

LEGEND

- N 00°00'22" W 857.73' MEASURED DATA THIS SURVEY
- (N 70°26'23" E 236.30')
- (N 00°00'22" W 857.28')
- [N 00°05'38" E N/A]
- (N 89°55'00" W 1367.85')
- RECORD DATA PER PLAT No. 86-209
- COMPUTED RECORD DATA PER PLAT No. 86-209
- RECORD DATA PER PLAT No. 98-111
- COMPUTED RECORD DATA PER BUREAU OF LAND MANAGEMENT RECTANGULAR SURVEY OF T12N, R2W, S.M., DATED SEPTEMBER 26, 1955
- FOUND ALUMINUM MONUMENT (SEE MONUMENT DETAIL)
- FOUND 5/8" REBAR
- DISTANCE NOT GIVEN IN RECORD PLAT
- TELECOMMUNICATION & ELECTRIC
- POINT ESTABLISHED BY HOLDING RECORD DISTANCE
- POINT ESTABLISHED BY GRANT ADJUSTMENT

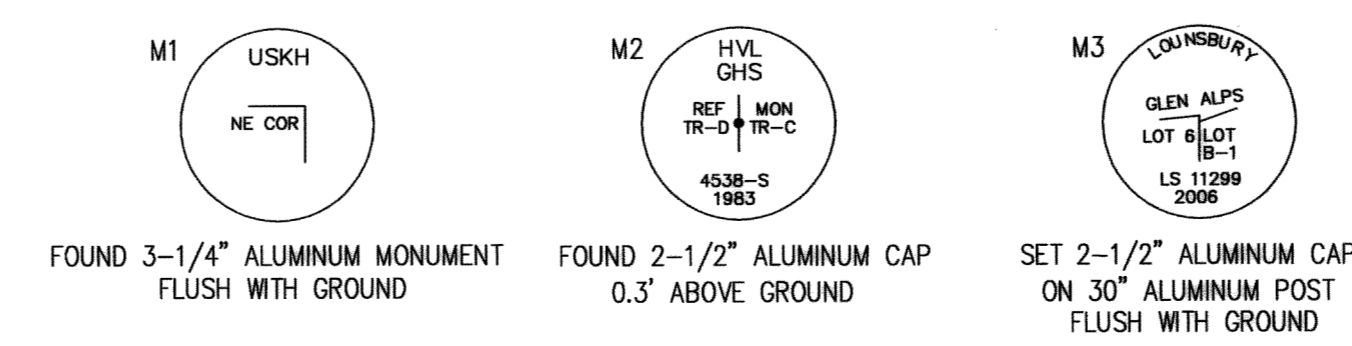
NOTES

1. RIGHT OF WAY DIMENSIONS SHOWN TO THE FOOT ARE INTENDED TO BE ACCURATE TO THE HUNDREDTH OF A FOOT, I.E. 30'=30.00'.
2. BLANKET EASEMENTS IN FAVOR OF THE CHUGACH ELECTRIC ASSOCIATION, INC. EXIST IN MISC. RECORDS BOOK 21 AT PAGE 248 & MISC. RECORDS BOOK 219 AT PAGE 175. NOT DEDICATED THIS PLAT.
3. INGRESS & EGRESS EASEMENT IN FAVOR OF JOHN GONZALES AND THE GENERAL PUBLIC EXISTS IN BOOK 207 AT PAGE 323. NOT DEDICATED THIS PLAT. WHOLLY CONTAINED WITHIN THE GLEN ALPS ROAD RIGHT-OF-WAY.
4. UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF THE CHUGACH ELECTRIC ASSOCIATION, INC. EXISTS IN BOOK 816 AT PAGE 311. NOT DEDICATED THIS PLAT. PARTIALLY CONTAINED WITHIN THE GLEN ALPS ROAD RIGHT-OF-WAY.
5. T&E EASEMENT IN FAVOR OF THE CHUGACH ELECTRIC ASSOCIATION, INC. EXISTS IN BOOK 816 AT PAGE 319. NOT DEDICATED THIS PLAT. PARTIALLY CONTAINED WITHIN THE GLEN ALPS ROAD RIGHT-OF-WAY.
6. ACCESS ROAD & ELECTRIC EASEMENT IN FAVOR OF THE CHUGACH ELECTRIC ASSOCIATION, INC. EXISTS IN BOOK 816 AT PAGE 537. NOT DEDICATED THIS PLAT.
7. SECTION LINE/ROADWAY EASEMENT PER PLAT 77-70W. NOT DEDICATED THIS PLAT.
8. T&E EASEMENT IN FAVOR OF THE CHUGACH ELECTRIC ASSOCIATION, INC. EXISTS IN BOOK 2210 AT PAGE 837. NOT DEDICATED THIS PLAT. PARTIALLY CONTAINED WITHIN THE GLEN ALPS ROAD RIGHT-OF-WAY.
9. PUBLIC WATER AND SEWER UTILITIES ARE NOT AVAILABLE FOR THIS PROPERTY.
10. CHUGACH ELECTRIC ASSOCIATION, INC. HAS EXISTING ELECTRIC FACILITIES INSTALLED UNDER EASEMENTS RECORDED AT BOOK 2210, PAGE 837 & BOOK 816, PAGE 319, NOT BEING DEDICATED BY THIS PLAT. A PORTION OF THIS AREA IS BEING DEDICATED AS THE GLEN ALPS ROAD RIGHT OF WAY. IF THE USE OF THE DEDICATED RIGHT OF WAY PROVIDED BY THIS PLAT 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.
11. ALL PROPERTIES WITHIN THIS SUBDIVISION SHALL UTILIZE A CATEGORY III ADVANCED WASTE WATER TREATMENT SYSTEM WITH THE EXCEPTION OF LOT B-5 WHICH SHALL UTILIZE A CATEGORY III NITRATE REDUCING ADVANCED WASTE WATER SYSTEM.
12. UNLESS OTHERWISE DESIGNATED, ALL ANGLE POINTS, LOT CORNERS AND BOUNDARY CORNERS OF THIS SUBDIVISION HAVE BEEN MARKED WITH A 1-1/2" PLASTIC CAP ON A 5/8" x 30" REBAR, SET FLUSH WITH GROUND, WITH TYPICAL MARKINGS:

