

**Certificate of Ownership and Dedication**

I (we), hereby certify that I (we) hold the herein specified property interest in the property described 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.

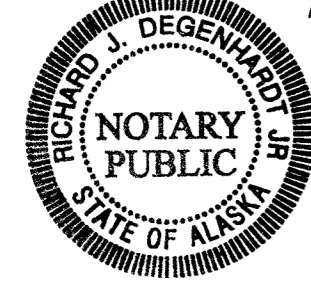
I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

*William D. Falsey*  
 Owner: Municipality of Anchorage  
 PO Box 196650  
 Anchorage, AK., 99519-6650  
 Municipal Manager

**Notary Acknowledgment**

Subscribed and sworn to before me this 25 day of April, 2018.

*Richard J. DeGroot*  
 Notary Public  
 My Commission Expires 6/10/19

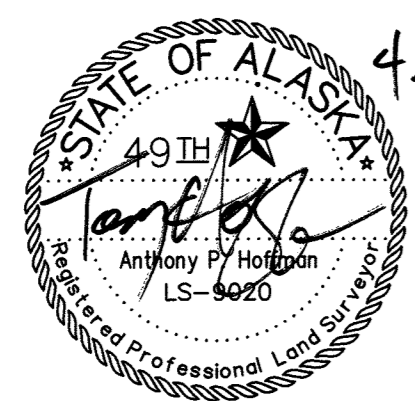


**General Notes:**

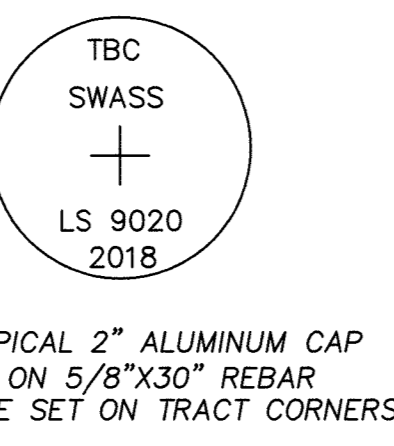
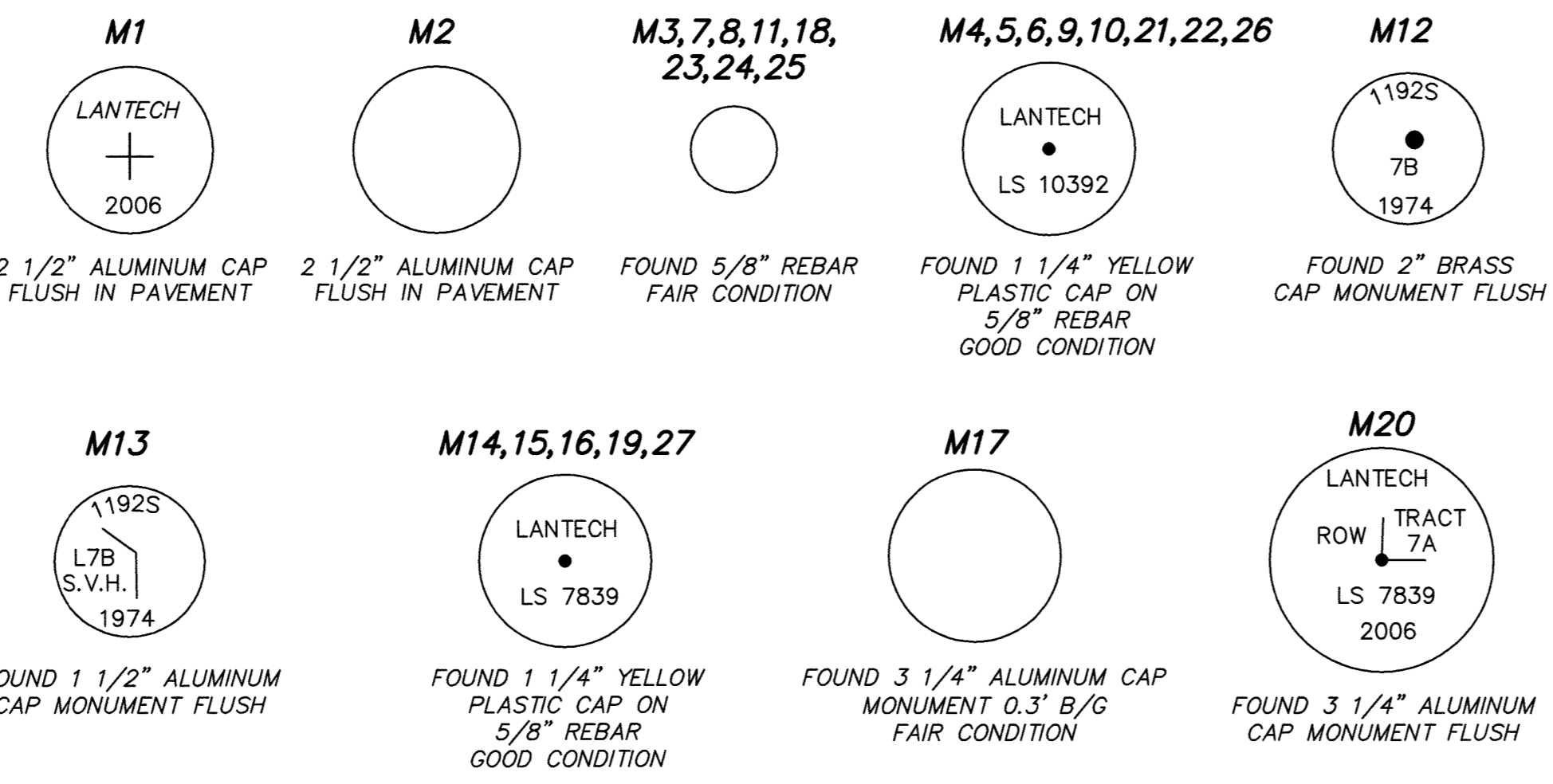
- 2" aluminum caps on 5/8"x 30" rebar set on all tract corners unless otherwise noted.
- Distances shown are in feet.
- All lot lines and tract lines are non radial unless otherwise noted.
- The subject property is located within the Anchorage International Airport's LDN noise contours, and is subject to present and future noise which may be bothersome to users of the property. These noise contours are based on average annual aircraft noise levels: during times when aircraft are overflying this area the actual noise exposure may exceed these levels. These noise impacts may change over time by virtue of: greater numbers of aircraft departures and arrivals; louder aircraft; seasonal and time of day variations; changes in airport, aircraft and air traffic control operating procedures; airport layout changes; and changes in the property owner's personal perceptions to the noise exposure and his/her sensitivity to aircraft noise.
- This property is subject to a blanket Right-of-Way easement granted to Chugach Electric Association, Inc., to operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded June 20, 1952 in Book 74 at Page 40. This easement is not being dedicated by this plat.
- There is a reservation of 1/2 of all oil, gas and mineral rights as reserved by Leland Clifford Johnston and Helen M. Johnston in an instrument recorded August 8, 1963 in Book 264 at Page 103 and also in an instrument recorded September 25, 1963 in Book 267 at Page 30.
- The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter 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 drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
- Increased or concentrated storm water runoff from Tracts 1 and 2 may not go beyond the parcel limits unless approved by the Municipal Engineer. This note applies to any future subdivision of these tracts.
- Easements created by document are not being dedicated by this plat.

