


ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DESCRIBED ON THIS PLAN INCLUDING, BUT NOT LIMITED TO EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THROUGHFARES AND PARKS SHOWN HEREON.

[Signature]
MUNICIPAL CLERK
DATE 8/19/24

[Signature]
MAYOR OF ANCHORAGE
DATE 8/24



TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAN 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: *[Signature]* DATE: 8/19/2024

APPROVALS

PLATTING OFFICER: *[Signature]* DATE: 8/19/24

MUNICIPAL SURVEYOR: *[Signature]* DATE: 8/18/2024

ON-SITE WATER AND WASTEWATER: *[Signature]* DATE: 8/8/24

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, THROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THESE 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 PLAN, 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.

NAME: Kyle N. Foster TITLE: CEO

SIGNATURE: *[Signature]*

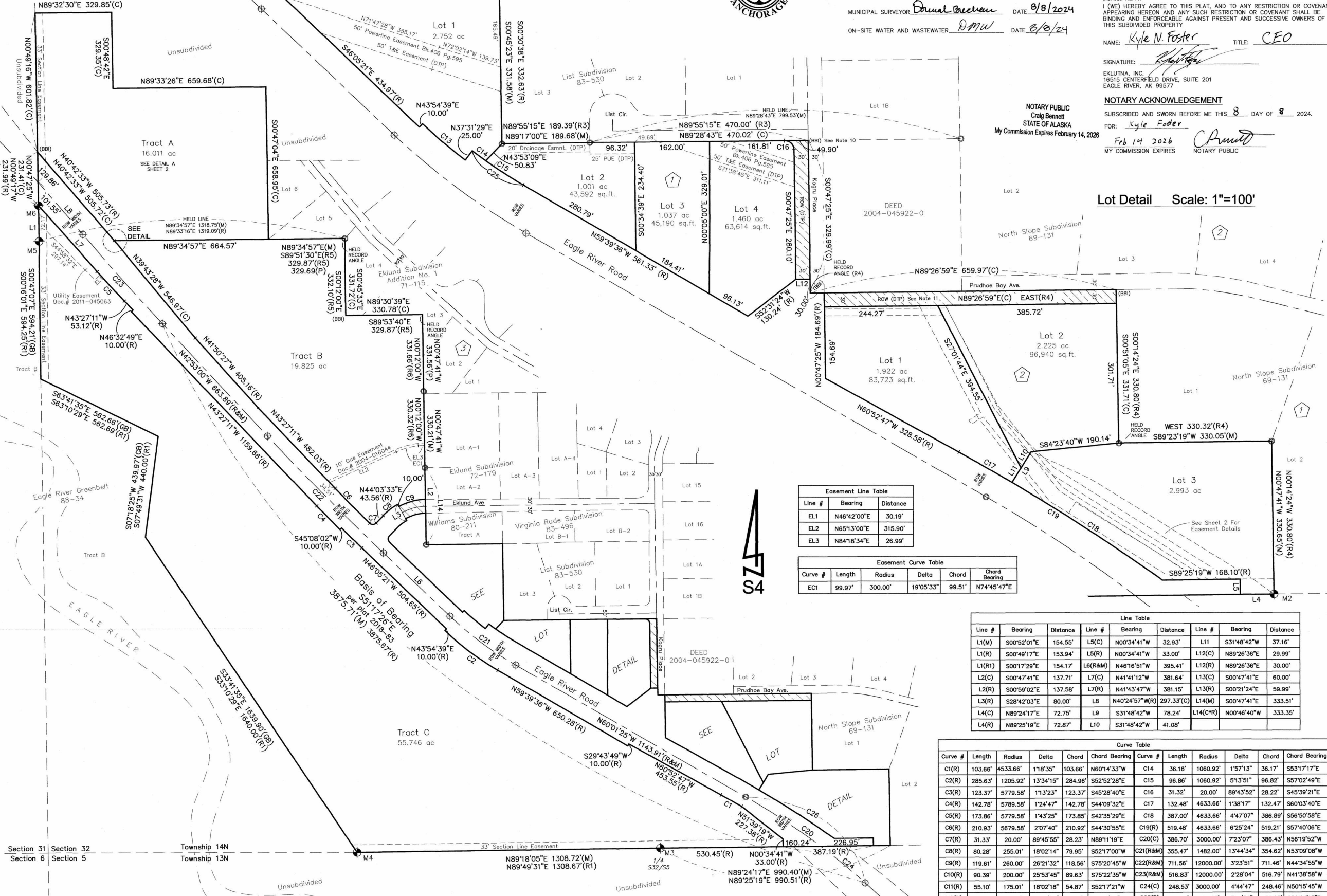
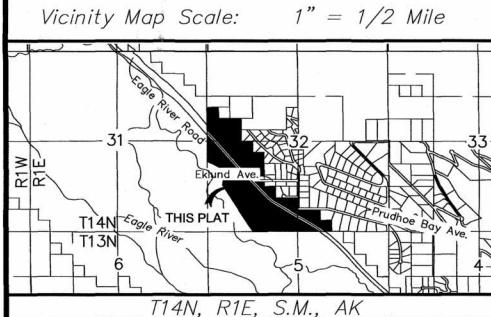
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 8 DAY OF 8 2024.

