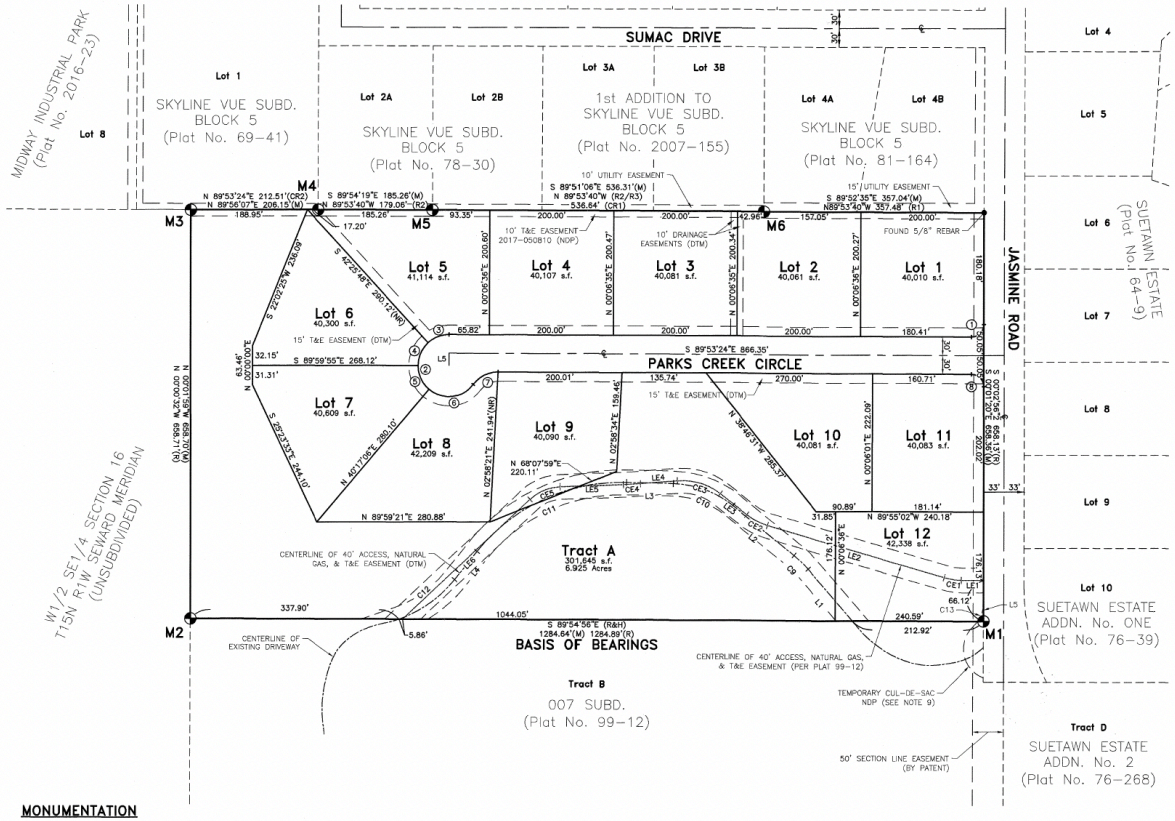


## LEGEND

- ⊕ – MONUMENT (AS DESCRIBED)
- R – RECORD PER PLAT 99-12
- R1 – RECORD PER PLAT 81-164
- R2 – RECORD PER PLAT 78-30
- H – HELD
- C – COMPUTED
- CR – COMPUTED FROM PLATS 69-41 AND 78-30
- CR1 – COMPUTED FROM PLATS 69-41 AND 99-12
- CR2 – COMPUTED FROM PLATS 78-30 AND 99-12
- NDP – NOT DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
- DTM – DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
- ● – TYPICAL CAP (SET OR ADDED)
- ◎ – NOTHING FOUND OR SET
- NR – NOT RADIAL

