



- LEGEND**
- - MONUMENT (AS DESCRIBED)
 - R - RECORD PER PLAT 99-12
 - R1 - RECORD PER PLAT 81-164
 - R2 - RECORD PER PLAT 78-30
 - H - HELD
 - C - COMPUTED
 - CR - COMPUTED FROM PLATS 69-41 AND 78-30
 - CR1 - COMPUTED FROM PLATS 69-41 AND 99-12
 - CR2 - COMPUTED FROM PLATS 78-30 AND 99-12
 - NDP - NOT DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
 - DTM - DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
 - - TYPICAL CAP (SET OR ADD)
 - ⊙ - NOTHING FOUND OR SET
 - NR - NOT RADIAL

CURVES

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	20.00'	20.04'	31.46'	90°07'58"	28.32'	S 49°02'27" W
2	50.00'	100.00'	203.44'	23°07'44"	89.44'	S 28°29'18" E
3	50.00'	19.50'	37.19'	42°37'19"	36.34'	S 89°48'08" W
4	50.00'	22.00'	41.45'	47.28°46"	40.22'	S 89°48'08" W
5	50.00'	23.19'	43.38'	49°42'50"	42.53'	S 24°21'39" E
6	50.00'	25.00'	46.36'	53.18°25"	45.22'	S 89°48'08" W
7	50.00'	25.00'	46.36'	53.18°25"	45.22'	S 89°48'08" W
8	20.00'	19.85'	31.24'	89°22'50"	28.20'	N 44°29'11" E
9	20.00'	14.81'	23.24'	72°24'12"	22.81'	N 69°28'13" W
10	160.00'	34.16'	104.45'	37°24'12"	102.81'	N 69°28'13" W
11	148.00'	27.60'	87.24'	31°24'12"	86.24'	N 69°28'13" W
12	200.00'	57.11'	113.25'	31°24'12"	109.83'	S 44°48'54" W
13	100.00'	14.24'	28.29'	18°12'28"	28.19'	N 81°50'51" W
14	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
15	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
16	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
17	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
18	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
19	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
20	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
21	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
22	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
23	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
24	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
25	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
26	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
27	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
28	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
29	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W
30	100.00'	15.36'	30.72'	18°12'28"	28.19'	N 81°50'51" W

LINES

Course	Bearing	Distance
L1	N 49°53'58" W	118.10'
L2	N 51°13'08" W	126.79'
L3	N 89°32'21" W	76.24'
L4	S 89°48'08" W	28.88'
L5	S 09°07'00" W	20.00'
L6	N 89°52'40" W	36.00'
L7	N 73°44'58" W	298.87'
L8	N 15°28'48" W	54.51'
L9	S 85°17'24" W	60.00'
L10	S 87°54'24" W	101.54'
L11	S 46°52'11" W	282.88'

SURVEYOR'S CERTIFICATE
 I, KENNETH G. LANG, professional land surveyor, do hereby certify that the plat of JASMINE 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.

