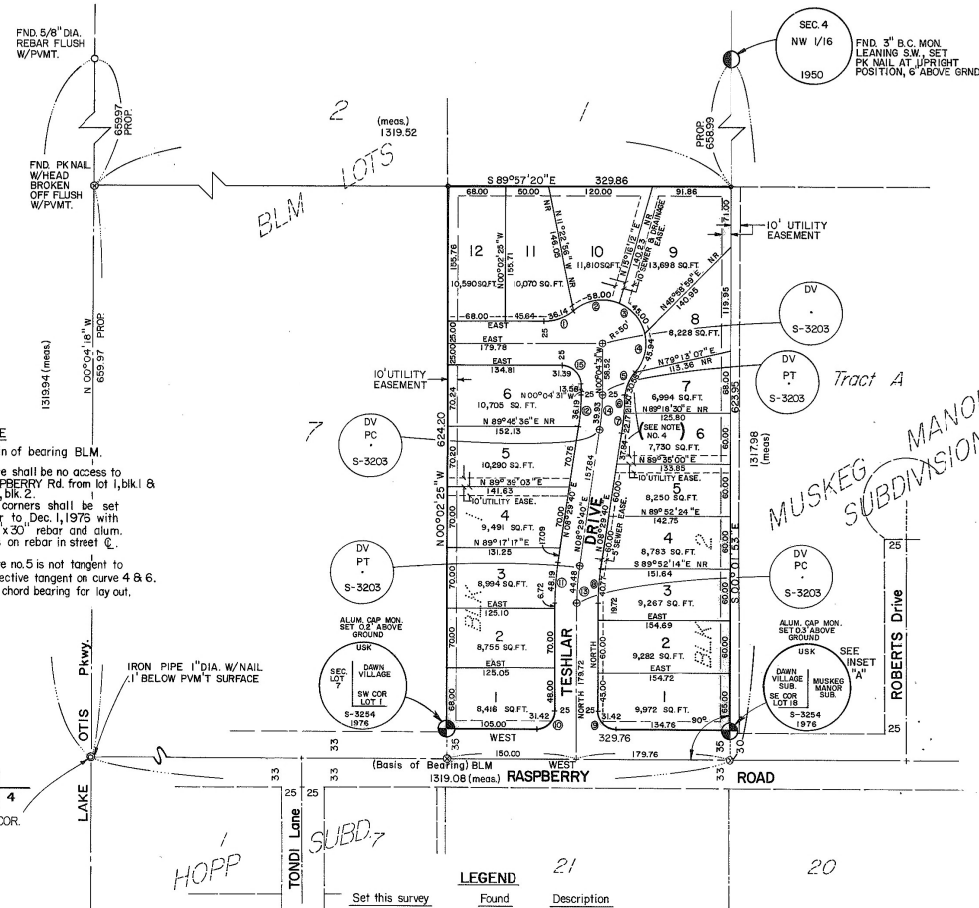


MORTGAGE HOLDERS:

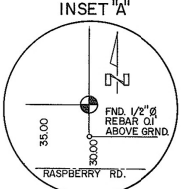
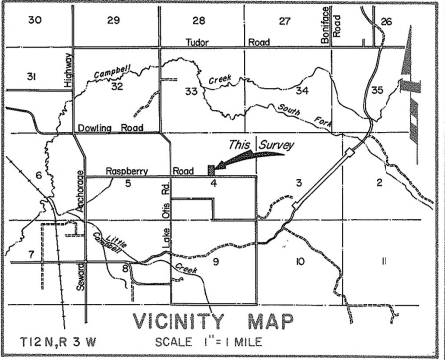
DATE: 8/13/76

Robert G. Laube
ROBERT G. LAUBE
DALLIE JACKSON
Power of Attorney (Bk 121, pg. 97, Anch. rec. dist.)
1959 Luessac Dr.
Anchorage, AK.

Irene M. Laube
IRENE M. LAUBE



Approved in accordance with Chapter 21, Article 10, Code of Ordinances.
Survey W Cole 9-13-76
By Earl D. Korynta 9-14-76
PUBLIC WORKS DEPARTMENT
Municipality of Anchorage



- NOTE**
1. Origin of bearing BLM.
 2. There shall be no access to RASPBERRY Rd. from lot 1, blk 1 & lot 1, blk C.
 3. Lot corners shall be set prior to Dec. 1, 1975 with 5/8" x 30" rebar and aluminum caps on rebar in street C.
 4. Curve no. 5 is not tangent to respective tangent or curve 4 & 6. Use chord bearing for lay out.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we), hereby certify that I am (we are) the owner(s) of the property described hereon. I (we) hereby dedicate to the public all easements for public utilities, streets, alleys, thoroughfares, parks and other public areas shown hereon. There shall be reserved adjacent to the dedicated rights-of-way shown hereon, a slope reservation sufficient to contain cut and fill slopes of 1 1/2 feet horizontally for each foot vertically (1-1/2 to 1) of cut or fill, for the purpose of providing and maintaining lateral support of the constructed street and there is reserved to the grantors, their heirs, successors and assigns, the right to remove said slopes at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality of Anchorage.

