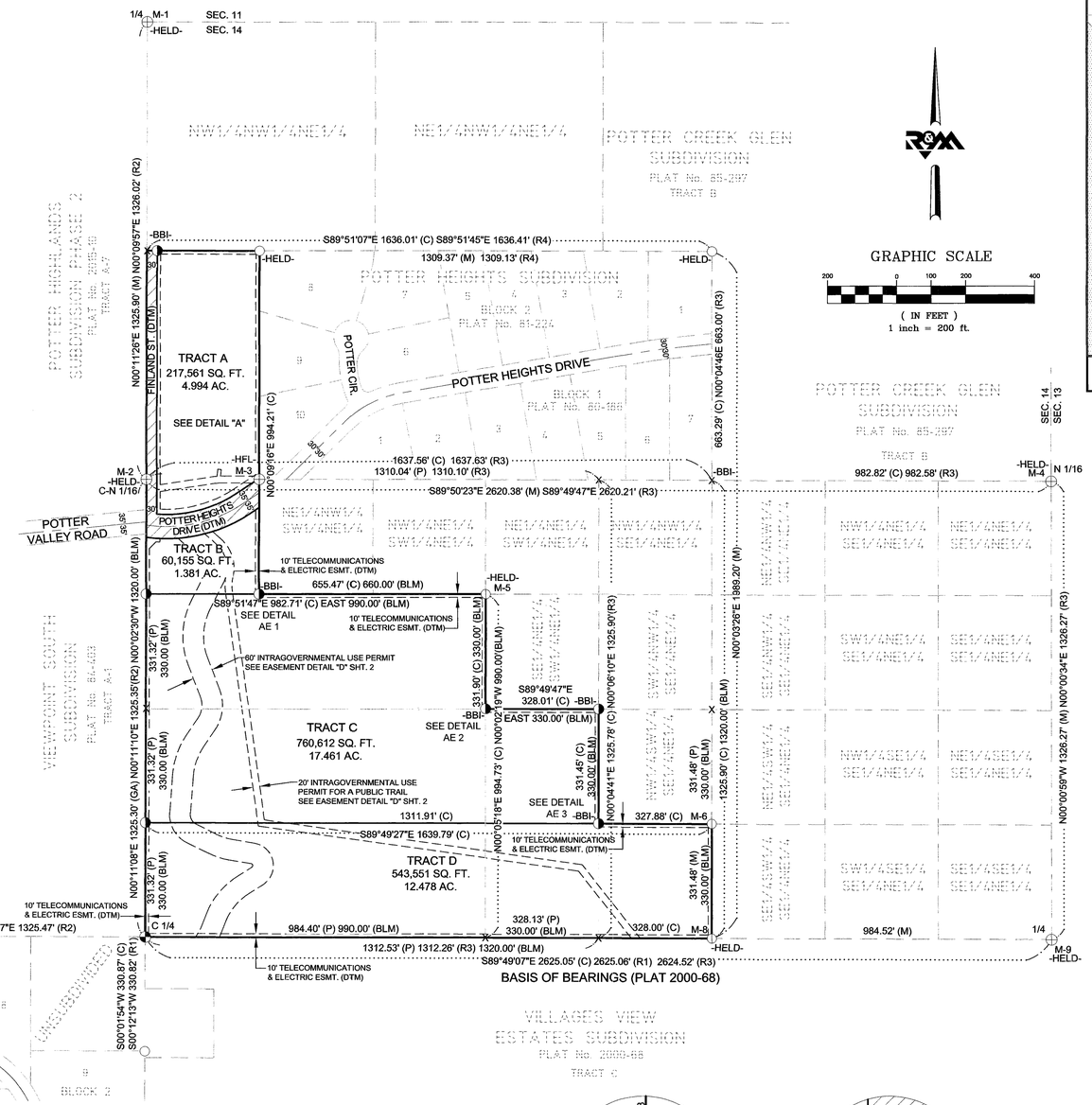
## SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF POTTER HEIGHTS SUBDIVISION, ADDITION No. 1 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 N/A, MONUMENTS TO BE SET BY N/A.