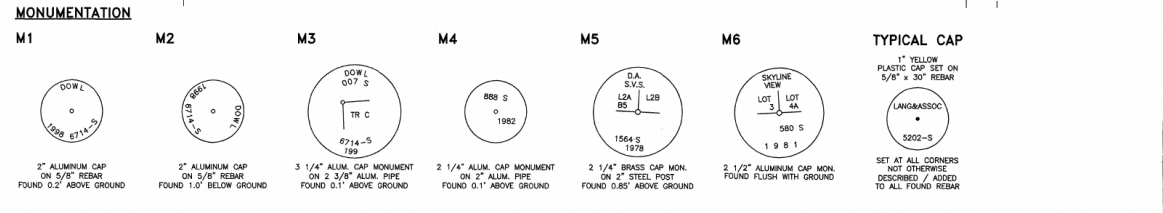
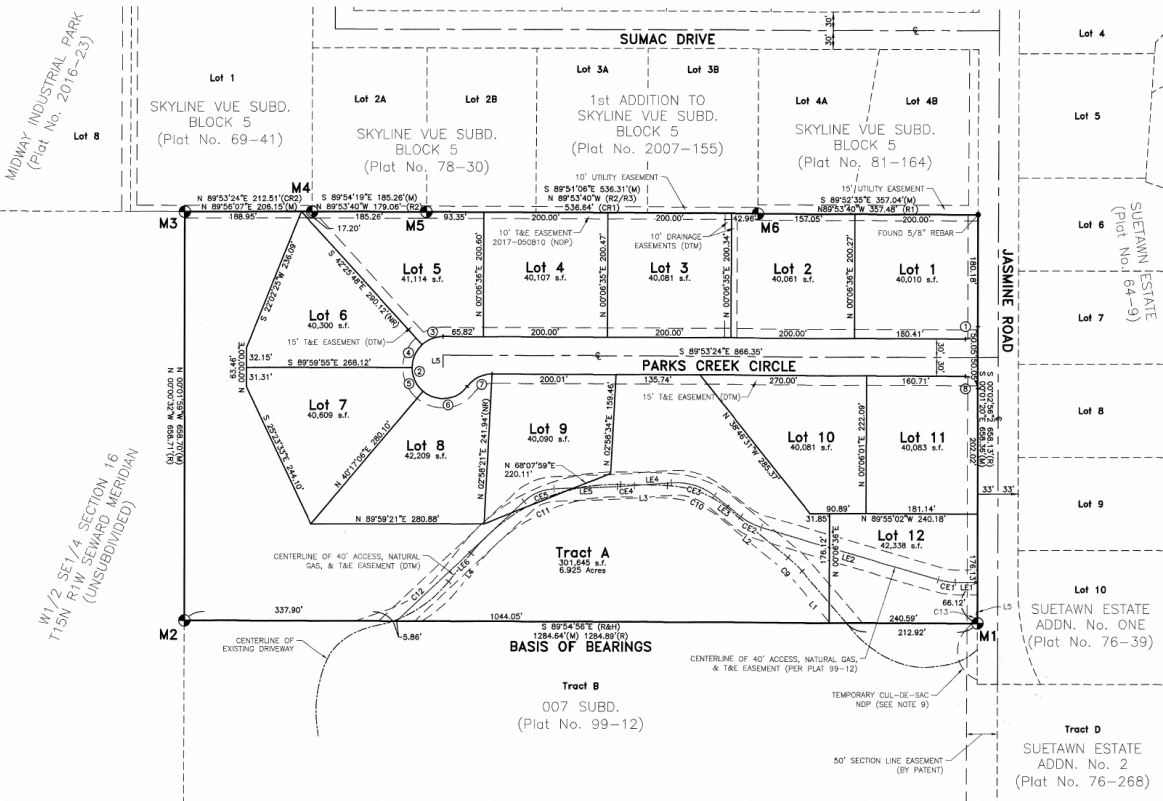
PLAT APPROVAL
 Plat approved by the Municipal Platting Authority
 this 20th day of June, 2022
 Authorized Official: Donald R. [Signature]

APPROVALS
 Platting Officer: [Signature] 6/20/22
 Municipal Surveyor: [Signature] 6/20/22
 OnSite Water and Wastewater: [Signature] 6/20/22



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.
Janine Vanorak 6/21/22 for [Signature] 6.20.22
 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 TAX FOR THE CURRENT YEAR.
[Signature] 6/21/2022
 AUTHORIZED OFFICIAL DATE



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 of 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.

