

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.

OWNER

PEAK STATE, LLC
10921 KASLOF BLVD
ANCHORAGE, AK 99507

SIGNATURE _____ DATE _____

TITLE _____ PRINTED NAME _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ 20__

FOR: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

BENEFICIARY

CONVENTUS, LLC
115 SANSOME STREET, SUITE 700
SAN FRANCISCO, CA 94104

SIGNATURE _____ DATE _____

PRINTED NAME _____ TITLE _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ 20__

FOR: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

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 TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL _____ DATE _____

APPROVALS

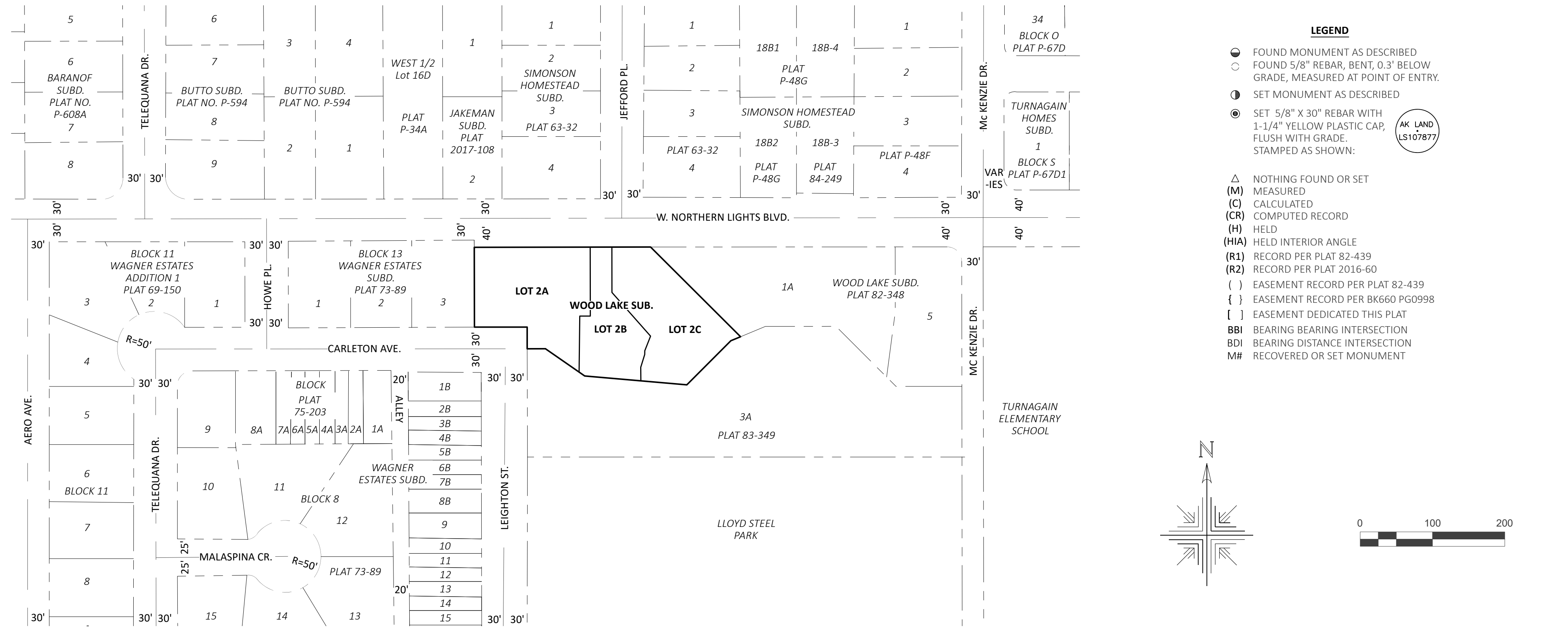
PLATTING OFFICER _____ DATE _____

MUNICIPAL SURVEYOR _____ DATE _____

PLAT APPROVAL

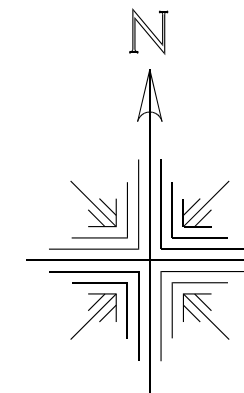
PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS ____ DAY OF _____, 20__.