Date: Aug 19, 1976

Elden Pederson
ELDEN PEDERSON
HENDRICKSON CIRCLE
ANCHORAGE, AK

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 19 day of Aug., 1976

Leo Scheben
NOTARY FOR ALASKA

My commission expires May 14, 1977



CURVE DATA						
CURVE NUMBER	RADIUS	CHORD LENGTH	DELTA	ARC LENGTH	TANGENT LENGTH	CHORD BEARING
1	50.00	35.36	41°24'35"	36.14	18.90	S69°17'43"W
2	50.00	54.80	66°27'47"	58.00	32.76	N81°49'18"E
3	50.00	43.50	51°33'58"	45.00	24.15	S39°09'43"E
4	50.00	44.34	52°38'40"	45.94	24.74	S12°56'33"W
5	50.00	30.10	35°02'15"	30.68	15.78	N26°55'53"E
6	291.89	21.49	04°13'10"	21.50	10.75	S02°05'59"W
7	291.89	22.17	04°21'06"	22.17	11.09	S06°18'07"W
8	275.01	40.74	08°29'40"	40.77	20.42	N04°44'50"E
9	20.00	28.28	90°00'00"	31.42	20.00	N45°00'00"W
10	20.00	28.28	90°00'00"	31.42	20.00	S45°00'00"W
11	325.01	48.14	08°29'40"	48.19	24.14	N04°44'50"E
12	241.89	36.15	08°34'16"	36.19	18.13	S04°12'32"W
13	300.01	44.44	08°29'40"	44.48	22.28	N04°44'50"E
14	266.89	39.89	08°34'16"	39.93	20.00	S04°12'32"W
15	20.00	28.27	89°55'29"	31.39	19.97	S45°02'16"E

76-229
RECORDED - FILED 3.00
Anchorage sec. dist.
DATE Sept. 17, 1976
TIME 2:22 P.M.
Requested by Municipality of Anchorage
Address of Anchorage

PLAT APPROVAL

Plat approved by the Platting Authority this 19 day of June, 1976

J. David Davis
AUTHORIZED OFFICIAL

ACCEPTANCE OF DEDICATION BY THE MUNICIPALITY OF ANCHORAGE

The MOA hereby accepts for public uses and for public purposes the real property dedicated to this plat including but not limited to the easements, right-of-way, alleys, roadways, thoroughfares, and parks shown hereon. Dated at Anchorage, Alaska, this 16th day of September, 1976

Phyllis Ellen Banks
CLERK Deputy

D. G. Weiford
MAYOR

LEGEND	Found	Description
⊙	PROP.	5/8"x30" Rebar w/ Alum cap set flush w/pvmt.
⊙	PROP.	Proportion
⊙	PROP.	5/8" x 30" Rebar
⊙	PROP.	USK Mon. 3" x 30" Alum. Cap
⊙	PROP.	BLM Brass Cap Mon.
⊙	PROP.	1" Dia. Iron Pipe
⊙	PROP.	Grid Distance
⊙	PROP.	PK Nail
⊙	PROP.	5/8" Dia. Rebar
⊙	PROP.	BLM. Monument

SURVEYOR'S CERTIFICATE

I, EARL D. KORYNTA, professional land surveyor, do hereby certify that the plat of DAWN VILLAGE 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 stated, or, if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement.



Date: Aug 19, 1976

ZONING CLASS: R-1

PLAT OF
DAWN VILLAGE SUBDIVISION
SUBDIVISION OF BLM LOT 8
BLK 1, L 1-6; BLK 2, L 1-12
SE 1/4, SW 1/4, NW 1/4 SEC. 4, T12N, R3W, S.M.
CONTAINING 4.725 ACRES

UNWIN · SCHEBEN · KORYNTA
Consulting Engineers and Surveyors - 103 E 26th Ave., Anchorage
272-8911 or 272-6051

DRAWN JP & DM SCALE: 1" = 100' W.O. No. 76-444 FILE No. 5-409
CHECKED EDK DATE 3-15-76 GRID 2034 F.B. 3/4 SHEET 1 OF 1

S-4053

1976-332

(76-229)

Municipality of Anchorage



POUCH 6-650
ANCHORAGE, ALASKA 99502
(907) 279-8686

GEORGE M. SULLIVAN,
MAYOR

DEPARTMENT OF FINANCE
Treasury Division

Case File No. S-4053

76-229
~~RECORDED~~-FILED 3:00
Anchorage REC. DIST.
DATE Sept. 17, 1976
TIME 2:22 P.M.
Requested by Municipality
Address of Anchorage

CERTIFICATE OF TAX PAYMENT

THE MUNICIPALITY OF ANCHORAGE does hereby certify as follows:

THAT all real property taxes levied by the Municipality of Anchorage on the area described as:

These lands are presently designated: Government Lot (8) located in the NW1/4 of Sec. 4, T12N, R3W, S.M. and are proposed to be designated as: Dawn Village Subdivision, Block 1, Lots 1 - 18.

by ELDEN W. PEDERSON have been paid.

THAT the special assessments, sewer agreements and permission to enter agreements (except City of Anchorage assessments) levied against this property are current.

WITNESS my hand and seal this 19th day of August, 1976.

Virginia Piatt
Authorized Official

Two completed copies of this form must be submitted to the Anchorage Planning Department with any request for final approval of any subdivision, resubdivision or vacation. One copy of this form shall be filed in the office of the District Recorder at the time of filing an approved plat of subdivision or resubdivision or order of vacation. The other copy will be retained in the files of the Anchorage Planning Department.