Owners
Troy W. C. Davis
 TROY DAVIS, PRESIDENT
 TROY DAVIS HOMES, INC.
 1689 KNIX GOOSE BAY ROAD #400
 WASILLA, ALASKA 99567

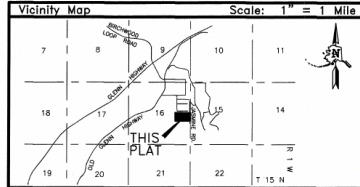
Notary Acknowledgment
 for TROY DAVIS
 Subscribed and sworn to before me this 16 day of June, 2022
[Signature] sl/2022
 Notary Public for the State of Alaska My Commission Expires

Beneficiary
[Signature] Kaulen Peven
 SIGNATURE NAME (PRINTED)
 TITLE Construction Loan Officer II
 NORTHBRIM BANK
 3111 C STREET
 ANCHORAGE, ALASKA 99503

Notary Acknowledgment
 for Kaulen Peven
 Subscribed and sworn to before me this 16 day of June, 2022
[Signature] 6/21/22
 Notary Public for the State of Alaska My Commission Expires



2022-36
 Plat #
 Anchorage
 Rec Dist
7/5 2022
 Date
 Time: 2:06 PM



- NOTES**
- THE PROPERTY OWNER 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 DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
 - TRACT A IS OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. TRACT A IS REQUIRED OPEN SPACE THAT SHALL BE PRESERVED FROM DEVELOPMENT IN PERPETUITY.
 - DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AMC 21.08.0708., CONSERVATION SUBDIVISIONS, OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AMC TITLE 21.
 - LEVEL 4 LANDSCAPE SCREENING SHALL BE MAINTAINED ALONG THE ENTIRETY OF THE NORTHWEST BOUNDARY AND SOUTHERN BOUNDARY OF TRACT A WHERE IT ABUTS A RESIDENTIALLY ZONED DISTRICT.
 - THIS SUBDIVISION CONTAINS MAPPED WETLANDS SUBJECT TO CORPS OF ENGINEERS DELINEATION REVIEW AND APPROVAL. PRIOR TO ANY DISTURBANCE WITHIN WETLANDS, AUTHORIZATION IS REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS-REGULATORY BRANCH. ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT ARE NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADING, OR PLACEMENT OF FILL.
 - ALL PROPERTY LINES ARE RADIAL FROM THE CUL-DE-SAC UNLESS OTHERWISE NOTED.
 - TEMPORARY CUL-DE-SAC TO BE AUTOMATICALLY VACATED UPON EXTENSION OF JASMINE ROAD (PER PLAT 99-12)
 - THERE IS A BLANKET NATURAL GAS EASEMENT GRANTED TO ENSTAR OVER TRACT C, SERIAL No. 2022-040280-0.
 - THERE IS A BLANKET ELECTRIC EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., SERIAL No. 2021-046411-0.
 - THERE IS A BLANKET ELECTRIC EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., SERIAL No. 2021-052736-0.
 - THERE IS A BLANKET TELECOMMUNICATIONS AND ELECTRIC EASEMENT GRANTED TO MATANUSKA TELECOM ASSOCIATION, INC., SERIAL No. 2021-048590-0.

PLAT OF
JASMINE SUBDIVISION
 Lots 1 through 12 and Tract A
 CONTAINING 18.107 Acres
 A RESUBDIVISION OF TRACT C,
 007 SUBDIVISION (Plat No. 99-12)
 LOCATED WITHIN THE SE 1/4, SECTION 16,
 T15N, R1W, SEWARD MERIDIAN, ALASKA
 ANCHORAGE RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA

Lang & Associates, Inc.
 Professional Land Surveyors
 11500 Daryl Avenue
 Anchorage, Alaska 99515-3049
 (907) 552-8478
 (907) 552-8478 Fax
 klang@survey.com
 jlang@survey.com
 jlang@alaska.gov.com
 State of Alaska AEC0963

GRID: NW 1059 SCALE: 1" = 100' DATE: 18 JUNE 2022
 DRAWN: JCL SHEET 1 OF 1 PROJECT #: 17-368
 JOB FILE: L17368FPV4.dwg PLATTING CASE No.: S12406