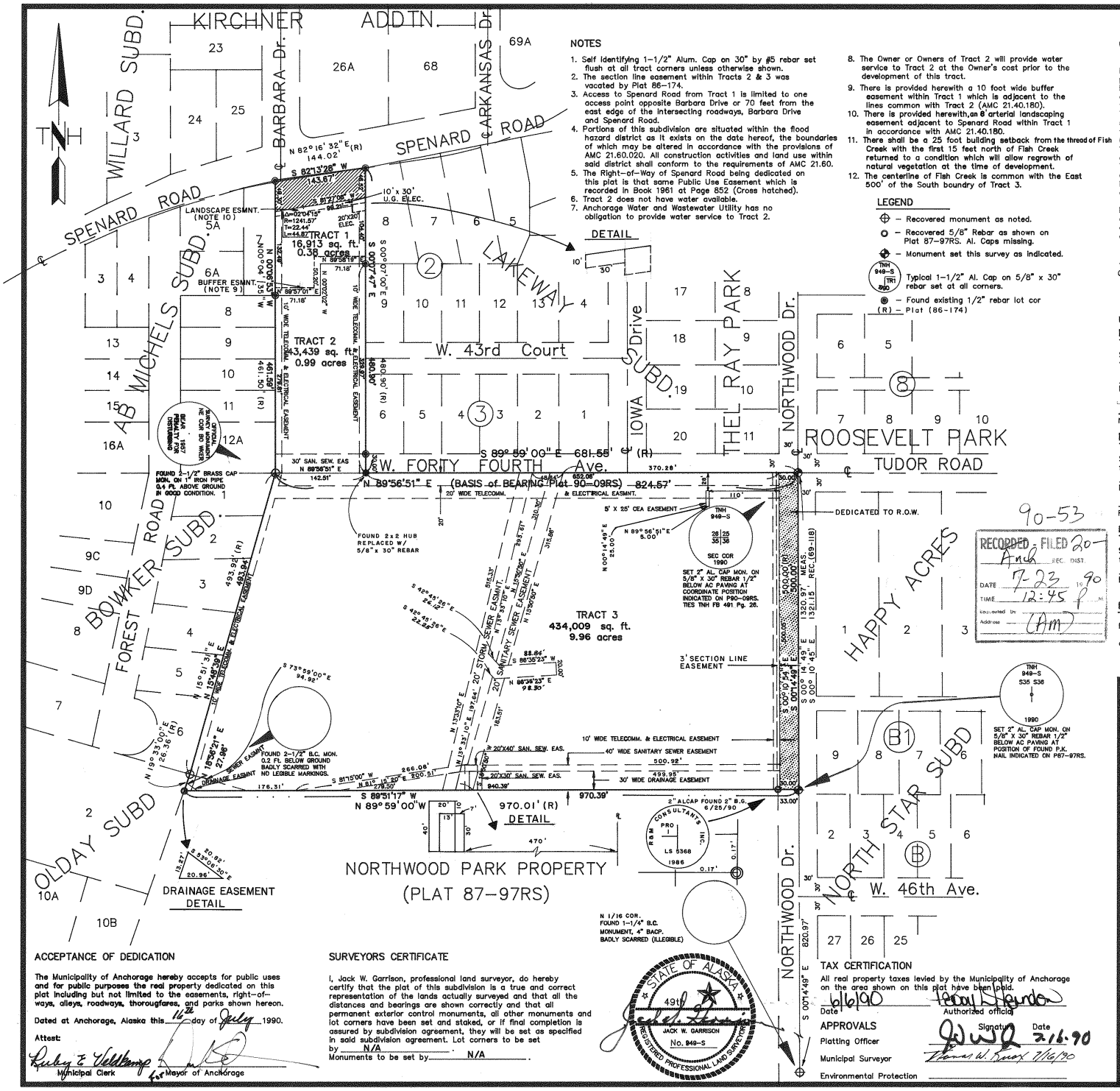


NOTES

1. Self Identifying 1-1/2" Alum. Cap on 30" by #5 rebar set flush at all tract corners unless otherwise shown.
2. The section line easement within Tracts 2 & 3 was vacated by Plat 86-174.
3. Access to Spenard Road from Tract 1 is limited to one access point opposite Barbara Drive or 70 feet from the east edge of the intersecting roadways, Barbara Drive and Spenard Road.
4. Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof, the boundaries of which may be altered in accordance with the provisions of AMC 21.60.020. All construction activities and land use within said district shall conform to the requirements of AMC 21.60.
5. The Right-of-Way of Spenard Road being dedicated on this plat is that same Public Use Easement which is recorded in Book 1961 at Page 852 (Cross hatched).
6. Tract 2 does not have water available.
7. Anchorage Water and Wastewater Utility has no obligation to provide water service to Tract 2.
8. The Owner or Owners of Tract 2 will provide water service to Tract 2 at the Owner's cost prior to the development of this tract.
9. There is provided herewith a 10 foot wide buffer easement within Tract 1 which is adjacent to the lines common with Tract 2 (AMC 21.40.180).
10. There is provided herewith an 8' arterial landscaping easement adjacent to Spenard Road within Tract 1 in accordance with AMC 21.40.180.
11. There shall be a 25 foot building setback from the thread of Fish Creek with the first 15 feet north of Fish Creek returned to a condition which will allow regrowth of natural vegetation at the time of development.
12. The centerline of Fish Creek is common with the East 500' of the South boundry of Tract 3.