**Surveyor's Certificate**

I, Anthony P. Hoffman, professional land surveyor, do hereby certify that this plat of Southwest Anchorage School Site, Tracts 1 & 2, 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.



**Monuments**



**Legend**

- FOUND MONUMENT AS DESCRIBED
- FOUND 2" DIA. ALUMINUM CAP
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR
- FOUND YPC ON 5/8" REBAR AS NOTED
- SET 2" DIA. ALUMINUM CAP ON A 5/8" DIA. x 30" REBAR
- RECORD PER PLAT NO. 2003-95
- COMPUTED DIMENSION THIS SURVEY
- RECORD PER PLAT NO. 2006-87
- MEASURED THIS SURVEY
- MONUMENT REFERENCE
- BOUNDARY NOTE REFERENCE
- BLOCK NUMBER
- NOT DEDICATED THIS PLAT

**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 20th day of April, 2018.

Attest:  
 Mayor of Anchorage *[Signature]*

Municipal Clerk *[Signature]*



**Approvals**

Platting Officer: *[Signature]* 4/13/18

Municipal Surveyor: *[Signature]* 4/12/2018

On-Site Water and Wastewater: *[Signature]* 4/13/18

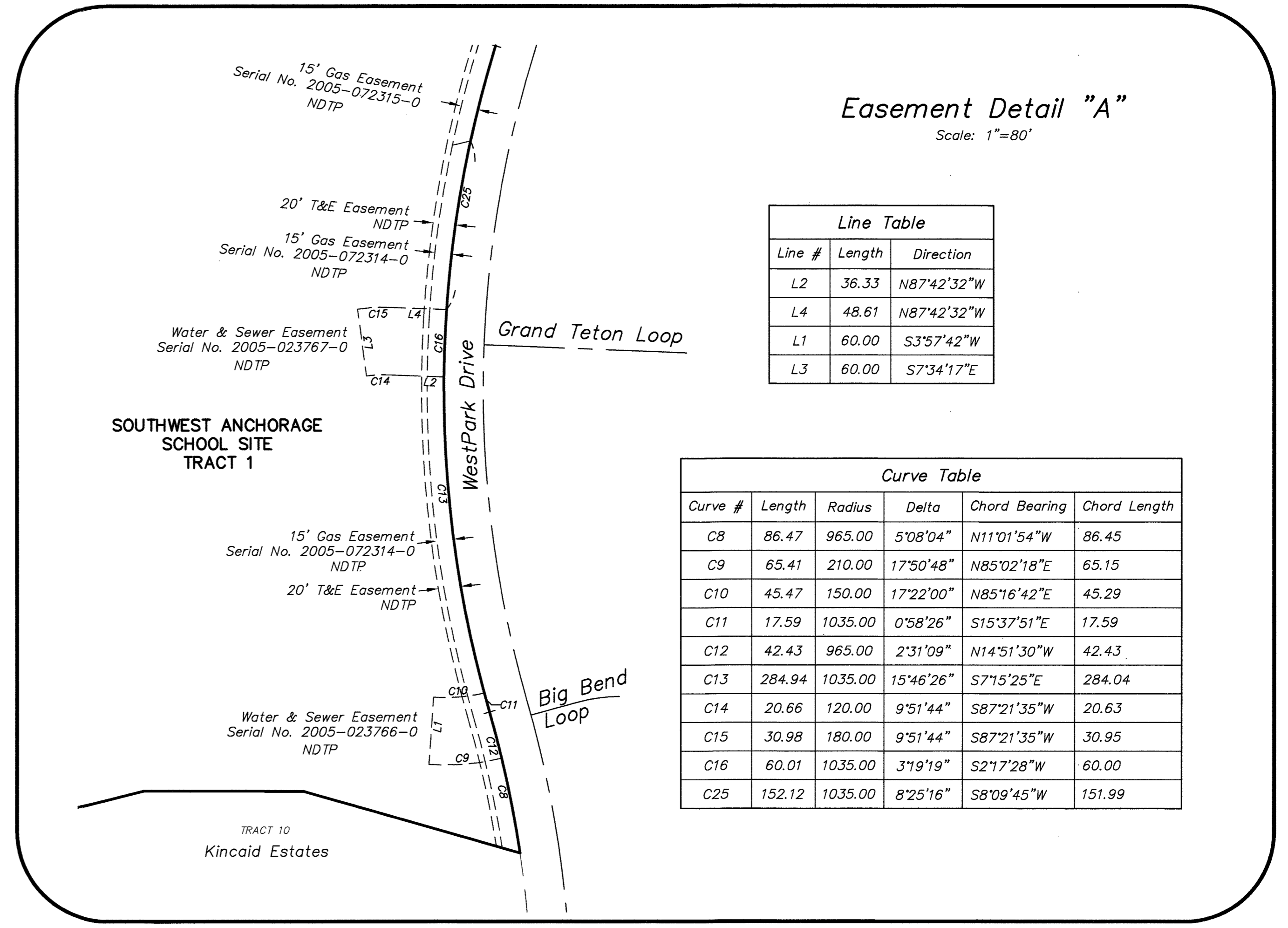
**Plat Approval**

Plat approved by the Municipal Platting Authority this 22nd day of April, 2018.  
*[Signature]*  
 Authorized Official

