

**NOTES**

1. ALL LINES ARE NON-BOUND, UNLESS OTHERWISE NOTED.
2. 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 THE MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
3. PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, INTERFERE OR ALTER APPROVED DRAINAGE FACILITIES (E.G. SWALES, DITCHES, IN-LANE WAY) THAT WILL OBSTRUCT OR IMPAIR DRAINAGE FROM STREETS OR RIVERS OR WAYS.
4. EASEMENTS BY DOCUMENT SHOWN WERE PLOTTED AND DIMENSIONED FOR REFERENCE. PAPER RECORDS, THE RECORD EASEMENT DOCUMENTS SHOULD BE USED TO VERIFY EASEMENT LOCATION AND PERMITTED USE.
5. EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 15, 1993 IN VOLUME 96, AT PAGE 39, BLANKET EASEMENT, NOT DEDICATED BY THIS PLAN.
6. THERE IS A STREAM LOCATED ON THIS PLAN AND THE STREAM PROTECTION SETBACKS WILL BE AS SPECIFIED IN AIC 21.07.020 OR AS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. STREAMS AS DESCRIBED IN THE ANCHORAGE WETLANDS MANAGEMENT PLAN.
7. THERE IS A 50' NON-DEVELOPING FLOOD HAZARD SETBACK ALONG EACH BANK OF THE STREAMS IN THIS SUBDIVISION. THIS FLOOD HAZARD SETBACK IS PROVIDED IN LIEU OF CONDUCTING A FLOOD STUDY AND FLOOD WARNING UNDER AIC 21.07.020. THIS SETBACKS WILL BE DEDICATED TO A 50.0 FOOT SETBACK WILL REQUIRE A FLOOD STUDY BASE FLOOD ELEVATIONS AND FLOOD WARNING AND A FLOOD HAZARD PERMIT TO BE COMPLETED IN ACCORDANCE WITH FEMA AND MOA REQUIREMENTS.
8. DRAINAGEWAYS HAVE BEEN IDENTIFIED ON THIS PLAN. THERE ARE DRAINAGEWAYS SETBACKS ON THIS PLAN AND THE SETBACKS ARE AS SPECIFIED IN AIC 21.07.020 OR AS SPECIFIED IN THE ADOPTED PROVISIONS OF AIC 21.07.020. TREATMENT SYSTEMS UNLESS OTHERWISE APPROVED BY THE MOA ON SITE DEPARTMENT.
9. LOT 2A SHALL REQUIRE LOT IN ADVANCED WASTEWATER TREATMENT SYSTEMS UNLESS OTHERWISE APPROVED BY THE MOA ON SITE DEPARTMENT.
10. THE MAXIMUM BEARING COUNT FOR LOT 2A SHALL BE LIMITED TO 5 BEARINGS.
11. THE AREA DESIGNATED FOR ABSORPTION FIELD ON LOT 2A SHALL BE USED FOR ABSORPTION FIELD UNLESS AN ALTERNATIVE SEPTIC SYSTEM DESIGN IS APPROVED BY THE MOA ON SITE DEPARTMENT.
12. EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY, RECORDED APRIL 2, 2021 AS INSTRUMENT NO. 2021-017766-0, BLANKET EASEMENT, NOT DEDICATED BY THIS PLAN.
13. BOUNDARY IS RECORD AND MEASURED PER PLAT NO. 2010-40.

**LINE TABLE**

COURSE	BEARING	DISTANCE
L1	S 52°29'19"E	98.11'
L2	S 52°33'31"E	34.68'
L3	N 88°10'39"E	38.13'
L4	N 78°18'59"E	23.12'
L5	N 78°18'59"E	23.12'
L6	S 49°57'24"E	37.63'
L7	S 59°10'07"E	72.27'
L8	S 68°50'07"E	67.82'
L9	S 68°50'07"E	67.82'
L10	S 69°15'17"E	12.28'

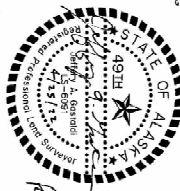
**SURVEYOR'S CERTIFICATE**

I, JEFFERY A. GASTALDI, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACCORDING TO THE RECORD PLAT, FILED JUNE 11, 2022 UNDER RECORDERS PLAT NUMBER 2021-40. NO FIELD SURVEY WAS CONDUCTED FOR THIS PLAT.

