

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.

SIGNATURE: _____
 8153 SMD, LLC, AN ALASKA LIMITED LIABILITY COMPANY
 P.O. BOX 771381
 EAGLE RIVER, AK 99577

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2026.

FOR: _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

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.

MUNICIPAL CLERK _____ DATE _____

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 TAXES FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL _____ DATE _____

APPROVALS

PLATTING OFFICER _____ DATE _____

MUNICIPAL SURVEYOR _____ DATE _____

PLAT APPROVAL

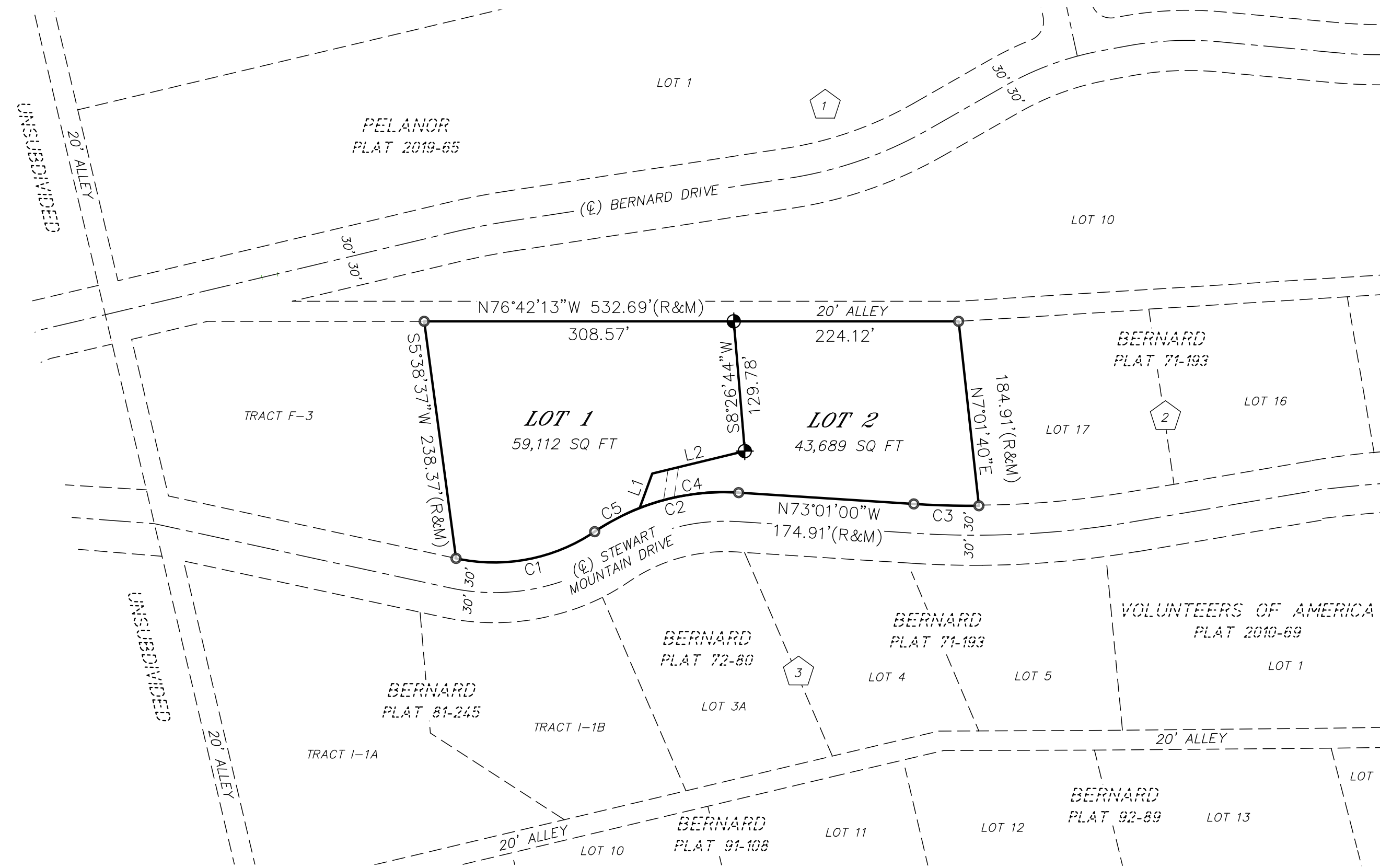
PLAT APPROVED BY THE MUNICIAPAL PLATTING AUTHORITY

THIS _____ DAY OF _____ 2026

AUTHORIZED OFFICIAL _____

NOTES:

- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- PROPERTY OWNER AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS 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.
- ALL LOT CORNERS SET WITH A "TYPICAL YPC" UNLESS OTHERWISE NOTED.
- LOTS SUBJECT TO AN EASEMENT TO MATANUSKA TELEPHONE ASSOCIATION, INC., FOR A BURIED CABLE UNDER THE EXISTING MEA POLE LINE, RECORDED JULY 23, 1974, BOOK 228 PAGE 560 AND NOT SHOWN HEREON.
- LOTS SUBJECT TO AN UNRECORDED BLANKET EASEMENT FOR SECONDARY SERVICE FOR TRACT F-1 PLAT 72-80. SIGNED 8-31-98 BY THE STEWART FAMILY TRUST.
- LOTS SUBJECT TO AN EASEMENT TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED DECEMBER 1, 1966, MISC. BOOK 136 PAGE 151, BLANKET EASEMENT NOT SHOWN HEREON.
- LOTS SUBJECT TO A 30' EASEMENT TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 19, 1982, BOOK 768 PAGE 32 NOT SHOWN HEREON.
- LOTS SUBJECT TO AN EASEMENT FOR MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 27, 2004, AS INSTRUMENT NO. 2004-072771-0, BLANKET EASEMENT NOT SHOWN HEREON.
- LOTS SUBJECT TO AN EASEMENT FOR MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED OCTOBER 23, 2017, AS INSTRUMENT NO. 2017-044258-0, BLANKET EASEMENT NOT SHOWN HEREON.



SUBDIVISION VIEW

SCALE 1"=100' GRAPHIC SCALE

TYPICAL FOUND YPC DETAIL

84 GROUP LS-12034
 TYPICAL 1-1/4" YELLOW PLASTIC CAP SET ON A 5/8" X 30" REBAR, SET AT LOT CORNERS.

TYPICAL SET YPC DETAIL

84 GROUP LS-12034
 TYPICAL 1-1/4" YELLOW PLASTIC CAP SET ON A 5/8" X 30" REBAR, SET AT LOT CORNERS.

TYPICAL SET MONUMENT DETAIL

81L SUBD S4 GROUP ROW LOT 1 LOT 2 S-12034 2026
 TYPICAL 3-1/4" ALUMINUM CAP ON A 2 1/2" X 30" FLARED ALUMINUM PIPE.