**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.

*[Signature]* 4-17-18  
 Authorized Official Date



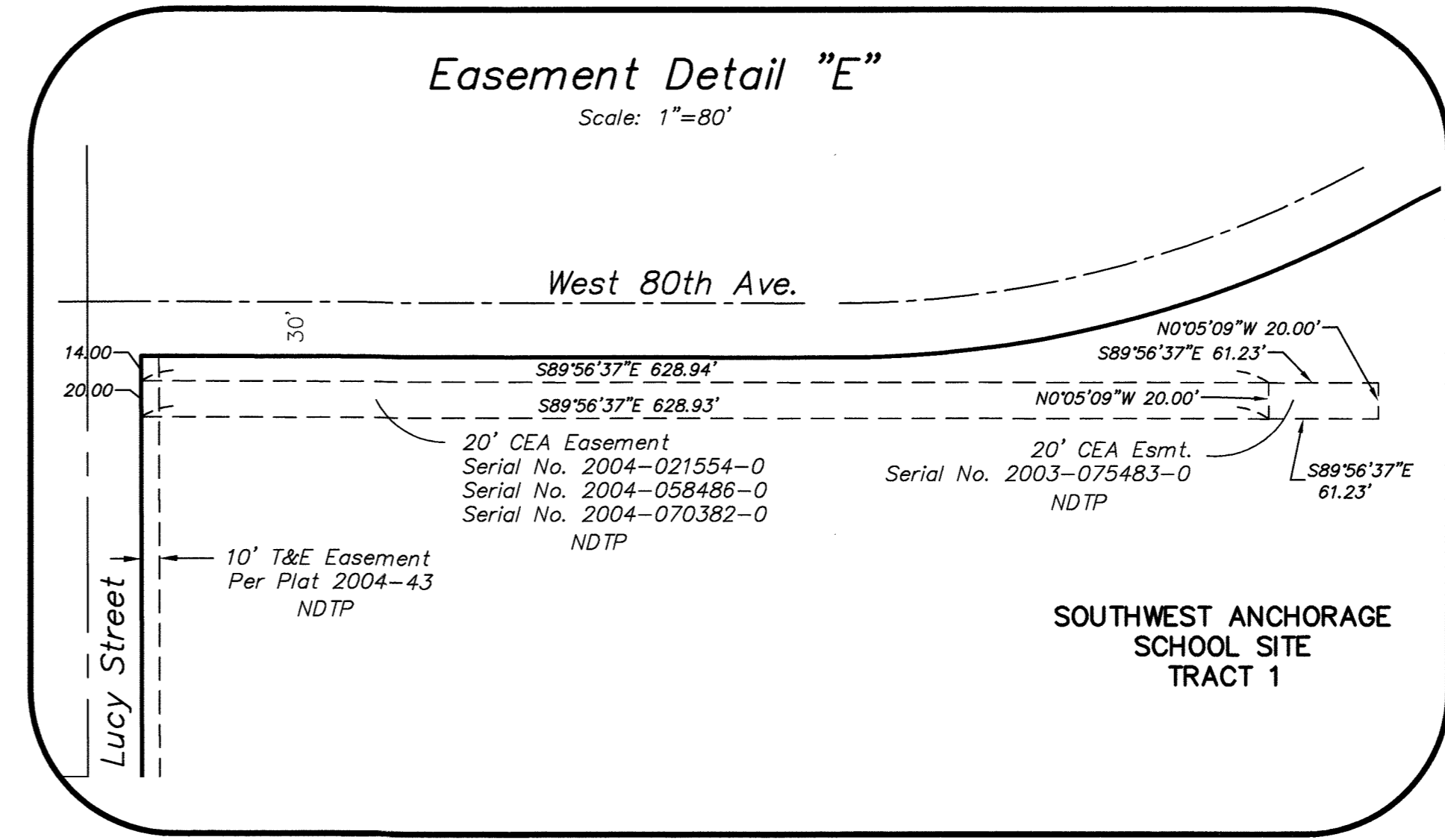
**Easement Detail "A"**  
 Scale: 1"=80'

**Line Table**

Line #	Length	Direction
L2	36.33	N87°42'32"W
L4	48.61	N87°42'32"W
L1	60.00	S3°57'42"W
L3	60.00	S7°34'17"E

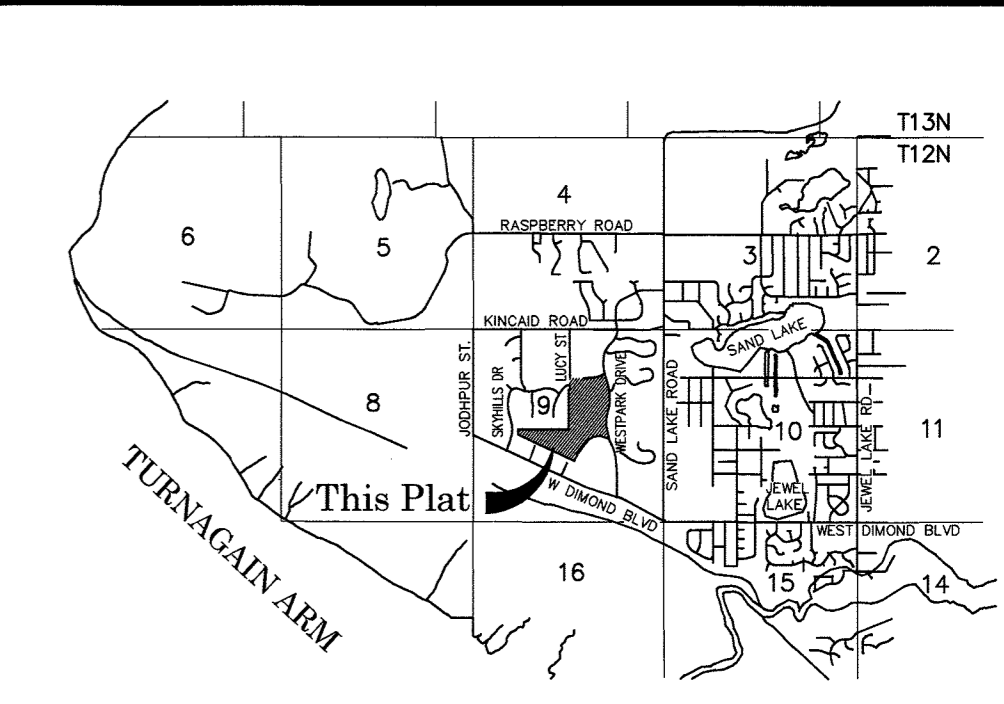
**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C8	86.47	965.00	5°08'04"	N11°01'54"W	86.45
C9	65.41	210.00	17°50'48"	N85°02'18"E	65.15
C10	45.47	150.00	17°22'00"	N85°16'42"E	45.29
C11	17.59	1035.00	0°58'26"	S15°37'51"E	17.59
C12	42.43	965.00	2°31'09"	N14°51'30"W	42.43
C13	284.94	1035.00	15°46'26"	S7°15'25"E	284.04
C14	20.66	120.00	9°51'44"	S87°21'35"W	20.63
C15	30.98	180.00	9°51'44"	S87°21'35"W	30.95
C16	60.01	1035.00	3°19'19"	S2°17'28"W	60.00
C25	152.12	1035.00	8°25'16"	S8°09'45"W	151.99