LINE DATA

LINE	BEARING	LENGTH	LINE
L1	N 80°34'02" E	124.60'	L1
L2	N 80°34'02" E	30.42'	L2
L3	S 00°56'46" W	11.60'	L3
L4	S 89°03'14" E	20.00'	L4
L5	S 00°56'46" W	11.60'	L5

MONUMENT DETAIL



2007-45
ANCHORAGE PUBLIC DIST
Date 5-15-07
Time 12:58 P.M.
Requested By MOA
Address

SURVEYOR'S CERTIFICATE

Bradford J. Rinckey
LS-11299
4-1-07



I, BRADFORD J. RINCKEY, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT OF LOTS B-1, B-2, B-3, B-4 & B-5, MACORA HEIGHTS SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT ALL THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, AND ALL OTHER MONUMENTS HAVE BEEN SET AND STAKED.

4/1/07
DATE

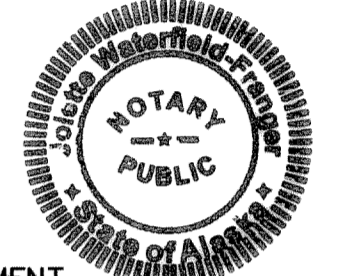
BR
SIGNATURE OF LAND SURVEYOR

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 1.5 FEET HORIZONTAL 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 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 COVE-ENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVE-ENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

BY: J.L. McCARREY, III
FOR: CBMC, Ltd.
1600 Forest Park Drive
Anchorage, AK 99517



NOTARY'S ACKNOWLEDGMENT

J.L. McCarey, III PERSONALLY SUBSCRIBED SWORN TO BEFORE ME
THIS 27th DAY OF April, 2007
Notary for Alaska

ACCEPTANCE OF DEDICATION BY THE 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 THE EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THOROUGHFARES, AND PARKS SHOWN HEREON. DATED AT ANCHORAGE, ALASKA, THIS 3rd DAY OF May, 2007

ATTEST: J. J. Hearn
DEPUTY CLERK

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS
DAY OF May 02, 2007
AUTHORIZED OFFICIAL W. H. Caron

APPROVALS:
PLATTING OFFICER: J. J. Hearn 5/2/07
MUNICIPAL SURVEYOR: David P. Roth 5/3/07
ON SITE WATER/WASTEWATER (DHHS)

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREAS 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.

5-3-07
DATE
AUTHORIZED OFFICIAL J. J. Hearn

PLAT OF
MACORA HEIGHTS SUBDIVISION
LOTS B-1, B-2, B-3, B-4 & B-5
A SUBDIVISION OF
TRACT B, GONZALES HOMESTEAD SUBDIVISION
(PLAT No. 77-70-W)
LOCATED WITHIN
NW 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 2 WEST, S.M.
ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING: 28.129 ACRES

LOUNSBURY & ASSOCIATES, INC.
ENGINEERS-PLANNERS-SURVEYORS
5300 "A" STREET, ANCHORAGE, ALASKA 99501
PHONE: (907) 272-5451 FAX: (907)272-9065

DATE	November 2, 2006	SCALE	1" = 100'
DRAWN	RJK	GRID	SW2842
CHECKED	BJR	F.B. NO.	06-006
DWG NAME	06-006_FP.dwg	SHEET 1 OF 1	CASE S-11494-1