FOR: Kyle Foster

MY COMMISSION EXPIRES FEB 14 2026

NOTARY PUBLIC



Lot Detail Scale: 1"=100'

Easement Line Table

Line #	Bearing	Distance
EL1	N46°42'00"E	30.19'
EL2	N65°13'00"E	315.90'
EL3	N84°18'34"E	26.99'

Easement Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing
EC1	99.97'	300.00'	19°05'33"	99.51'	N74°45'47"E

Line Table

Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1(M)	S00°52'01"E	154.55'	L5(C)	N00°34'41"W	32.93'	L11	S31°48'42"W	37.16'
L1(R)	S00°49'17"E	153.94'	L5(R)	N00°34'41"W	33.00'	L12(C)	N89°26'36"E	29.99'
L1(R1)	S00°17'29"E	154.17'	L6(R&M)	N46°16'51"W	395.41'	L12(R)	N89°26'36"E	30.00'
L2(C)	S00°47'41"E	137.71'	L7(C)	N41°41'12"W	381.64'	L13(C)	S00°47'41"E	60.00'
L2(R)	S00°59'02"E	137.58'	L7(R)	N41°43'47"W	381.15'	L13(R)	S00°21'24"E	59.99'
L3(R)	S28°42'03"E	80.00'	L8	N40°24'57"W	297.33'(C)	L14(M)	S00°47'41"E	333.51'
L4(C)	N89°24'17"E	72.75'	L9	S31°48'42"W	78.24'	L14(C*)	N00°46'40"W	333.35'
L4(R)	N89°25'19"E	72.87'	L10	S31°48'42"W	41.08'			

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1(R)	103.66'	4533.66'	1°18'35"	103.66'	N60°14'33"W	C14	36.18'	1060.92'	1°57'13"	36.17'	S53°17'17"E
C2(R)	285.63'	1205.92'	1°33'41"	284.96'	S52°52'28"E	C15	96.86'	1060.92'	5°13'51"	96.82'	S57°02'49"E
C3(R)	123.37'	5779.58'	1°13'23"	123.37'	S45°28'40"E	C16	31.32'	20.00'	89°43'52"	28.22'	S45°39'21"E
C4(R)	142.78'	5789.58'	1°24'47"	142.78'	S44°09'32"E	C17	132.48'	4633.66'	1°38'17"	132.47'	S60°03'40"E
C5(R)	173.86'	5779.58'	1°43'25"	173.85'	S42°35'29"E	C18	387.00'	4633.66'	4°47'07"	386.89'	S56°50'58"E
C6(R)	210.93'	5679.58'	2°07'40"	210.92'	S44°30'55"E	C19(R)	519.48'	4633.66'	6°25'24"	519.21'	S57°40'06"E
C7(R)	31.33'	20.00'	89°45'55"	28.23'	N89°11'19"E	C20(C)	386.70'	3000.00'	7°23'07"	386.43'	N56°19'52"W
C8(R)	80.28'	255.01'	18°02'14"	79.95'	S52°17'00"W	C21(R&M)	355.47'	1482.00'	13°44'34"	354.62'	N53°09'08"W
C9(R)	119.61'	260.00'	26°21'32"	118.56'	S75°20'45"W	C22(R&M)	711.56'	12000.00'	3°23'51"	711.46'	N44°34'55"W
C10(R)	90.39'	200.00'	25°53'45"	89.63'	S75°22'35"W	C23(R&M)	516.83'	12000.00'	2°28'04"	516.79'	N41°38'58"W
C11(R)	55.10'	175.01'	18°02'18"	54.87'	S52°17'21"W	C24(C)	248.53'	3000.00'	4°44'47"	248.46'	N50°15'45"W
C12(R)	31.47'	20.00'	90°09'04"	28.32'	S01°01'09"E	C25(R)	133.04'	1060.92'	7°11'04"	132.95'	S56°04'13"E
C13(R)	121.04'	1085.92'	6°23'10"	120.97'	S49°16'45"E	C26(R)	635.22'	3000.00'	12°07'55"	634.03'	S53°57'55"E