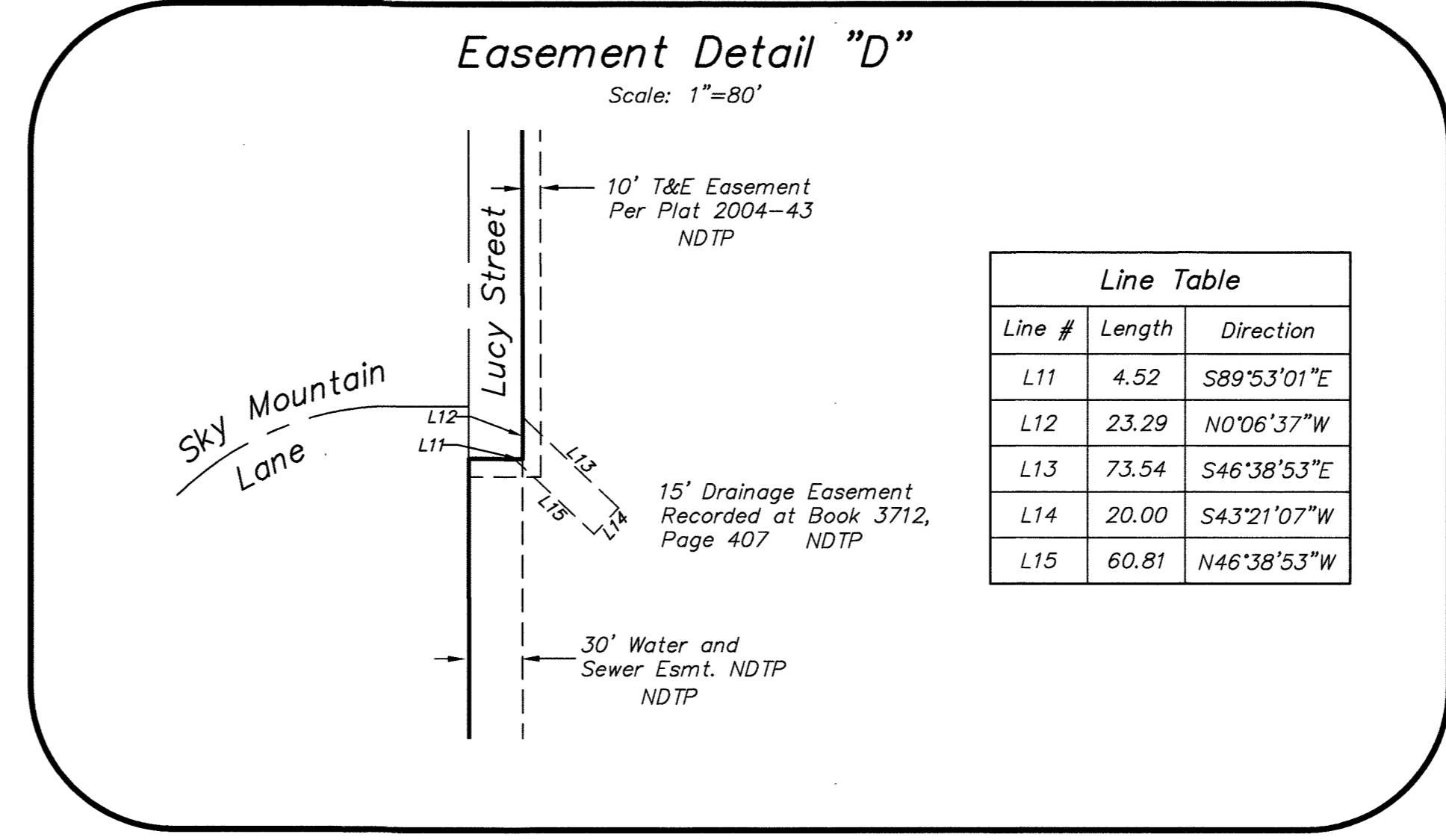


**Easement Detail "E"**  
 Scale: 1"=80'

VICINITY MAP 1"=1 MILE



Vicinity Map Scale: 1" = 1 Mile T12N, R4W, S.M.



**Easement Detail "D"**  
 Scale: 1"=80'

**Line Table**

Line #	Length	Direction
L11	4.52	S89°53'01"E
L12	23.29	N0°06'37"W
L13	73.54	S46°38'53"E
L14	20.00	S43°21'07"W
L15	60.81	N46°38'53"W

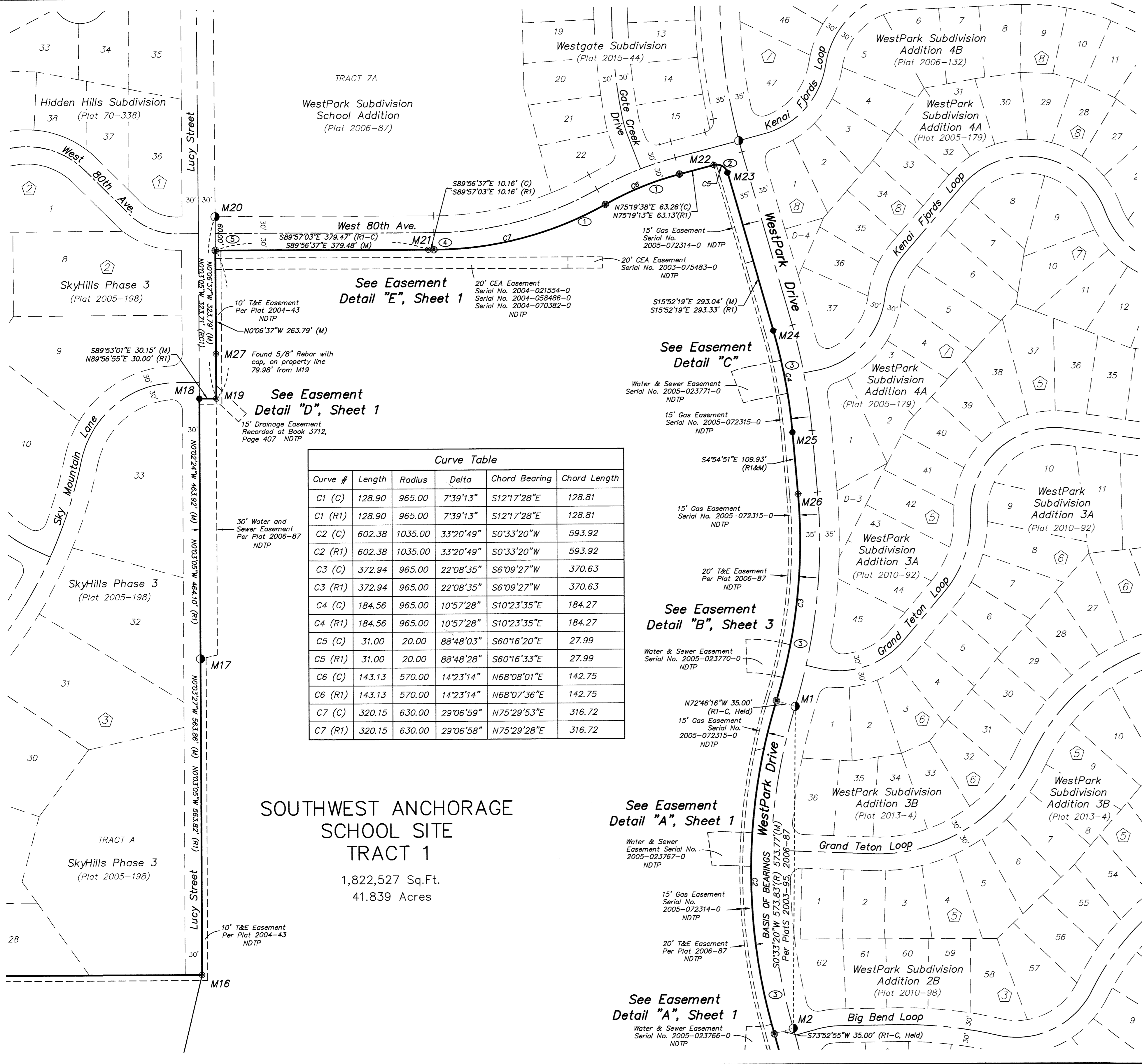
A Plat of:  
**SOUTHWEST ANCHORAGE SCHOOL SITE TRACTS 1 & 2**  
 AND VACATION RESOLUTION No. 2018-002

