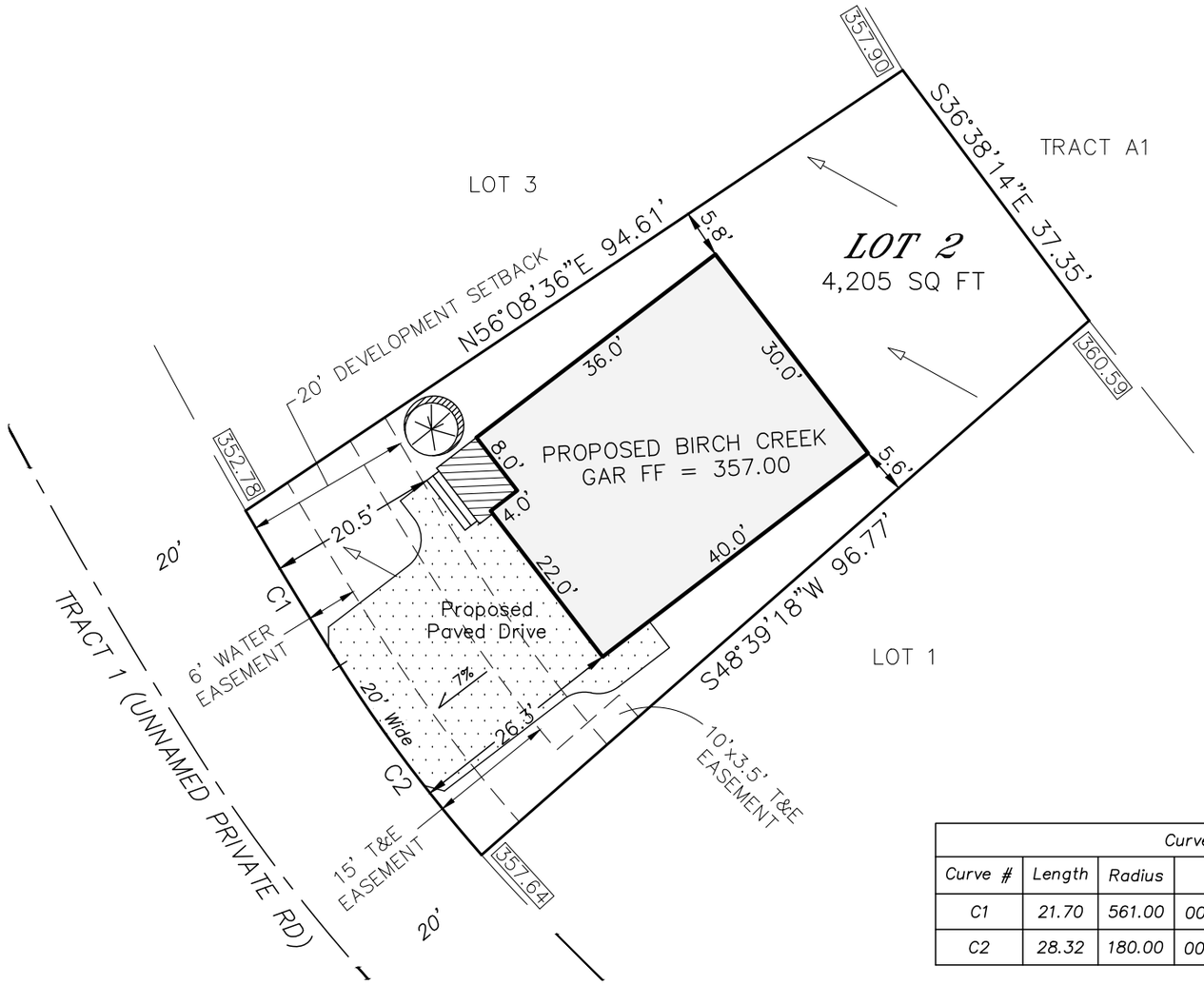

Zoning CE R-2M SL (AO 2020-71)
Setbacks
Front 20'
Side 5'
Back 10'

Notes:
1. All elevations are from approved grading plan.
2. One deciduous tree to be planted per 21.07.080.E.4.c.
3. Average lot slope does not exceed 20%.

STATE OF ALASKA
49TH
Steven Callaghan
LS-12034
Registered Professional Land Surveyor
PRELIMINARY

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	21.70	561.00	002°12'57"	S31°13'27"E	21.69
C2	28.32	180.00	009°00'47"	S36°50'19"E	28.29

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
AECC#173042

610 E 5th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@S4AK.com

Job 26-057	Date: 05/26/2026
Drawn by: TM	Checked by: SC
Grid NW0453	Plat 2026-21
Field Book:	Scale 1" = 20'

Survey Certification: I hereby certify that a Mortgagee's Inspection was performed on the described property.
Notes: It is the owner's responsibility to determine the existence of any easements, covenants, or restriction which are not on the recorded subdivision plat.
It is the contractor's responsibility to check top of foundation grade & building setbacks in relation to property lines and easements

Plot Plan

Legal Description:

Lot 2, Carol Creek Phase 1 Subdivision

Legend:

Pavement		Well	Ⓦ
Overhang		Septic	Ⓢ
Wood Deck		Drainage	
Concrete		Proposed Finish Grade	PFG 100.0'
Fence		Elevation	100.0'
Lot Line		Easement	
Adjacent Lot Line		Road CL	