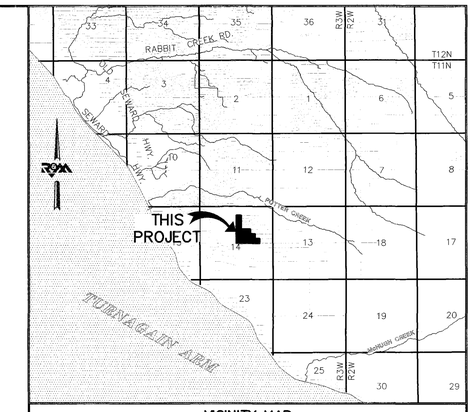
DAVID C. HALE, L.S. 10395 — DATE 2/21/17




DETAIL "A"
1"=100'




GRAPHIC SCALE
( IN FEET )
1 inch = 200 ft.




VICINITY MAP
Scale: 1"=1 Mile

## NOTES

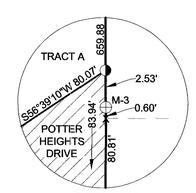
1. THE PROPERTY OWNER AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
2. PROPERTY OWNERS AND UTILITIES 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 WAYS.
3. ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
4. A GENERAL RIGHT OF WAY EASEMENT, GRANTED TO CHUGACH ELECTRIC ASSOCIATION, INC., EXISTS WITHIN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, AS RECORDED IN BOOK 111, PAGE 318.
5. A GENERAL RIGHT OF WAY EASEMENT, GRANTED TO CHUGACH ELECTRIC ASSOCIATION, INC., EXISTS WITHIN THE SOUTH 1/2 OF THE NORTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, EXCEPTING THAT PORTION LYING WITHIN THE WITHDRAWAL AREA DEFINED IN PUBLIC LAND ORDER No. 576, AS RECORDED IN BOOK 39, PAGE 276.
6. CONSTRUCTION OF THE INTRAGOVERNMENTAL USE PERMIT FOR A PUBLIC TRAIL OVER TRACTS B, C, OR D SHALL BE REQUIRED AT THE TIME OF ANY LAND USE PERMIT APPLICATION ON TRACTS B, C, OR D.
7. ANY DEVELOPMENT OF TRACTS WITHIN THIS SUBDIVISION SHALL CONFORM TO THE POTTER VALLEY LAND USE ANALYSIS AND HILLSIDE DISTRICT PLAN.
8. NO RESIDENTIAL STRUCTURES ARE ALLOWED ON TRACTS A, B, C OR D PRIOR TO A FULL SOILS INVESTIGATION BEING PERFORMED AND REVIEWED BY THE MUNICIPALITY OF ANCHORAGE.
9. THIS PLAT REPRESENTS A SUBDIVISION OF THE LANDS TRANSFERRED TO THE MUNICIPALITY OF ANCHORAGE FROM THE STATE OF ALASKA BY PATENT No. 5169 RECORDED IN BOOK 507, PAGE 765, ANCHORAGE RECORDING DISTRICT, MORE PARTICULARLY DESCRIBED AS THE W1/2, SW1/4, NW1/4, NE1/4, AND THE W1/2NW1/4SW1/4NE1/4, AND THE SE1/4NW1/4SW1/4NE1/4, AND THE S1/2SW1/4NE1/4, AND THE SW1/4SW1/4SE1/4NE1/4, AND THE SW1/4NE1/4SW1/4NE1/4, ALL WITHIN SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA.

