

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	136.18	150.00	052°01'01"	131.55
C2	374.09	747.45	028°40'33"	370.20
C3	112.90	250.00	025°52'28"	111.94
C4(R)	274.63	1960.00	008°01'41"	274.41
C5	31.37	20.00	089°51'15"	28.25
C6	108.94	120.00	052°01'01"	105.24
C7	186.22	777.45	013°43'26"	185.78
C8	202.88	777.45	014°57'07"	202.31
C9	24.93	280.00	005°06'06"	24.92
C10	60.67	280.00	012°24'53"	60.55
C11	40.85	280.00	008°21'29"	40.81
C12	32.18	50.00	036°52'12"	31.62
C13	41.83	50.00	047°56'18"	40.62
C14	35.76	50.00	040°58'29"	35.00
C15	37.97	50.00	043°30'47"	37.07
C16	39.76	50.00	045°33'29"	38.72
C17	66.11	50.00	075°45'21"	61.40
C18	32.18	50.00	036°52'12"	31.62
C19	34.40	220.00	008°57'31"	34.36
C20	64.95	220.00	016°54'57"	64.72
C21	107.66	717.45	008°35'51"	107.56
C22	251.42	717.45	020°04'42"	250.13
C23	163.42	180.00	052°01'01"	157.86

- Notes:**
- Easements by document shown where plotted and dimensioned for reference purposes only. The recorded easement documents should be used to verify and establish location, rights and permitted used.
 - All Lot corners will be set with 5/8" X 30" rebar with 1 & 1/4" yellow plastic cap except as shown.
 - 50' Temporary turnaround to be abandoned when a connecting street right of way is platted per plat 67-124.
 - Distances shown to the foot are to that foot.
 - The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns 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.
 - All lot lines are non-radial unless otherwise noted.
 - Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded January 20, 1953, Book 84 Page 297. (Blanket Easement) Not dedicated this plat. Release of Right-of-Way, recorded October 12, 2017 as Instrument No. 2017-042562-0.
 - Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded January 20, 1953, Book 84 Page 298. (Blanket Easement) Not dedicated this plat. Release of Right-of-Way, recorded October 12, 2017 as Instrument No. 2017-042561-0.

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 _____

OnSite Water and Wastewater _____ 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 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.

Name: _____ Title: _____

Signature: _____

Colony Builders Inc.
9420 Vanguard Drive #A
Anchorage, AK 99503

Notary Acknowledgement

Subscribed and sworn before me this _____ day of _____ 2021.

For: _____

My commission expires _____ Notary Public

SURVEYOR'S CERTIFICATE

I, Benjamin C. Holmstrom, professional land surveyor, do hereby certify that the plat of _____ 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 _____. Monuments to be set by _____.

PLAT APPROVAL

Plat approved by the Municipal Platting Authority this _____ day of _____ 2021

Authorized Official _____



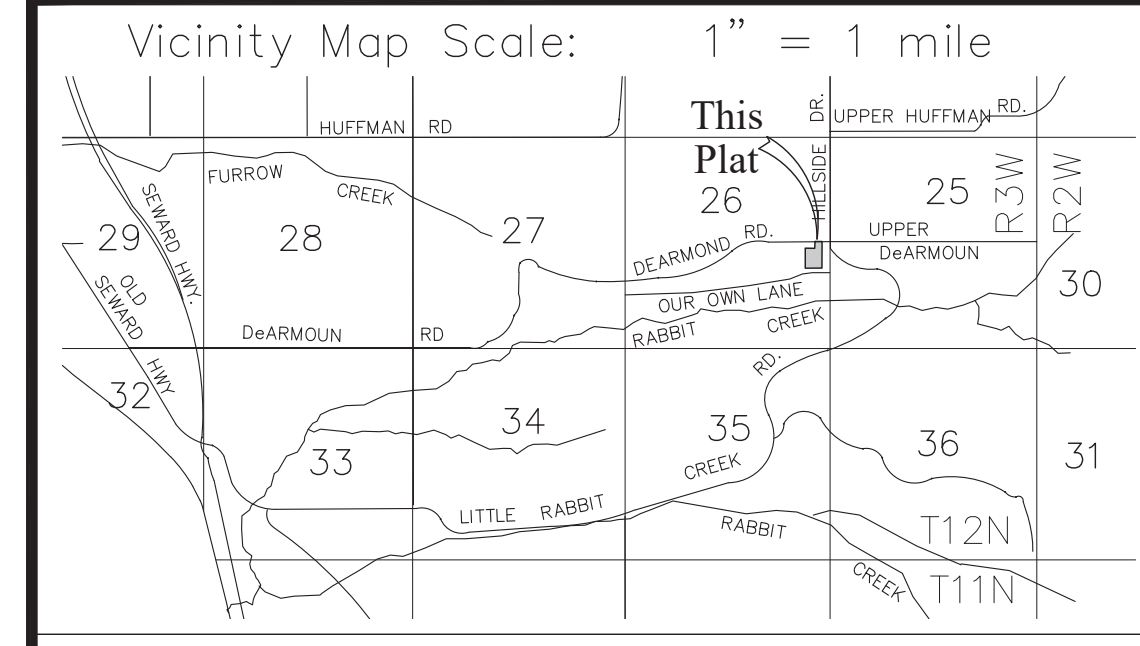
ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

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.

Dated at Anchorage, Alaska this _____ day of _____ 2021.

Municipal Clerk _____

Mayor of Anchorage _____

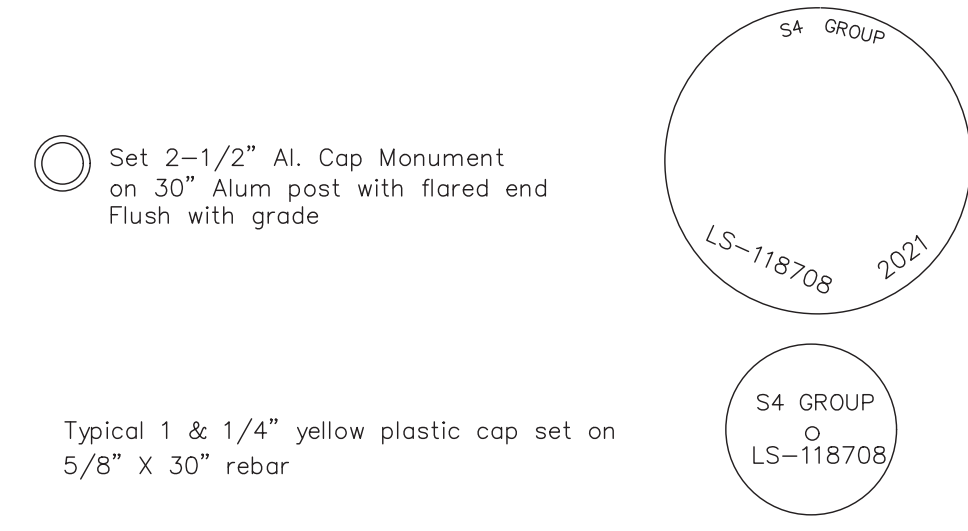


**A Preliminary Plat of:
Lots 1-12,
Palaterra Subdivision
Addition 2, with Variance**

A RESUBDIVISION OF: BLOCKS 2A & 3A, PALATERRA SUBDIVISION, ACCORDING TO PLAT NO. 2019-87, LOCATED WITHIN THE SE1/4, SECTION 26, T12N, R3W, S.M., ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND CONTAINING 17.024 ACRES, MORE OR LESS.

S4 Group Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@s4ak.com



Typical 1 & 1/4" yellow plastic cap set on 5/8" X 30" rebar