## CURVES

| Curve | Radius | Tangent | Length | Delta | Chord | Chord Bear. |
|---|---|---|---|---|---|---|
| 1 | 20.00' | 20.04' | 31.46' | 90°07'35" | 28.32' | S 45°02'27" W |
| 2 | 50.00' | 100.00' | 203.44' | 233°07'48" | 89.44' | S 28°27'18" E |
| 3 | 50.00' | 19.50' | 37.19' | 42°37'19" | 36.34' | S 68°48'06" W |
| 4 | 50.00' | 22.00' | 41.45' | 47°29'54" | 40.27' | S 23°44'53" W |
| 5 | 50.00' | 23.16' | 43.38' | 49°42'55" | 42.03' | S 24°51'27" E |
| 6 | 50.00' | 52.97' | 81.42' | 93°18'02" | 72.72' | N 83°37'57" E |
| 7 | 50.00' | 25.00' | 46.36' | 53°07'29" | 44.72' | N 63°32'41" E |
| 8 | 20.00' | 19.95' | 31.37' | 89°52'06" | 28.25' | S 44°57'21" E |
| C9 | 175.00' | 16.01' | 31.94' | 10°27'27" | 31.90' | N 45°59'22" W |
| C10 | 180.00' | 54.16' | 104.45' | 37°24'15" | 102.61' | N 69°55'13" W |
| C11 | 300.00' | 148.05' | 275.06' | 52°31'55" | 265.52' | S 65°06'42" W |
| C12 | 200.00' | 57.11' | 111.25' | 31°52'20" | 109.83' | S 54°46'54" W |
| C13 | 50.00' | 15.95' | 30.88' | 35°23'03" | 30.39' | S 17°40'11" W |
| CE1 | 100.00' | 14.24' | 28.29' | 16°12'26" | 28.19' | N 81°50'51" W |
| CE2 | 100.00' | 19.07' | 37.69' | 21°35'50" | 37.47' | N 62°56'43" W |
| CE3 | 100.00' | 38.94' | 74.27' | 42°33'18" | 72.58' | N 73°28'27" W |
| CE4 | 600.00' | 13.86' | 27.72' | 02°38'48" | 27.71' | S 86°37'17" W |
| CE5 | 75.00' | 28.06' | 53.70' | 41°01'31" | 52.56' | S 67°25'56" W |

## LINES

| Course | Bearing | Distance |
|---|---|---|
| L1 | N 40°45'39" W | 110.10' |
| L2 | N 51°13'06" W | 126.79' |
| L3 | N 88°37'21" W | 76.24' |
| L4 | S 38°50'44" W | 58.86' |
| L5 | S 00°07'00" W | 20.00' |
| LE1 | N 89°57'04" W | 36.00' |
| LE2 | N 73°44'38" W | 298.67' |
| LE3 | N 52°08'48" W | 54.51' |
| LE4 | S 85°17'54" W | 60.09' |
| LE5 | S 87°56'42" W | 101.55' |
| LE6 | S 46°55'11" W | 282.86' |

## MONUMENTATION

**M1**
DOWL 1998 6714-S
2" ALUMINUM CAP ON 5/8" REBAR FOUND 0.2' ABOVE GROUND

**M2**
DOWL 1998 6714-S
2" ALUMINUM CAP ON 5/8" REBAR FOUND 1.0' BELOW GROUND

**M3**
DOWL 007 S TR C 6714-S 199
3 1/4" ALUM. CAP MONUMENT ON 2 3/8" ALUM. PIPE FOUND 0.1' ABOVE GROUND

**M4**
888 S 1982
2 1/4" ALUM. CAP MONUMENT ON 2" ALUM. PIPE FOUND 0.1' ABOVE GROUND

**M5**
D.A. S.V.S. L2A L2B 85 1564-S 1978
2 1/4" BRASS CAP MON. ON 2" STEEL POST FOUND 0.85' ABOVE GROUND

**M6**
SKYLINE VIEW LOT 3 LOT 4A 580 S 1981
2 1/2" ALUMINUM CAP MON. FOUND FLUSH WITH GROUND

**TYPICAL CAP**
1" YELLOW PLASTIC CAP SET ON 5/8" x 30" REBAR
LANG&ASSOC 5202-S
SET AT ALL CORNERS NOT OTHERWISE DESCRIBED / ADDED TO ALL FOUND REBAR

## SURVEYOR'S CERTIFICATE

I, KENNETH G. LANG, professional land surveyor, do hereby certify that the plat of JASMINE 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 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.