## LEGEND

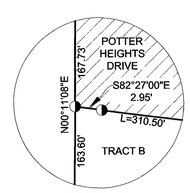
| | |
|---|---|
| ⊕ | FOUND PRIMARY MONUMENT AS DESCRIBED ON SHT. 2 |
| ⦶ | FOUND ALCAP/YELLOW PLASTIC CAP AS DESCRIBED ON SHT. 2 |
| ○ | FOUND REBAR/IRON PIPE |
| ◔ | SET 3 1/4" ALUMINUM CAP MONUMENT ON 2" DIA. X 30" LONG ALUMINUM POST THIS SURVEY |
| ◑ | SET TYPICAL 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY |
| X | COMPUTED POSITION. NOTHING FOUND OR SET THIS SURVEY |
| -HELD- | HELD FOUND MONUMENT POSITION |
| -HFL- | HELD FOUND MONUMENT POSITION FOR LINE ONLY |
| -BBI- | POSITION DETERMINED BY BEARING-BEARING INTERSECTION |
| (M) | MEASURED DIMENSION THIS SURVEY |
| (H) | HELD RECORD DIMENSION |
| (C) | COMPUTED DIMENSION |
| (P) | PROPORTIONED DIMENSION |
| (GA) | GRANT ADJUSTED DIMENSION |
| (R1) | RECORD DIMENSIONS PER PLAT No. 2000-68 |
| (R2) | RECORD DIMENSIONS PER PLAT No. 98-20 |
| (R3) | RECORD DIMENSIONS PER PLAT No. 85-297 |
| (R4) | RECORD DIMENSIONS PER PLAT No. 80-186 |
| (BLM) | RECORD DIMENSIONS PER BUREAU OF LAND MANAGEMENT PLAT |
| (DTM) | DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT |

TYPICAL
3 1/4" ALUMINUM CAP MONUMENT ON 2" DIA. X 30" ALUMINUM POST SET THIS SURVEY

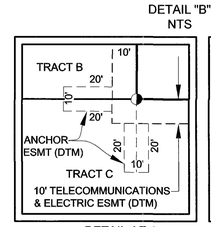
TYPICAL 2" ALUMINUM CAP ON 5/8" DIA. REBAR SET THIS SURVEY



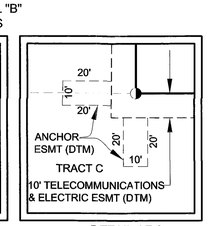

DETAIL "B"
NTS



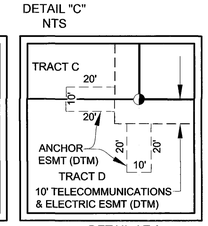

DETAIL "C"
NTS




DETAIL AE 1




DETAIL AE 2




DETAIL AE 3

ANCHOR EASEMENT DETAILS SCALE: 1"=30'

ANCHORAGE RECORDING DISTRICT

# PLAT OF POTTER HEIGHTS SUBDIVISION ADDITION No. 1

## TRACTS A, B, C, & D

A 36.314± ACRE SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA AS DESCRIBED IN STATE OF ALASKA PATENT No. 5169 RECORDED IN BOOK 507, PAGE 765, ANCHORAGE RECORDING DISTRICT

