

**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 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 restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

SPINELL HOMES \_\_\_\_\_ Title \_\_\_\_\_

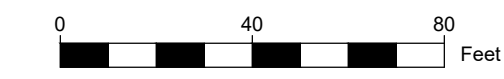
**Notary Acknowledgment**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 202X.  
 FOR: XXXXXXXXXXXXXXXXXXXX

My commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**Surveyor's Certificate**

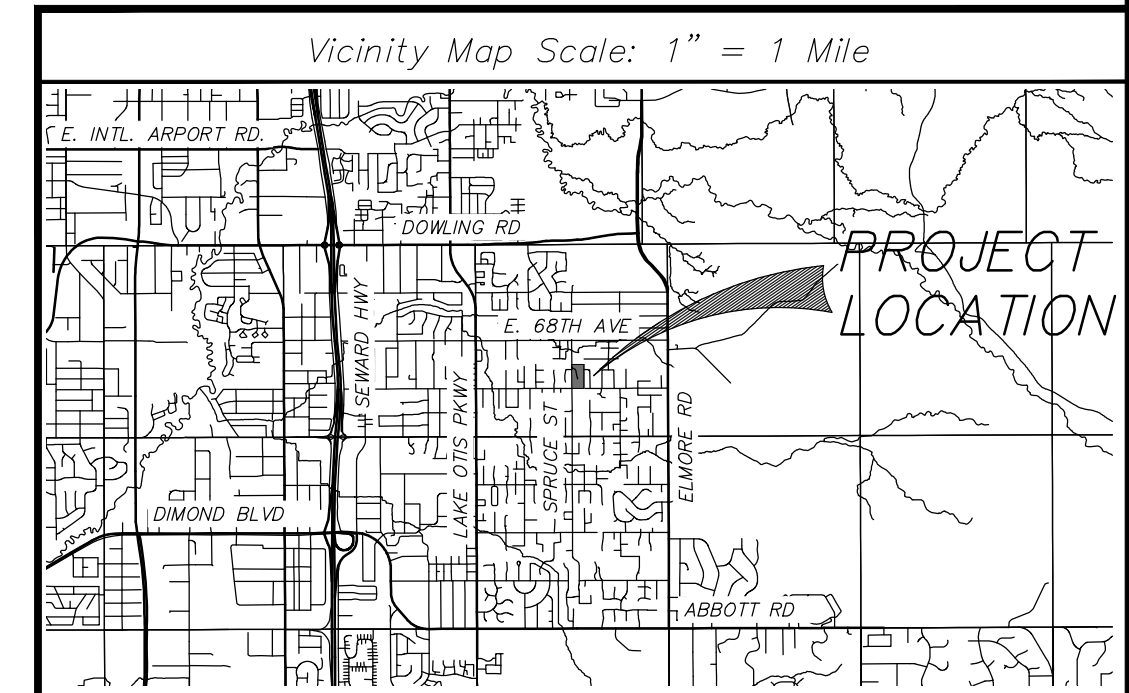
I, Anthony P. Hoffman, professional land surveyor do hereby certify that this plat of Spruce Hollow Subdivision is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, 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 \_\_\_\_\_. Monuments to be set by \_\_\_\_\_.



**Legend**

- EX WL EXISTING WATERLINE
- EX SS EXISTING SEWER LINE
- EDGE PAVEMENT
- X WATER VALVE
- STREET LIGHT
- SEWER MANHOLE
- DTP DEDICATED THIS PLAT
- FIRE HYDRANT
- EZZ ROADWAY EASEMENT BEING VACATED THIS PLAT
- 180--- ELEVATION CONTOUR (2' INTERVAL)

**Existing Zoning: R-1**

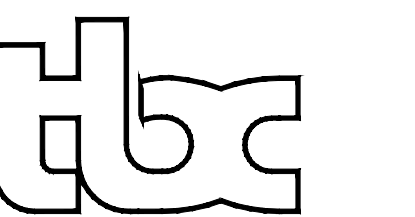


Preliminary Plat of:  
**SPRUCE HOLLOW SUBDIVISION**  
 Lots 1-21 and Tract A  
 With Vacation of a 33' Patent Roadway Easement (Bk. 155, Pg. 194) on the West and South Boundary  
 A Subdivision of BLM Lot 33, Located in the SE1/4 of Section 4, T12N, R3W, Seward Meridian, Anchorage Recording District, Alaska. Containing 12 Lots in 5 Acres +/-.

**Plat 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 approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

MOA Case No:	N/A
FB/PG:	N/A
Grid:	SW2135
Scale:	1"=40'
Drawn By:	TH
Checked:	JZ
Date:	10/31/2023
<b>SHEET: 1 of 1</b>	



**The Boutet Co.**  
 601 East 57th Place Suite #102  
 Anchorage Alaska, 99518  
 PHONE (907) 522-6776 FAX (907) 522-6779