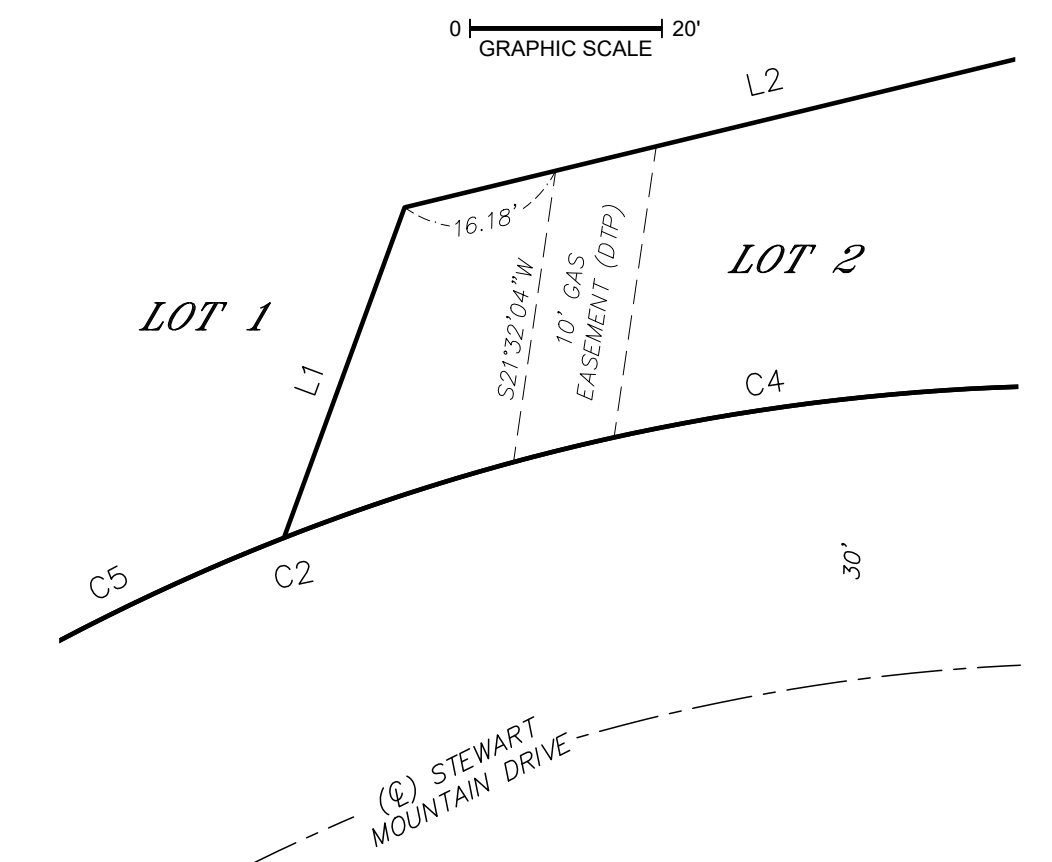
SURVEYOR'S CERTIFICATE

I, STEVEN CALLAGHAN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF CLAYTON ESTATES 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.



EASEMENT DETAIL

SCALE 1"=20'



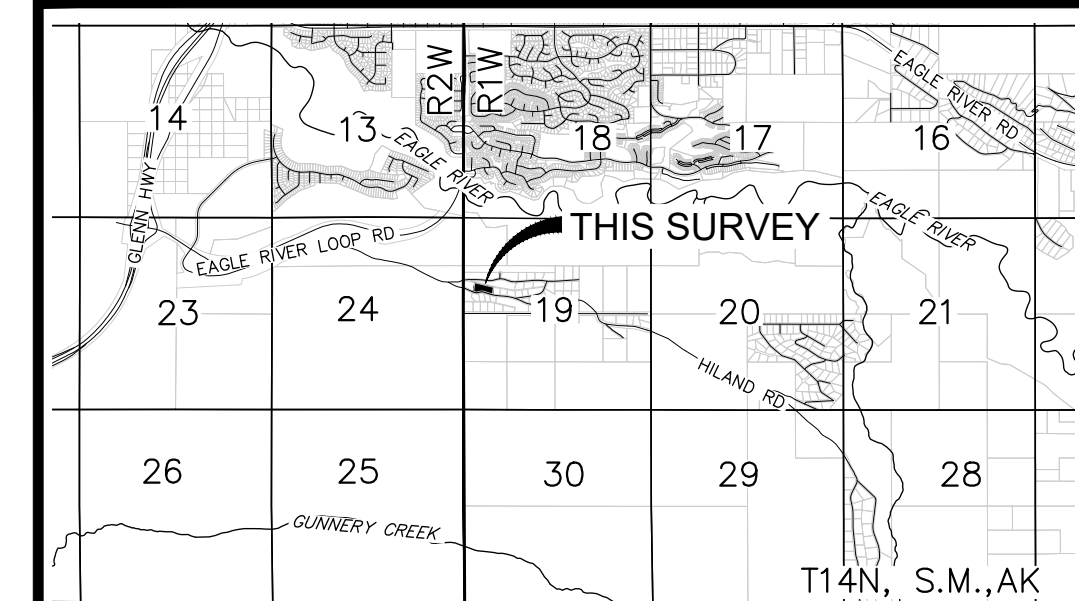
LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°22'134"W	36.65'
L2	S89°39'57"W	94.91'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1(R&M)	144.61'	179.00'	46°17'19"	140.71'	S87°35'53"E
C2(R&M)	151.44'	230.00'	37°43'33"	148.72'	S88°07'13"W
C3(R&M)	64.92'	900.55'	4°07'49"	64.91'	S75°04'55"E
C4	100.73'	230.00'	25°05'31"	99.92'	N85°33'45"W
C5	50.72'	230.00'	12°38'02"	50.61'	S75°34'28"W

LEGEND

- SET TYPICAL 3-1/4" MONUMENT
- FOUND TYPICAL FOUND 1-1/4" YPC
- RECORD PER PLAT 2019-65
- DEDICATED BY THIS PLAT

VICINITY MAP SCALE: 1" = 1 MILE



A Plat of:

**Brenna Lynn Subdivision
 Lots 1 & 2**

A Resubdivision of:

Tract F-2, Block 2, Pelanor Subdivision, Plat 2019-65,
 Located within the NW 1/4 of Section 19, T14N, R1W,
 Seward Meridian, Anchorage Recording District,
 Third Judicial District, State of Alaska,
 containing 2.360 acres More or Less.

S4 Group Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying
 610 E 5th Avenue
 Anchorage, Alaska 99501
 (907) 308-8104
 mail@s4ak.com
 AECC 173042

Scale As Shown	Drawn By: AK	Grid: SW2730
Field Book: 152	Checked By: SC	Date: 04/03/2026
Platting Case No. S12871	Proj No. 25-119	Sheet 1 of 1