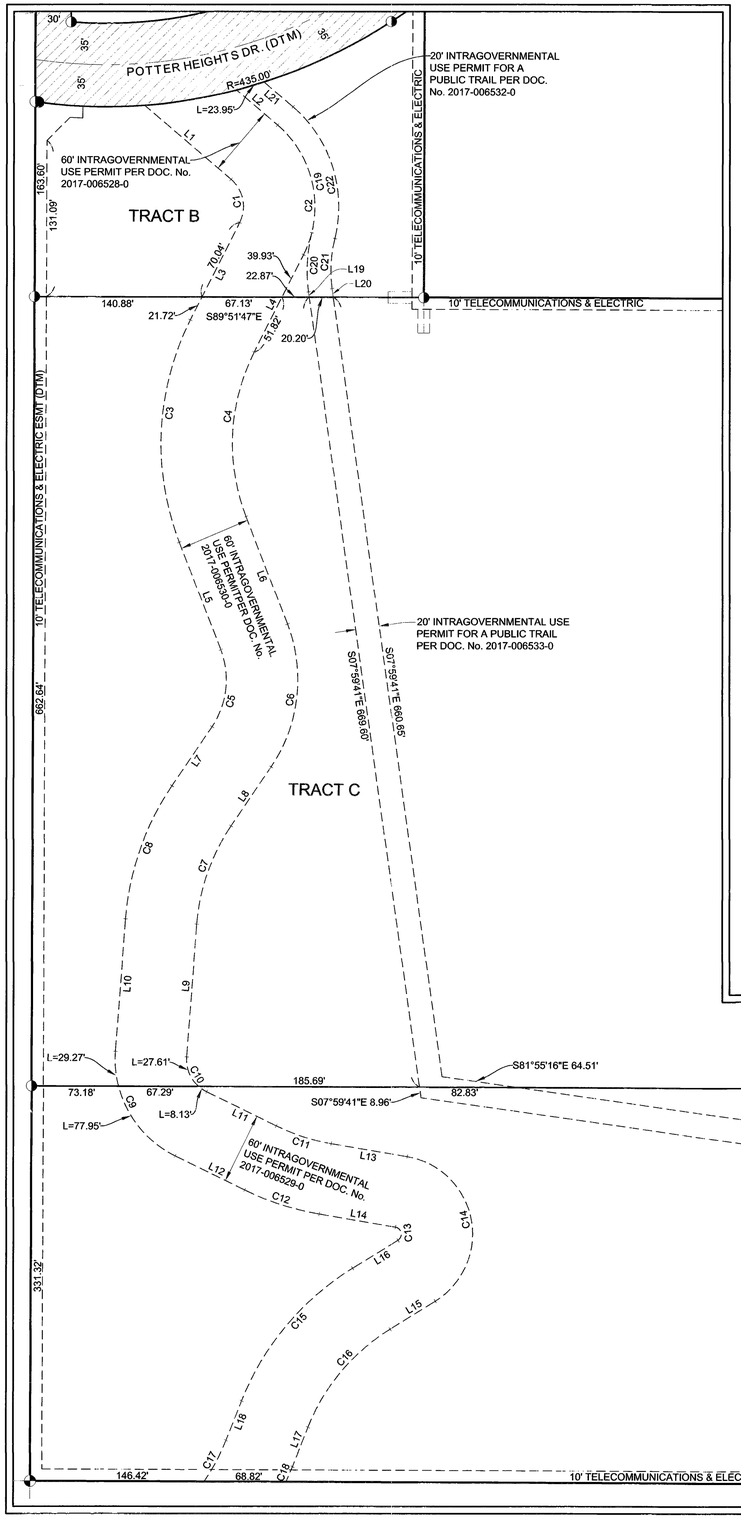
LOCATED WITHIN THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA


R&M LIC. No. AECC111
9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com

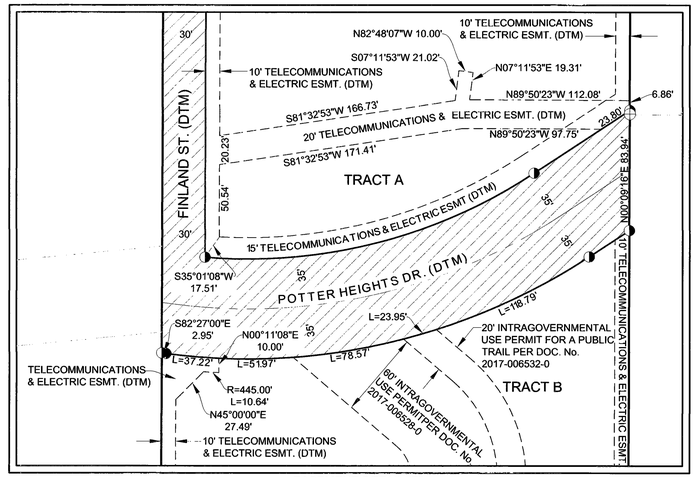

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DRAWN: DCH | SCALE: 1"=200' | PROJECT: 1914.30 | GRID: SW3639 |
| CHECKED: BRM | FIELD BK: 3668 | DATE: 02-21-17 | SHEET: 1 OF 2 |

Anchorage Recording District Pl 2017-24

S-12300



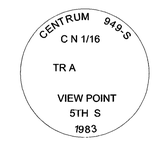

EASEMENT DETAIL "D"
SCALE: 1"=60'



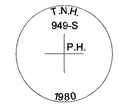

EASEMENT DETAIL "E"
SCALE: 1"=50'