- NOTES:**
- ALL LOT CORNERS ARE NON-RADIAL UNLESS OTHERWISE NOTED.
 - THE PROPERTY OWNERS 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.
 - PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, IMPEDE OR ALTER APPROVED DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY AFFECT THE PROTECTION OF PUBLIC FACILITIES.
 - EASEMENTS BY DOCUMENT SHOWN WERE PLOTTED AND DIMENSIONED FOR REFERENCE PURPOSES ONLY. THE RECORDED EASEMENT DOCUMENTS SHOULD BE USED TO VERIFY AND ESTABLISH LOCATION, RIGHTS AND PERMITTED USE.
 - FUTURE DEVELOPMENT OF SUBDIVISION OF TRACTS A, B, OR C WILL REQUIRE ADDITIONAL STREAM AND DRAINAGEWAY MAPPING.
 - ACCESS TO EAGLE RIVER ROAD FROM BLOCK 1, LOTS 1-4 AND BLOCK 2, LOTS 1-3 REQUIRES APPROVAL OF A DRIVEWAY PERMIT FROM STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - THERE ARE STREAMS LOCATED ON THIS PLAN AND THE STREAM PROTECTION SETBACKS WILL BE AS SPECIFIED IN AMC 21.07.020 OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AMC TITLE 21. PORTIONS OF STREAMS CONTAINED WITHIN MAPPED WETLANDS ARE SUBJECT TO SETBACKS AS DESCRIBED IN THE ANCHORAGE WETLANDS MANAGEMENT PLAN.
 - ALL LOT CORNERS MONUMENTED WITH 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP EXCEPT AS SHOWN.
 - ALL CENTERLINE P.C.'S, P.T.'S, AND S.I.'S MONUMENTED WITH 5/8" X 30" REBAR WITH 2" ALUMINUM CAP.
 - THE CENTERLINE OF KOGUR PLACE WAS DETERMINED BY HOLDING THE RECORD BEARING PER PLAT 2018-83 FROM MONUMENT "M3".
 - ENSTAR ROW GAS EASEMENT BK 3601 PG 858 FALLS WITHIN THE DEDICATED ROW FOR PRUDHOE BAY AVE AND IS NOT DEPICTED ON THE FACE OF THE PLAT.
 - SECTION LINE EASEMENTS ARE SHOWN ON THIS PLAT. CERTIFICATION OF THE EXISTENCE/NON-EXISTENCE OF THE SUBJECT SECTION LINE EASEMENT SHOULD FIRST BE OBTAINED PRIOR TO ANY DEVELOPMENT WITHIN ITS BOUNDS THROUGH THE STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES (DNR).
 - THE PROJECT CENTERLINE FROM PLAT 2018-83 WAS HELD AND BEST FIT TO THE ROW VARIES ON BOTH SIDES OF EAGLE RIVER ROAD AND THE ROW WIDTH DIMENSIONS WERE HELD ON EACH SIDE OF THE PROJECT CENTERLINE PER PLAT 2018-83. THE STATIONINGS, OFFSETS, BEARINGS, DISTANCES, AND CURVE DATA WERE USED TO COMPUTE THE ROW WIDTH.

- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR
 - FOUND 2" ALUMINUM CAP
 - (DTP) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
 - (BBI) BEARING BEARING INTERSECTION
 - (GB) GRANT BOUNDARY ADJUSTMENT
 - (M) MEASURED AS PER THIS SURVEY
 - (C) COMPUTED
 - (P) PROPORTION
 - (R) RECORD AS PER PLAT 2018-83
 - (R1) RECORD AS PER PLAT 88-34
 - (R2) RECORD AS PER PLAT 80-211
 - (R3) RECORD AS PER PLAT 83-530
 - (R4) RECORD AS PER PLAT 69-131
 - (R5) RECORD AS PER PLAT 71-115
 - (R6) RECORD AS PER PLAT 71-179
 - (R7) RECORD AS PER BLM RECTANGULAR SURVEY PLAT 2018-83. THE STATIONINGS, OFFSETS, BEARINGS, DISTANCES, AND CURVE DATA WERE USED TO COMPUTE THE ROW WIDTH.
 - (#) BLOCK NUMBER

SURVEYOR'S CERTIFICATE

I, STEVEN CALLAGHAN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF EKLUTNA HIGHLAND ESTATES 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

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS 9th DAY OF August 2024

[Signature]
AUTHORIZED OFFICIAL

A Plat of:

Eklutna Highland Estates

Lots 1-4, Block 1, Lots 1-3, Block 2, and Tracts A-C

This is a subdivision of:
The SW1/4 NW1/4 SW1/4 NW1/4, the SW1/4 SW1/4 NW1/4, the W1/2 SE1/4 SW1/4 NW1/4, the W1/2 SW1/4 NE1/4 SW1/4, the S1/2 NE1/4 SE1/4 SW1/4, the W1/2 SE1/4 SW1/4, the SE1/4 SE1/4 SW1/4, the SW1/4 SW1/4 SE1/4, and the SW1/4 SW1/4 SE1/4, of Section 32, Township 14 North, Range 1 East, Seward Meridian, Alaska, Anchorage Recording District, Third Judicial District, State of Alaska. Containing 104.973 acres, more or less.

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
AECH173042

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@S4AK.com

Drawn by: CB/AK Scale 1"=100' & 1"=200'
Field Book: 137 Platting Case No. S12730
S4 Project No. 22-097

Grids: SE0602, SE0702, & SE703
Date: 8/7/2024
Sheet 1 of 2