A Resubdivision of:  
 Tracts 8A and 9A, WestPark Subdivision School Addition, per Plat Number 2006-87, and Lot 1, Kincaid West, per Plat 2004-43. Located within the NE1/4, SE1/4 and SW1/4 of Section 9, T12N, R4W, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska.

Containing 53.841 acres, more or less.

Grid: SW2223, SW2322, SW2323  
 Scale: 1"=100'  
 Drawn: TH / Checked: JZ  
 FB/Page: 3683/23  
 Date: 3/14/2018  
 MOA Case No.: S12382  
 SHEET: 1 of 3





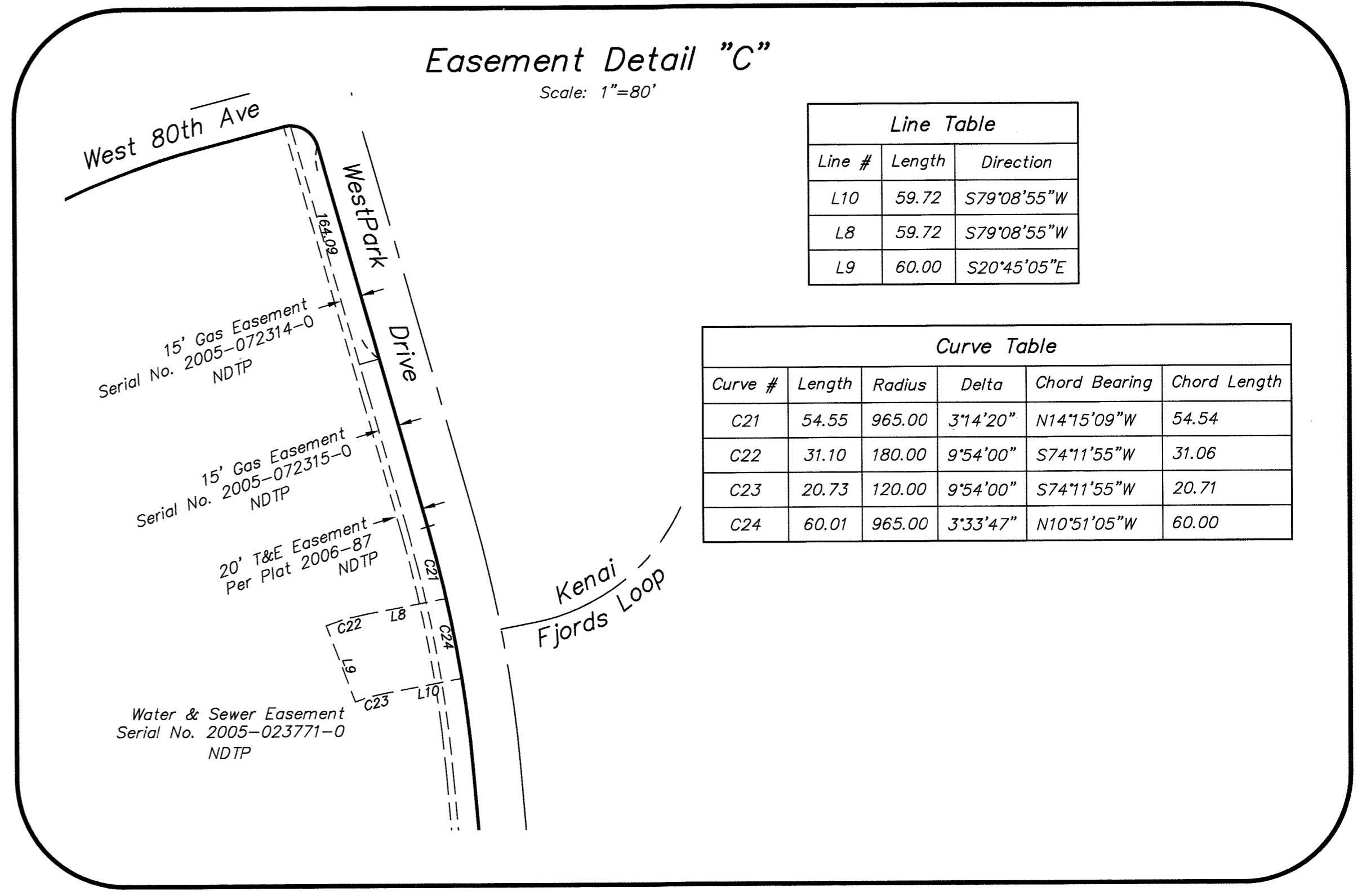
**SOUTHWEST ANCHORAGE SCHOOL SITE TRACT 1**  
 1,822,527 Sq.Ft.  
 41.839 Acres

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1 (C)	128.90	965.00	7°39'13"	S12°17'28"E	128.81
C1 (R1)	128.90	965.00	7°39'13"	S12°17'28"E	128.81
C2 (C)	602.38	1035.00	33°20'49"	S0°33'20"W	593.92
C2 (R1)	602.38	1035.00	33°20'49"	S0°33'20"W	593.92
C3 (C)	372.94	965.00	22°08'35"	S6°09'27"W	370.63
C3 (R1)	372.94	965.00	22°08'35"	S6°09'27"W	370.63
C4 (C)	184.56	965.00	10°57'28"	S10°23'35"E	184.27
C4 (R1)	184.56	965.00	10°57'28"	S10°23'35"E	184.27
C5 (C)	31.00	20.00	88°48'03"	S60°16'20"E	27.99
C5 (R1)	31.00	20.00	88°48'03"	S60°16'20"E	27.99
C6 (C)	143.13	570.00	14°23'14"	N68°08'01"E	142.75
C6 (R1)	143.13	570.00	14°23'14"	N68°08'01"E	142.75
C7 (C)	320.15	630.00	29°06'59"	N75°29'53"E	316.72
C7 (R1)	320.15	630.00	29°06'59"	N75°29'53"E	316.72

- Boundary Notes:**
- ROW determined by holding record radius and length.
  - ROW determined by record holding record radius from West 80th and record bearing from WestPark Drive.
  - WestPark ROW determined by record holding record information.
  - Position computed by extending record distance from M21.
  - Position computed by holding record ROW width from M20.