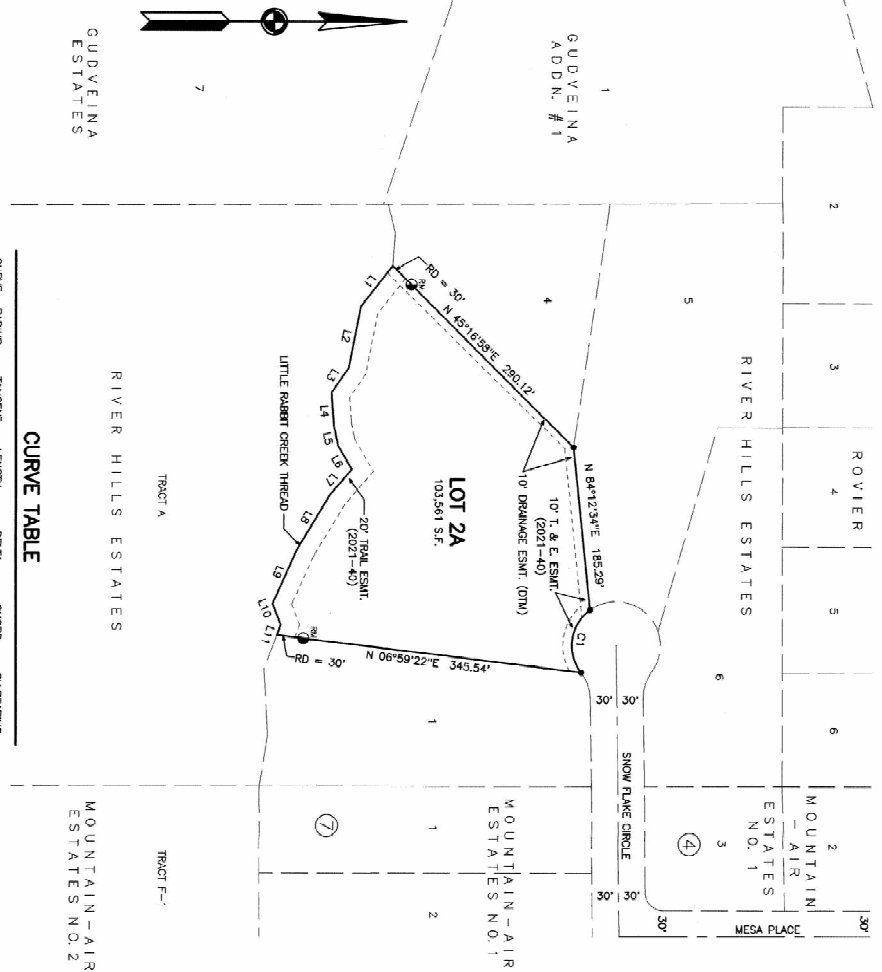
**PLAT APPROVAL**

PLAT APPROVED BY THE MUNICIPAL PLANNING AUTHORITY

THIS PLAT DAY OF April, 2022. AUTHORIZED OFFICIAL

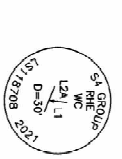
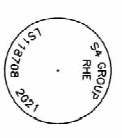


DATE 4/25/2022



**CURVE TABLE**

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CHEBBEARING
C1	50.00'	51.33'	79.88'	91°30'44"	71.64'	N 81°53'09"W



**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.

DATE 5/13/2022

SIGNATURE [Signature]

APPROVALS: MUNICIPAL SUPERVISOR [Signature] DATE 5/19/22

ON-SITE WATER AND WASTE WATER [Signature] DATE 4/29/22

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREBY. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DESIGNATED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THROUGHWAYS, PARKS, AND OTHER PUBLIC AREAS SHOWN HERON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HERON, A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (1.5 TO 1) OR 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 PROVISION 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 HERON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

JEFFERY P. & SUSAN C. KOONCE  
4044 OLD PACIFIC CLUB ROAD  
BIG LAKE, AK 99552

JEFFERY P. KOONCE  
SUSAN C. KOONCE

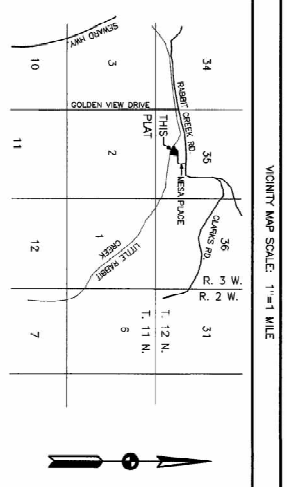


NOTARY ACKNOWLEDGEMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF April, 2022.

NOTARY PUBLIC  
Van W. Ebert

**LEGEND**

- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP
- FOUND REFERENCE MONUMENT WITH 2" ALUMINUM CAP
- (DBM) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE



**RIVER HILLS ESTATES SUBDIVISION**

PLAT 05  
LOT 2A  
GASTALDI LAND SURVEYING, LLC  
2000 E. DOWLING ROAD SUITE 8  
ANCHORAGE, ALASKA 99507  
907-248-9494

GRID SW13E	SCALE 1"=100'	DATE 4/20/2022	BK N/A	PG.
DRAWN VE	FILE NO: REPLAT	CHECKED BY: J.A.G.	PLATTING CASE NO: 512888	
SHEET 1 OF 1				
LICENS # 48011005				