## FOUND MONUMENTS

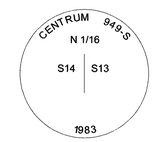
M-1
FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" STEEL POST, 0.6' ABOVE GRADE. GOOD CONDITION




M-2
FOUND 3 1/4" ALUMINUM MONUMENT 0.4' BELOW GRADE GOOD CONDITION



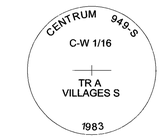

M-3
FOUND 2 1/2" ALUMUMINUM MONUMENT FLUSH AND LEANING NORTHWEST. RESET PLUMB 0.2' BELOW GRADE



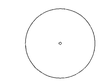

M-4
FOUND 3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.5' ABOVE GRADE. GOOD CONDITION

M-5
FOUND YELLOW PLASTIC CAP ON 5/8" REBAR, 0.2' ABOVE GRADE. GOOD CONDITION

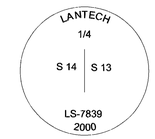
M-6
FOUND YELLOW PLASTIC CAP ON 5/8" REBAR, 0.2' ABOVE GRADE. GOOD CONDITION




M-7
FOUND 3 1/4" ALUMINUM MONUMENT FLUSH WITH GRADE. GOOD CONDITION



M-8
FOUND YELLOW PLASTIC CAP ON 5/8" REBAR, 0.3' ABOVE GRADE. GOOD CONDITION




M-9
FOUND 3 1/4" ALUMINUM MONUMENT FLUSH WITH GRADE. GOOD CONDITION

## LEGEND

| | |
|---|---|
| ⊕ | FOUND PRIMARY MONUMENT AS DESCRIBED ON SHT. 2 |
| ⦶ | FOUND ALCAP/YELLOW PLASTIC CAP AS DESCRIBED ON SHT. 2 |
| ○ | FOUND REBAR/IRON PIPE |
| ◔ | SET 3 1/4" ALUMINUM CAP MONUMENT ON 2" DIA. X 30" LONG ALUMINUM POST THIS SURVEY |
| ◑ | SET TYPICAL 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY |
| X | COMPUTED POSITION. NOTHING FOUND OR SET THIS SURVEY |
| -HELD- | HELD FOUND MONUMENT POSITION |
| -HFL- | HELD FOUND MONUMENT POSITION FOR LINE ONLY |
| -BBI- | POSITION DETERMINED BY BEARING–BEARING INTERSECTION |
| (M) | MEASURED DIMENSION THIS SURVEY |
| (H) | HELD RECORD DIMENSION |
| (C) | COMPUTED DIMENSION |
| (P) | PROPORTIONED DIMENSION |
| (GA) | GRANT ADJUSTED DIMENSION |
| (R1) | RECORD DIMENSIONS PER PLAT No. 2000–68 |
| (R2) | RECORD DIMENSIONS PER PLAT No. 98–20 |
| (R3) | RECORD DIMENSIONS PER PLAT No. 85–297 |
| (R4) | RECORD DIMENSIONS PER PLAT No. 80–186 |
| (BLM) | RECORD DIMENSIONS PER BUREAU OF LAND MANAGEMENT PLAT |
| (DTM) | DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT |

LINE TABLE

| LINE No. | DIRECTION | LENGTH |
|---|---|---|
| L1 | S49° 29' 51"E | 95.60 |
| L2 | S49° 29' 51"E | 45.03 |
| L3 | S26° 47' 06"W | 91.75 |
| L4 | S26° 47' 06"W | 91.75 |
| L5 | S21° 08' 58"E | 96.85 |
| L6 | S21° 08' 58"E | 96.85 |
| L7 | S34° 08' 01"W | 59.89 |
| L8 | S34° 08' 01"W | 59.89 |
| L9 | S04° 20' 02"W | 1[illegible]1.70 |
| L10 | S04° 20' 02"W | 1[illegible]1.70 |
| L11 | S63° 55' 14"E | 65.10 |