- Monument Notes:**
- M22 Monument found N56°50'35"W 0.21' from computed position
  - M23 Rebar found S87°41'58"W 0.36' from computed position
  - M24 Rebar found S41°52'57"W 0.24' from computed position
  - M25 Rebar found S60°26'15"W 0.08' from computed position
  - M26 Monument found S38°51'11"W 0.14' from computed position

CONTINUED ON SHEET 3

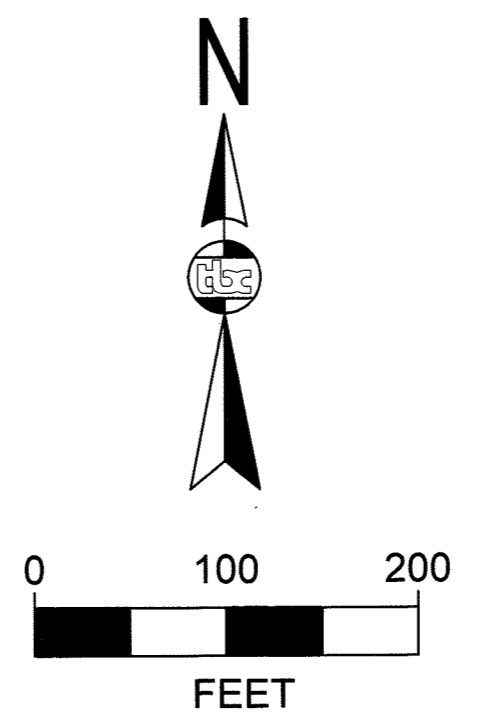


**Line Table**

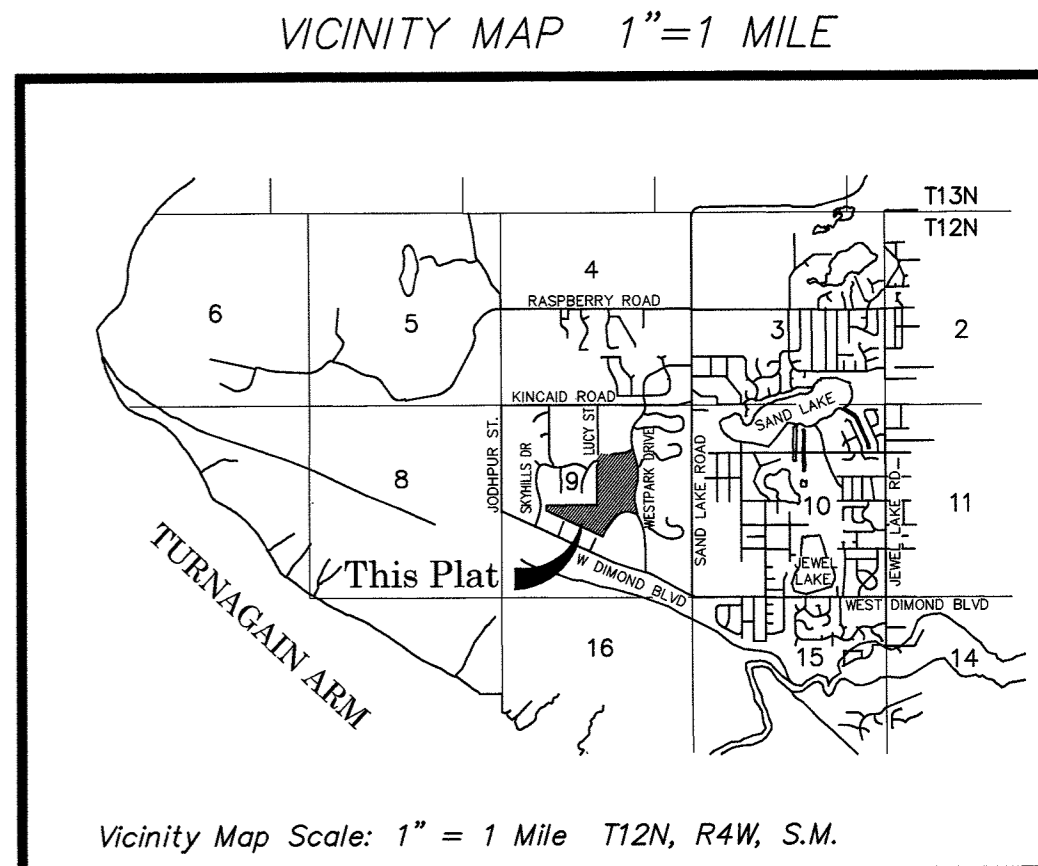
Line #	Length	Direction
L10	59.72	S79°08'55"W
L8	59.72	S79°08'55"W
L9	60.00	S20°45'05"E

**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	54.55	965.00	3°14'20"	N14°15'09"W	54.54
C22	31.10	180.00	9°54'00"	S74°11'55"W	31.06
C23	20.73	120.00	9°54'00"	S74°11'55"W	20.71
C24	60.01	965.00	3°33'47"	N10°51'05"W	60.00



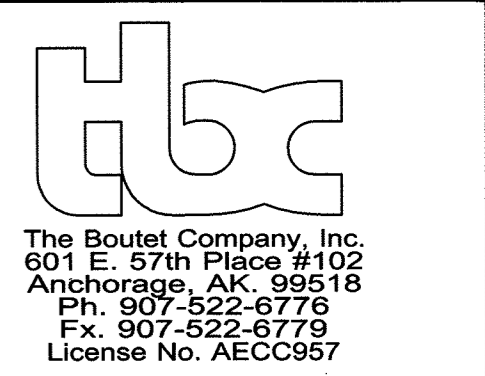
- Legend**
- ⊕ FOUND MONUMENT AS DESCRIBED
  - ⊙ FOUND 2" DIA. ALUMINUM CAP
  - ⊕ FOUND BRASS CAP MONUMENT
  - FOUND 5/8" REBAR
  - ⊙ FOUND YPC ON 5/8" REBAR AS NOTED
  - ⊙ SET 2" DIA. ALUMINUM CAP ON A 5/8" DIA. x 30" REBAR
  - (R) RECORD PER PLAT NO. 2003-95
  - (C) COMPUTED DIMENSION THIS SURVEY
  - (R1) RECORD PER PLAT NO. 2006-87
  - (M) MEASURED THIS SURVEY
  - M12 MONUMENT REFERENCE
  - Ⓛ BOUNDARY NOTE REFERENCE
  - Ⓛ BLOCK NUMBER
  - NDTP NOT DEDICATED THIS PLAT