LEGEND

- ⊕ – Recovered monument as noted.
- ○ – Recovered 5/8" Rebar as shown on Plat 87-97RS. Al. Caps missing.
- ⊕ – Monument set this survey as indicated.
- TNH 949-S / TRI / 890 – Typical 1-1/2" Al. Cap on 5/8" x 30" rebar set at all corners.
- ● – Found existing 1/2" rebar lot cor
- (R) – Plat (86-174)

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 slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of fill for the purpose of providing and maintaining the lateral support of 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 restrictions or covenants appearing hereon, and any such restrictions or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

William G. Nash

Owner: for: BOETTCHER PROPERTIES LTD
a Colorado Limited Partnership
828 Seventeenth Street
P. O. Box 54
Denver, Colorado 80201-0054
by: BPL HOLDINGS, INC. – General Partner WILLIAM G. NASH – President

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this 8th day of May 1990,
for: William G. Nash
4/11/93 — My Commission Expires
Jane A. Morris — Notary Public

Nettie L. Hawkins
NETTIE L. HAWKINS – Beneficiary

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this 29th day of May 1990,
for: Nettie L. Hawkins
July 6, 1993 — My Commission Expires
Nancy J. Thunder — Notary Public
Richard A. Enberg Sr. Vice President
FIRST NATIONAL BANK of ANCHORAGE – Beneficiary

OFFICIAL SEAL NANCY J. THUNDER NOTARY PUBLIC - STATE OF ALASKA AND SEWARD DISTRICT My Commission Expires July 6, 1993

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this 30 day of MAY 1990,
for: Richard A. Enberg Sr. Vice President
4-25-92 — My Commission Expires
Richard Mackenzie — Notary Public

90-53

RECORDED - FILED 20-
Anch REC. DIST.
DATE 7-23 19 90
TIME 12:45 P.M.
Requested by
Address (AM)

PLAT APPROVAL

Plat approved by the Municipal Platting Authority this 16th day of July, 1990.

Authorized Official

ACCEPTANCE OF DEDICATION

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, right-of-ways, alleys, roadways, thoroughfares, and parks shown hereon.

Dated at Anchorage, Alaska this 16th day of July 1990.

Attest:

Ruby E. Veldkamp — Municipal Clerk
For Mayor of Anchorage

SURVEYORS CERTIFICATE

I, Jack W. Garrison, professional land surveyor, do hereby certify that the plat of this subdivision is a true and correct representation of the lands actually surveyed and that all 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.

TAX CERTIFICATION

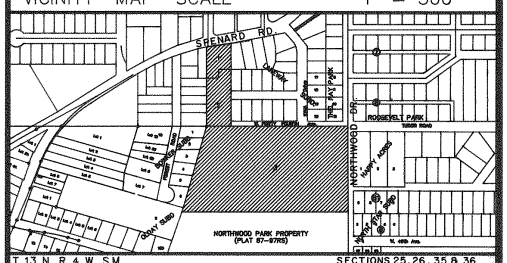
All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid.

6/16/90 — Date
Authorized official

APPROVALS

	Signature	Date
Platting Officer		
Municipal Surveyor	Thomas W. Ruex	7/16/90
Environmental Protection		

VICINITY MAP SCALE 1" = 500'



T 13 N, R 4 W, S.M. SECTIONS 25, 26, 35 & 36

PLAT OF

TRACTS 1, 2 and 3 BOETTCHER SUBDIVISION

A SUBDIVISION OF PARCEL 1 and 2 (PLAT 86-174)
Book 664, Page 661 Anchorage Recording District
LOCATED WITHIN SE 1/4 S26 & NE 1/4 S35, T13N, R4W, S.M. ALASKA
CONTAINING 11.4 ACRES, 0 LOTS, 3 TRACTS

TRYCK NYMAN & HAYES
ENGINEERS/PLANNERS/SURVEYORS & LANDSCAPE ARCHITECTS

DRAWN	JWG	SCALE	1" = 100'
CHECKED	WFT	JOB NO.	7498.0
DATE	1/31/90	GRID	1727 & 1827
FIELD BOOK	543	CASE NO.	S-8907
PREPARED FOR	BOETTCHER LIMITED	SHEET	1 of 1

Case S-8907

90-53