AUTHORIZED OFFICIAL _____

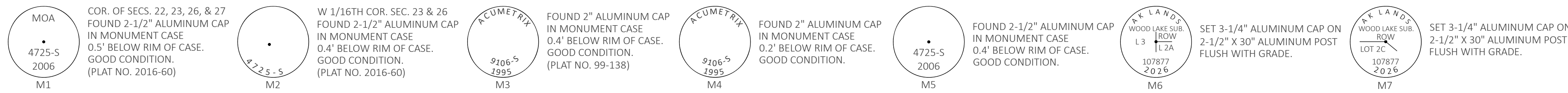


LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, 0.3' BELOW GRADE, MEASURED AT POINT OF ENTRY.
- SET MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, FLUSH WITH GRADE. STAMPED AS SHOWN:
- △ NOTHING FOUND OR SET MEASURED
- (M) MEASURED
- (C) CALCULATED
- (CR) COMPUTED RECORD
- (H) HELD
- (HIA) HELD INTERIOR ANGLE
- (R1) RECORD PER PLAT 82-439
- (R2) RECORD PER PLAT 2016-60
- () EASEMENT RECORD PER PLAT 82-439
- { } EASEMENT RECORD PER BK660 PG0998
- [] EASEMENT DEDICATED THIS PLAT
- BBI BEARING BEARING INTERSECTION
- BDI BEARING DISTANCE INTERSECTION
- M# RECOVERED OR SET MONUMENT