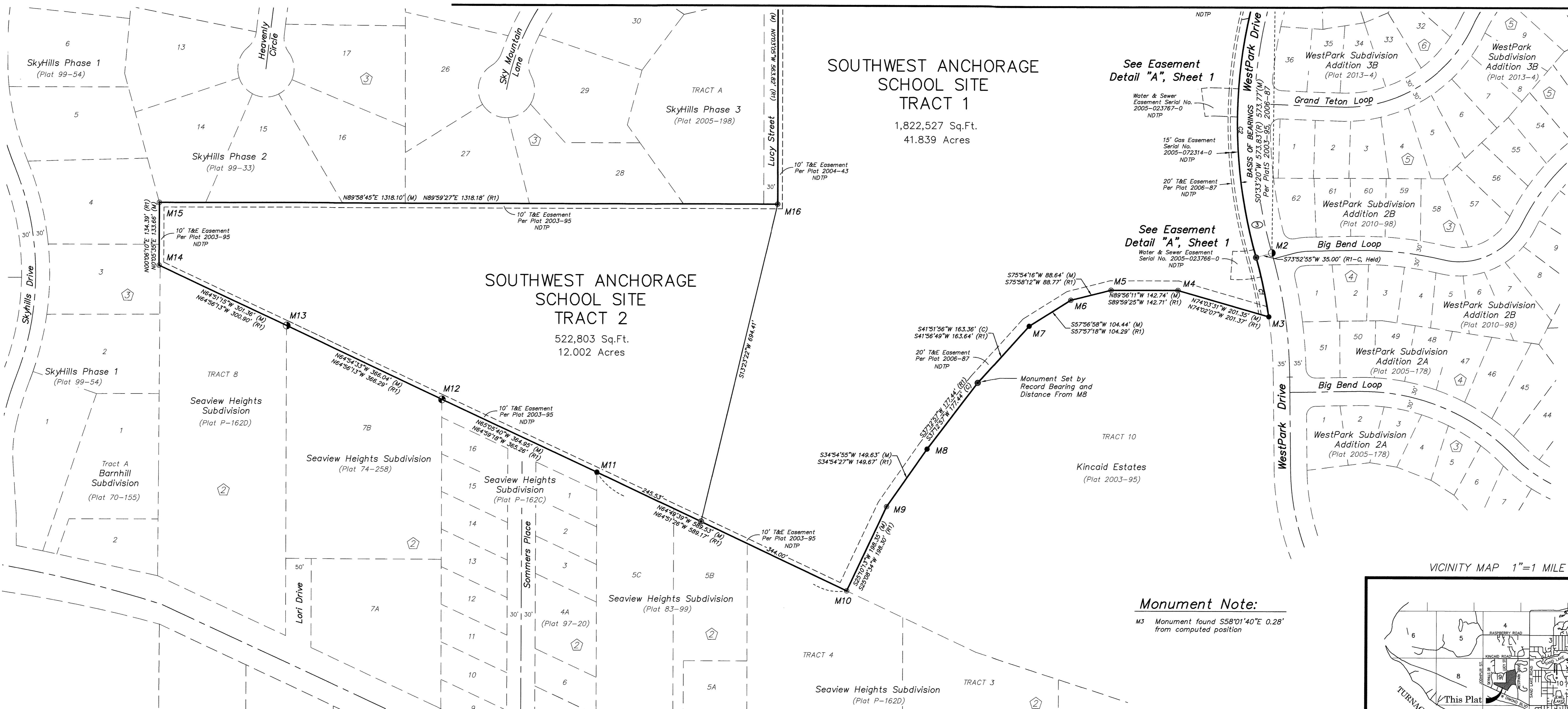


A Plat of:  
**SOUTHWEST ANCHORAGE SCHOOL SITE TRACTS 1 & 2**  
 AND VACATION RESOLUTION No. 2018-002

A Resubdivision of:  
 Tracts 8A and 9A, WestPark Subdivision School Addition, per Plat Number 2006-87, and Lot 1, Kincaid West, per Plat 2004-43. Located within the NE1/4, SE1/4 and SW1/4 of Section 9, T12N, R4W, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska.  
 Containing 53.841 acres, more or less.

Grid: SW2223, SW2322, SW2323  
 Scale: 1"=100'  
 Drawn: TH / Checked: JZ  
 FB/Page: 3693/23  
 Date: 3/14/2018  
 MOA Case No.: S12382  
 SHEET: 2 of 3