STATE OF ALASKA 49TH KENNETH G. LANG LS-5202 REGISTERED PROFESSIONAL LAND SURVEYOR

## PLAT APPROVAL

Plat approved by the Municipal Platting Authority

this 20th day of June 2022

Authorized Official

MUNICIPALITY OF ANCHORAGE

## APPROVALS

Platting Officer 6/20/22

Municipal Surveyor 6/20/2022

OnSite Water and Wastewater 6/21/22

## 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.

Jennifer Vanorkiasen 6/21/22 — MUNICIPAL CLERK, DATE

for 6.20.22 — MAYOR OF ANCHORAGE, DATE

## 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 6/29/2022

## 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 DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
3. TRACT A IS OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. TRACT A IS REQUIRED OPEN SPACE THAT SHALL BE PRESERVED FROM DEVELOPMENT IN PERPETUITY.
4. DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AMC 21.08.070B., CONSERVATION SUBDIVISIONS, OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AMC TITLE 21.
5. LEVEL 4 LANDSCAPE SCREENING SHALL BE MAINTAINED ALONG THE ENTIRETY OF THE NORTHWEST BOUNDARY AND SOUTHERN BOUNDARY OF TRACT A WHERE IT ABUTS A RESIDENTIALLY ZONED DISTRICT.
6. THIS SUBDIVISION CONTAINS MAPPED WETLANDS SUBJECT TO CORPS OF ENGINEERS DELINEATION REVIEW AND APPROVAL. PRIOR TO ANY DISTURBANCE WITHIN WETLANDS, AUTHORIZATION IS REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS-REGULATORY BRANCH. ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT ARE NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADING, OR PLACEMENT OF FILL.
7. ALL PROPERTY LINES ARE RADIAL FROM THE CUL-DE-SAC UNLESS OTHERWISE NOTED.
8. TEMPORARY CUL-DE-SAC TO BE AUTOMATICALLY VACATED UPON EXTENSION OF JASMINE ROAD (PER PLAT 99-12)
9. THERE IS A BLANKET NATURAL GAS EASEMENT GRANTED TO ENSTAR OVER TRACT C, SERIAL No. 2022-040280-0.
10. THERE IS A BLANKET ELECTRIC EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., SERIAL No. 2021-046416-0.
10. THERE IS A BLANKET ELECTRIC EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., SERIAL No. 2021-052736-0.
11. THERE IS A BLANKET TELECOMMUNICATIONS AND ELECTRIC EASEMENT GRANTED TO MATANUSKA TELECOM ASSOCIATION, INC., SERIAL No. 2021-048590-0.

## 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.

### Owners

Troy W. C. Davis

TROY DAVIS, PRESIDENT
TROY DAVIS HOMES, INC.
1689 KNIK GOOSE BAY ROAD #400
WASILLA, ALASKA 99657

### Notary Acknowledgement

for TROY DAVIS

Subscribed and sworn to before me this 16 day of JUNE

Notary Public for the State of Alaska — My Commission Expires 5/4/2023

### Beneficiary

SIGNATURE — NAME (PRINTED) Kaulen Pevan

TITLE Construction loan officer II

NORTHRIM BANK
3111 C STREET
ANCHORAGE, ALASKA 99503

### Notary Acknowledgement

for Kaulen Pevan

Subscribed and sworn to before me this 16 day of June

Notary Public for the State of Alaska — My Commission Expires 6/27/25

NOTARY PUBLIC STATE OF ALASKA

2022-36
Plat # Anchorage
Rec Dist
7/5 2022
Date
Time 2:06 PM

Vicinity Map — Scale: 1" = 1 Mile

THIS PLAT

PLAT OF
JASMINE SUBDIVISION
Lots 1 through 12 and Tract A
CONTAINING 18.107 Acres
A RESUBDIVISION OF TRACT C,
007 SUBDIVISION (Plat No. 99-12)
LOCATED WITHIN THE SE 1/4, SECTION 16,
T15N, R1W, SEWARD MERIDIAN, ALASKA
ANCHORAGE RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA


Lang & Associates, Inc.
Professional Land Surveyors
11500 Daryl Avenue
Anchorage, Alaska 99515-3049
(907) 522-6476
(907) 522-4625 Fax
ken@langsurvey.com
jonathan@langsurvey.com
State of Alaska AECC963


| | | |
|---|---|---|
| GRID: NW 1059 | SCALE: 1" = 100' | DATE: 16 JUNE 2022 |
| DRAWN: JCL | SHEET 1 OF 1 | PROJECT #: 17-368 |
| JOB FILE: L17368fpV4.dwg | | PLATTING CASE No.: S12406 |