LINE TABLE

| LINE No. | DIRECTION | LENGTH |
|---|---|---|
| L12 | S63° 55' 14"E | 65.10 |
| L13 | S80° 20' 44"E | 64.96 |
| L14 | S80° 20' 44"E | 64.96 |
| L15 | S58° 18' 51"W | 44.71 |
| L16 | S58° 18' 51"W | 44.71 |
| L17 | S21° 33' 33"W | 35.60 |
| L18 | S21° 33' 33"W | 35.60 |
| L19 | N07° 59' 41"W | 4.47 |
| L20 | S07° 59' 41"E | 7.33 |
| L21 | S49° 29' 51"E | 31.86 |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DIST. |
|---|---|---|---|---|---|
| C1 | 30.00' | 39.94' | 76°16'56" | N11° 21' 23"W | 37.06' |
| C2 | 90.00' | 119.82' | 76°16'56" | N11° 21' 23"W | 111.17' |
| C3 | 230.00' | 192.42' | 47°56'04" | S02° 49' 04"W | 186.86' |
| C4 | 170.00' | 142.22' | 47°56'04" | S02° 49' 04"W | 138.11' |
| C5 | 70.00' | 67.54' | 55°16'59" | N06° 29' 31"E | 64.95' |
| C6 | 130.00' | 125.43' | 55°16'59" | N06° 29' 31"E | 120.62' |
| C7 | 170.00' | 88.42' | 29°47'59" | S19° 14' 01"W | 87.42' |
| C8 | 230.00' | 119.62' | 29°47'59" | S19° 14' 01"W | 118.28' |
| C9 | 90.00' | 107.21' | 68°15'16" | S29° 47' 36"E | 100.99' |
| C10 | 30.00' | 35.74' | 68°15'16" | S29° 47' 36"E | 33.66' |
| C11 | 170.00' | 48.73' | 16°25'30" | S72° 07' 59"E | 48.57' |
| C12 | 230.00' | 65.93' | 16°25'30" | S72° 07' 59"E | 65.71' |
| C13 | 6.00' | 14.52' | 138°39'35" | N11° 00' 57"W | 11.23' |
| C14 | 66.00' | 159.72' | 138°39'35" | N11° 00' 57"W | 123.50' |
| C15 | 230.00' | 147.54' | 36°45'18" | S39° 56' 12"W | 145.03' |
| C16 | 170.00' | 109.05' | 36°45'18" | S39° 56' 12"W | 107.19' |
| C17 | 170.00' | 39.18' | 13°12'18" | N28° 09' 42"E | 39.09' |
| C18 | 230.00' | 13.76' | 3°25'37" | N23° 16' 21"E | 13.75' |
| C19 | 90.00' | 99.96' | 63°38'19" | S17° 40' 41"E | 94.90' |
| C20 | 130.00' | 50.23' | 22°08'10" | S03° 04' 24"W | 49.91' |
| C21 | 110.00' | 42.50' | 22°08'10" | S03° 04' 24"W | 42.23' |
| C22 | 110.00' | 122.18' | 63°38'19" | N17° 40' 41"W | 115.99' |

GRAPHIC SCALE
60 0 30 60 120
( IN FEET )
1 inch = 60 ft.

2017-24
Plat #
Anchorage
Rec Dist
4/5/ 2017
Date
Time 2:20 P.M.

STATE OF ALASKA
49TH
DAVID C. HALE
LS 10395
2/21/17
Registered Professional Land Surveyor

ANCHORAGE RECORDING DISTRICT

# PLAT OF
# POTTER HEIGHTS SUBDIVISION ADDITION No. 1
## TRACTS A, B, C, & D

A 36.314± ACRE SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA AS DESCRIBED IN STATE OF ALASKA PATENT No. 5169 RECORDED IN BOOK 507, PAGE 765, ANCHORAGE RECORDING DISTRICT

LOCATED WITHIN THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA


R&M
LIC. No. AECC111
9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522–1707 FAX (907) 522–3403
www.rmconsult.com


| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DRAWN: | DCH | SCALE: | 1"=200' | PROJECT: | 1914.30 | GRID: | SW3639 |
| CHECKED: | BRM | FIELD BK: | 3668 | DATE: | 02–21–17 | SHEET: | 2 OF 2 |

S–12300