**SOUTHWEST ANCHORAGE SCHOOL SITE TRACT 1**  
 1,822,527 Sq.Ft.  
 41.839 Acres

**SOUTHWEST ANCHORAGE SCHOOL SITE TRACT 2**  
 522,803 Sq.Ft.  
 12.002 Acres

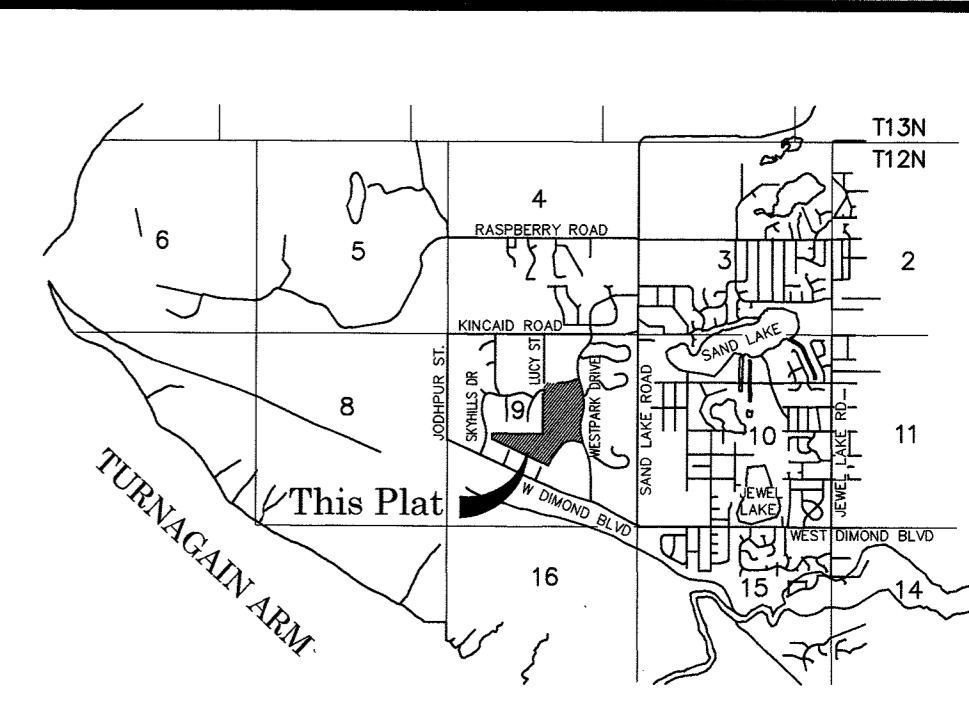
See Easement Detail "A", Sheet 1

See Easement Detail "A", Sheet 1

**Monument Note:**

M3 Monument found S58°01'40"E 0.28' from computed position

VICINITY MAP 1"=1 MILE



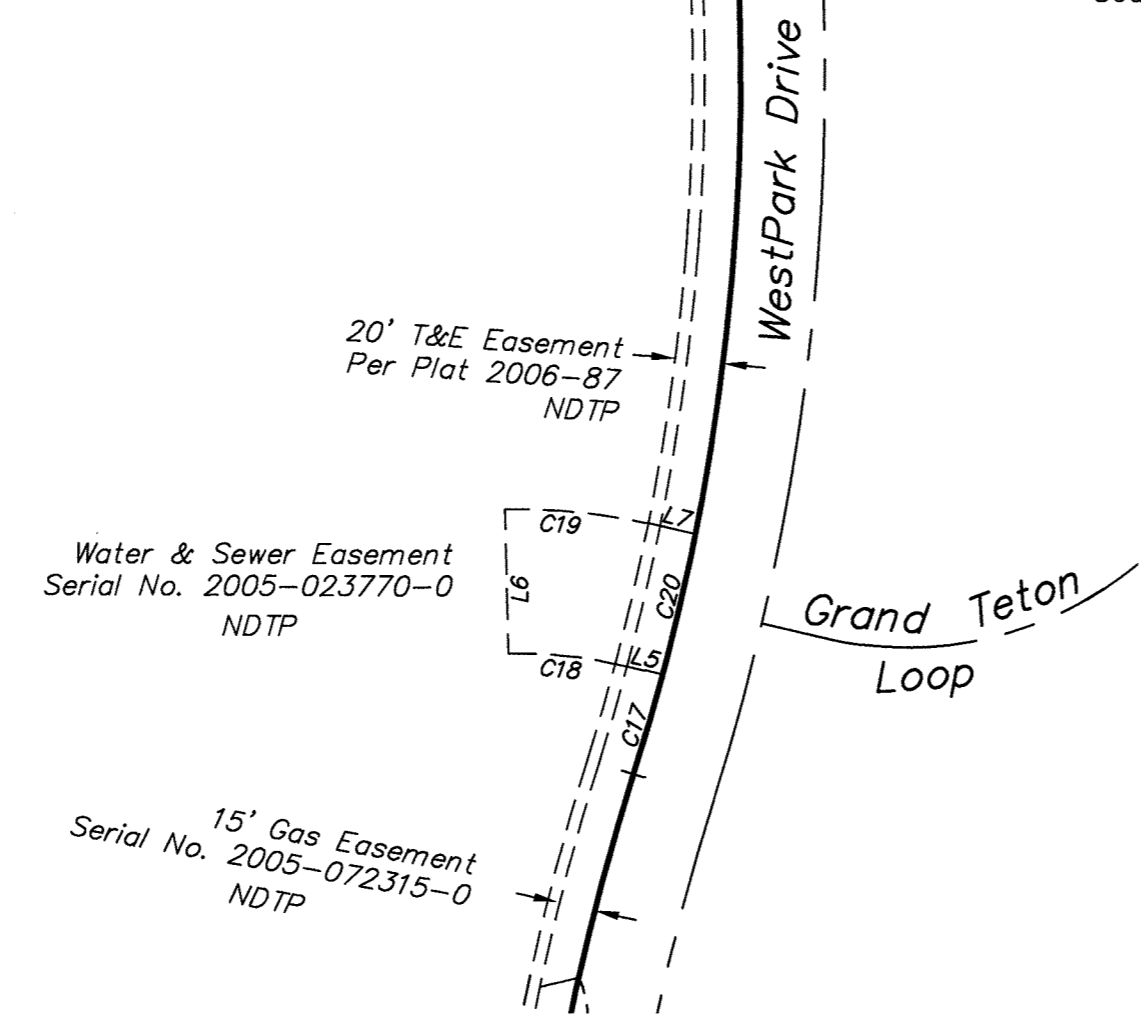
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**Legend**

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- (C) COMPUTED DIMENSION THIS SURVEY
- (R1) RECORD PER PLAT NO. 2006-87
- (M) MEASURED THIS SURVEY
- M12 MONUMENT REFERENCE
- ① BOUNDARY NOTE REFERENCE
- ① BLOCK NUMBER
- NDTP NOT DEDICATED THIS PLAT

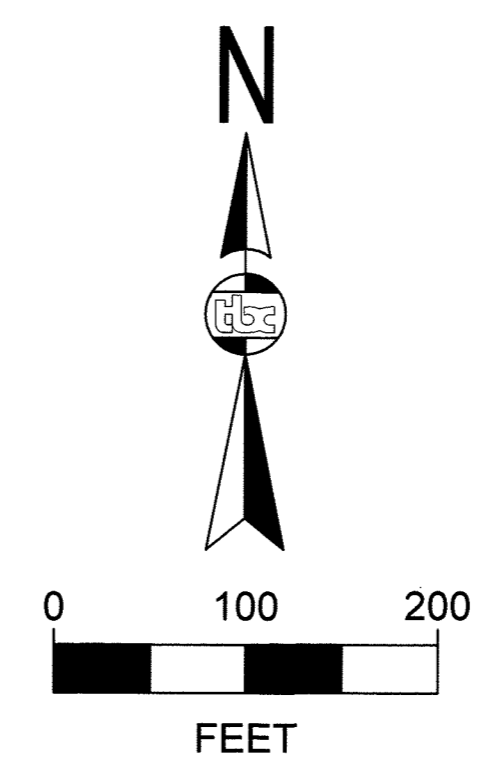
**Easement Detail "B"**

Scale: 1"=80'

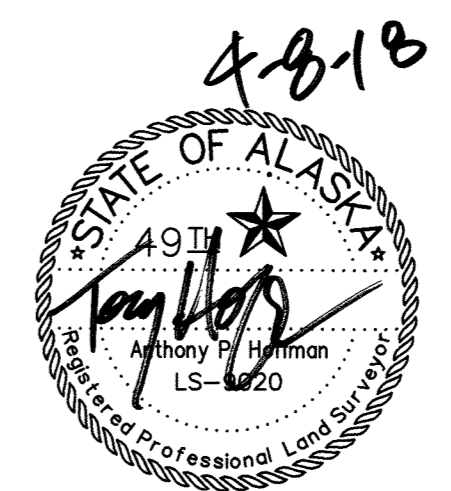


Line Table		
Line #	Length	Direction
L5	16.78	S77°06'09"E
L7	16.78	S77°06'09"E
L6	60.00	S1°36'32"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C17	42.95	965.00	2°33'00"	N15°57'14"E	42.95
C18	48.10	190.00	14°30'23"	N84°21'21"W	47.98
C19	63.30	250.00	14°30'23"	N84°21'21"W	63.13
C20	60.01	965.00	3°33'47"	N12°53'51"E	60.00



2018-17  
 Recorded - Plat #  
 Anchorage  
 Recording District  
 4/27 2018  
 Date  
 2:33 AM



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**SHEET: 3 of 3**