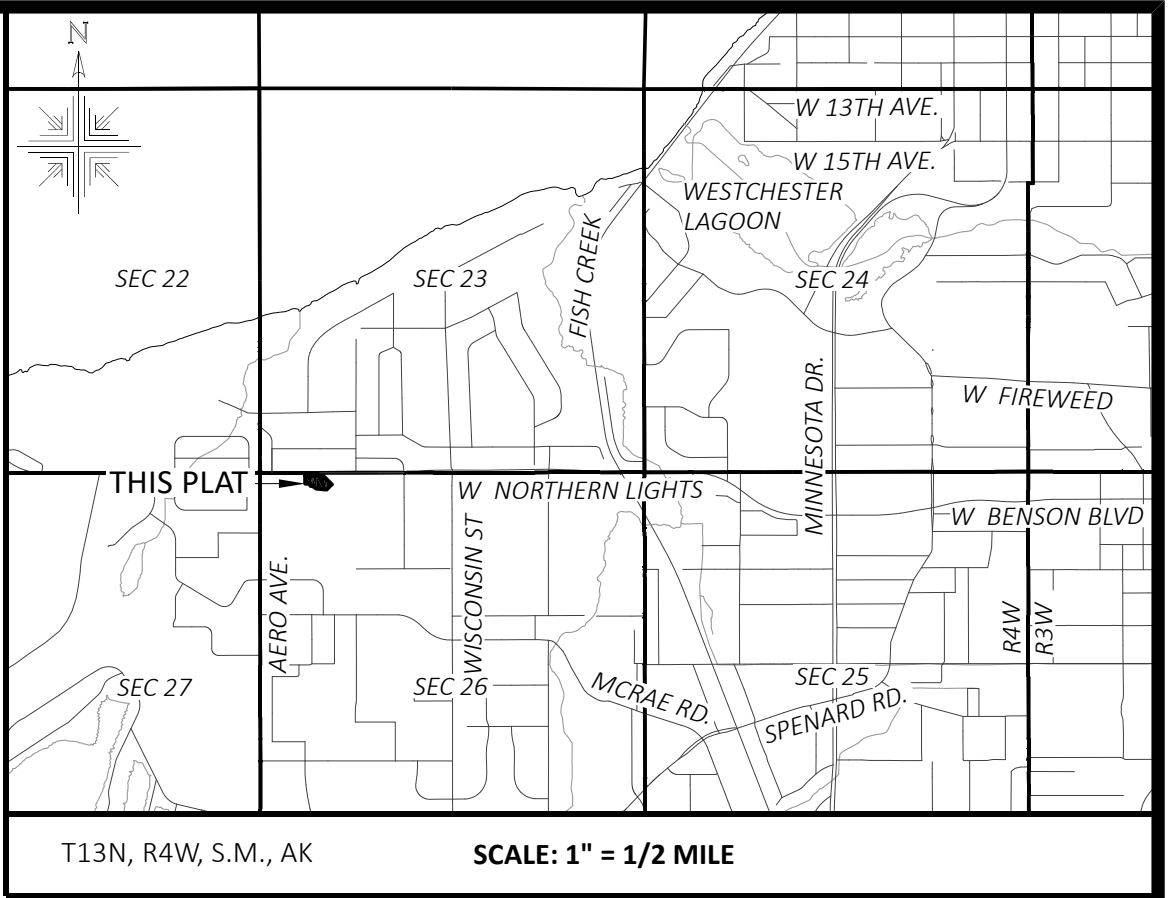
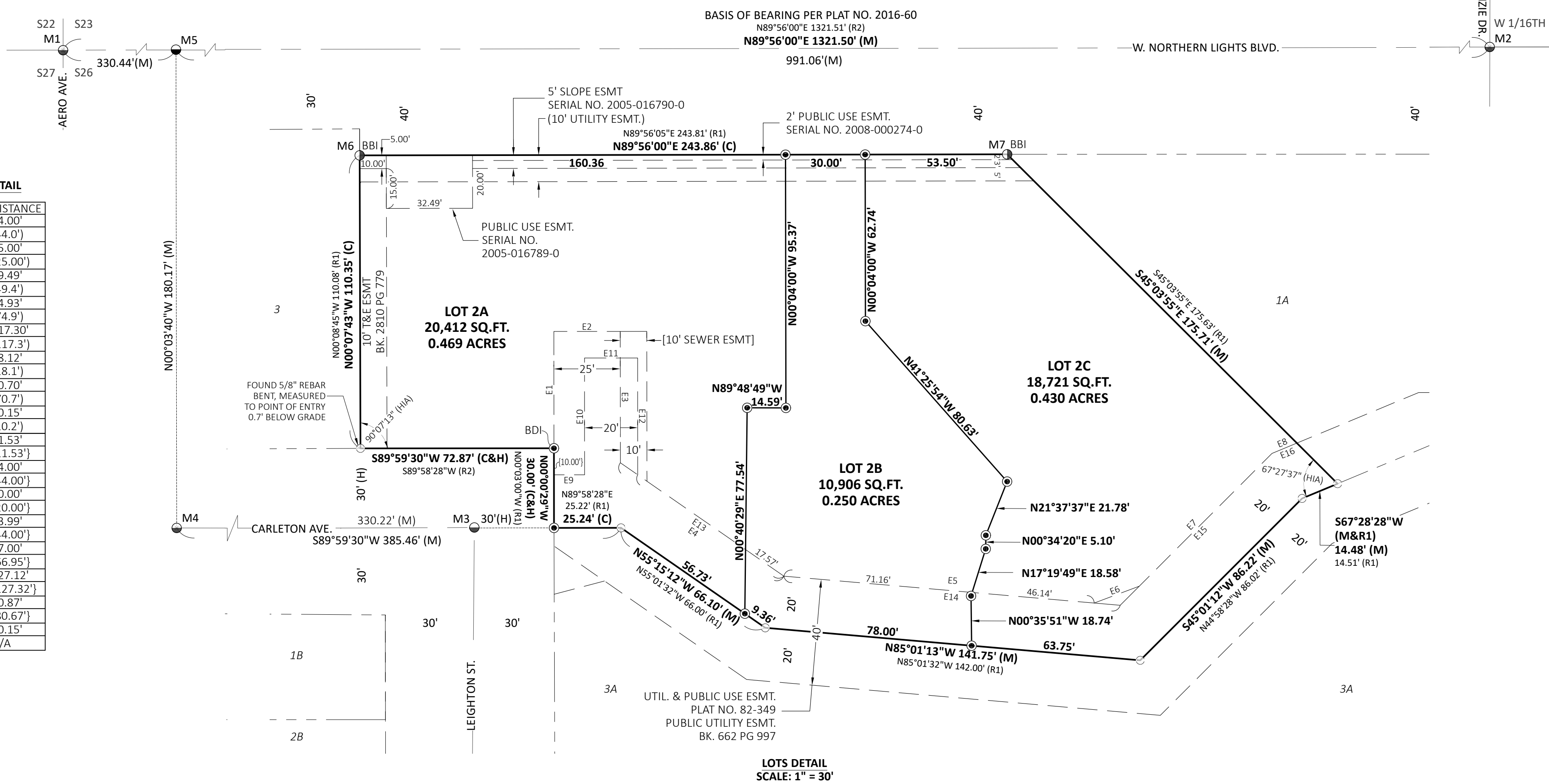


MONUMENT DETAILS



EASEMENT LINE DETAIL

LINE	BEARING	DISTANCE
E1	N00°01'29"W (44.00')	44.00'
	(N00°04'W) (44.0')	
E2	S89°59'29"E (25.00')	25.00'
	(S89°58'E) (25.00')	
E3	S00°02'29"E (49.49')	49.49'
	(S00°05'E) (49.4')	
E4	S55°15'12"E (74.93')	74.93'
	(S55°02'E) (74.9')	
E5	S85°01'13"E (117.30')	117.30'
	(S85°02'E) (117.3')	
E6	N69°32'07"E (18.12')	18.12'
	(N69°68'E) (18.1')	
E7	N45°01'12"E (70.70')	70.70'
	(N44°58'E) (70.7')	
E8	N67°28'28"E (10.21')	10.21'
	(N67°28'28"E) (10.2')	
E9	N89°57'26"W (11.53')	11.53'
	(N89°58'28"W) (11.53')	
E10	N00°00'29"W (44.00')	44.00'
	(N00°04'35"W) (44.00')	
E11	S89°57'26"E (20.00')	20.00'
	(N89°58'28"E) (20.00')	
E12	S00°00'29"E (43.99')	43.99'
	(S00°04'35"E) (44.00')	
E13	S55°15'12"E (67.00')	67.00'
	(S55°01'32"W) (66.95')	
E14	S85°01'13"E (127.12')	127.12'
	(S85°01'32"E) (127.32')	
E15	N45°01'12"E (80.87')	80.87'
	(N44°58'28"E) (80.67')	
E16	N67°28'28"E (10.15')	10.15'
	(N67°28'28"E) N/A	



- NOTES:**
- THIS PROPERTY IS SUBJECT TO RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
 - THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS NOT DEPICTED ON THE PLAT.
 - A. A T&E EASEMENT FOR CHUGACH ELECTRIC ASSOCIATION INC. RECORDED _____, 2025 PER SERIAL NO. _____, IN THE ANCHORAGE RECORDING DISTRICT, STATE OF ALASKA.
 - B. A NATURAL GAS EASEMENT FOR ENSTAR RECORDED _____, 2025 PER SERIAL NO. _____, IN THE ANCHORAGE RECORDING DISTRICT, STATE OF ALASKA.
 - THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO NORTHERN LIGHTS BLVD.
 - THE ROAD RUNNING FROM LEIGHTON STREET, TO MCKENZIE DR. THROUGH THE SUBD. IS A PRIVATE ROAD & WILL NOT BE MAINTAINED BY THE MUNICIPALITY. 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 MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
 - PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, IMPEDE OR ALTER APPROVED DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
 - ALL INFRASTRUCTURE IMPROVEMENTS WITHIN THE 40-FOOT PUE ARE PRIVATELY MAINTAINED AND ARE NOT ELIGIBLE FOR MUNICIPAL MAINTENANCE.
 - ACCESS TO PROPOSED LOT 2A FROM THE PUBLIC PORTION OF CARLETON AVE REQUIRES APPROVAL FROM THE MUNICIPALITY OF ANCHORAGE TRAFFIC ENGINEERING DEPARTMENT.

SURVEYOR'S CERTIFICATE

I, STACY M WESSEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF WOOD LAKE 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).



PRELIMINARY FINAL PLAT

Plat of:
WOOD LAKE SUBDIVISION
Lots 2A-2D

CONTAINING 1.149 ACRES MORE OR LESS

A RESUBDIVISION OF:
LOT 2, WOOD LAKE SUBDIVISION
FILED UNDER PLAT NO. 82-439

ANCHORAGE RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

LOCATED WITHIN: NW 1/4 OF SECTION 26, T13N, R4W, S.M., AK.

AK Lands, Land Surveying LLC
PO BOX 110485
Anchorage, AK 99511
AEC License # 185346
aklands@aklands.com
http://aklands.com
(907) 744-LAND

Drawn: SMW Scale: 1"= 100' Date of Survey: October 2024 Platting Case No. S12797
PN: 1606 Grid: SW1626 Field Book: 8 & 12 04/013/2026 Sheet: 1 of 1