

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 OF ANCHORAGE 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 1 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.

MUNICIPAL MANAGER
MUNICIPALITY OF ANCHORAGE
OWNER, TRACT J, PORT OF ANCHORAGE, ADDITION No. 2
P.O. BOX 202684
ANCHORAGE, AK. 99520

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___, 2012.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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 _____

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THE _____ DAY OF _____, 2012.

AUTHORIZED OFFICIAL _____ DATE _____

ACCEPTANCE OF DEDICATION

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 THE EASEMENTS, RIGHT-OF-WAYS, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA THIS ___ DAY OF ___, 2012.

ATTEST:

MUNICIPAL CLERK _____ MAYOR OF ANCHORAGE _____

APPROVALS

PLATTING OFFICER _____ DATE _____

MUNICIPAL SURVEYOR _____ DATE _____

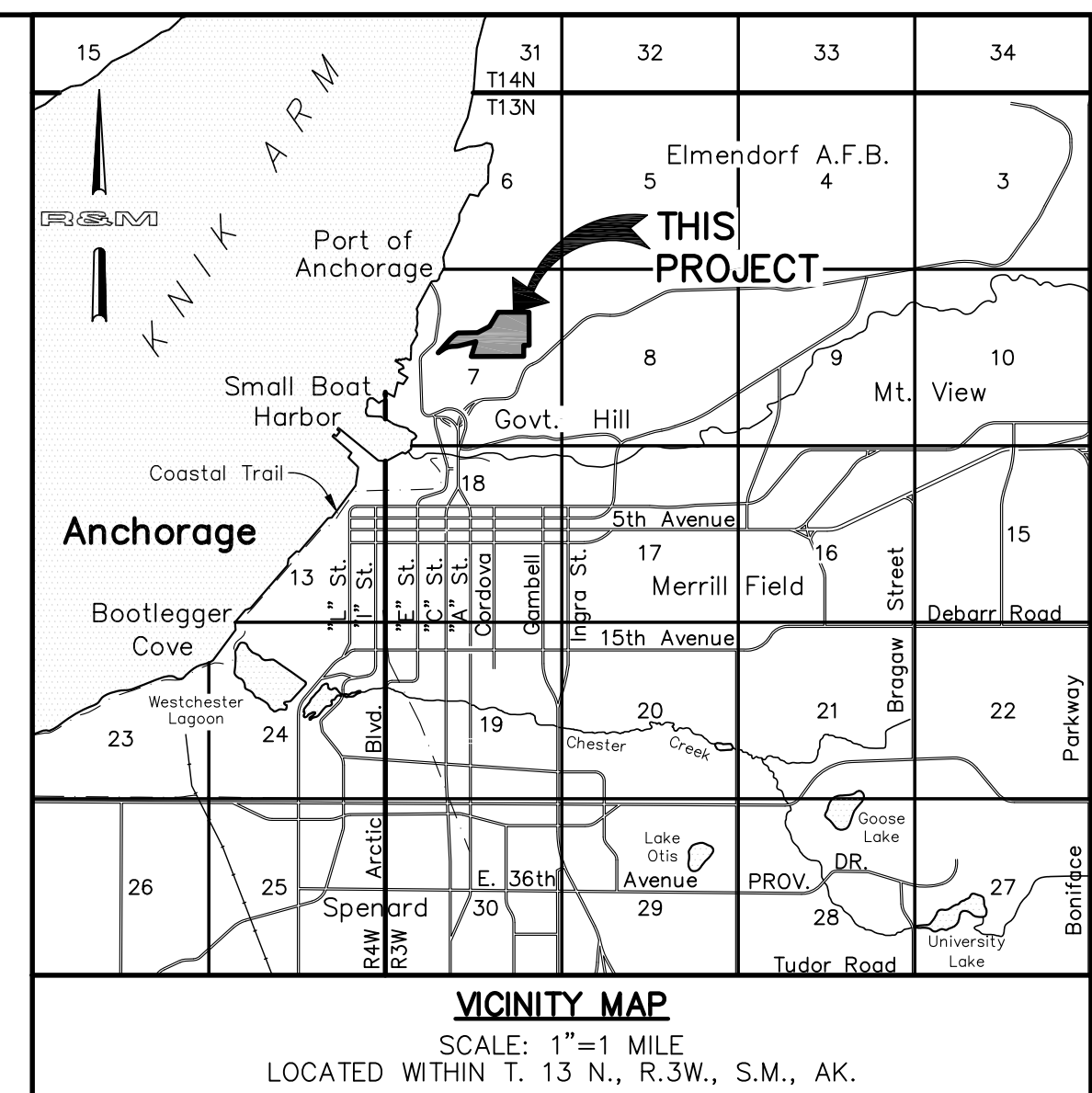
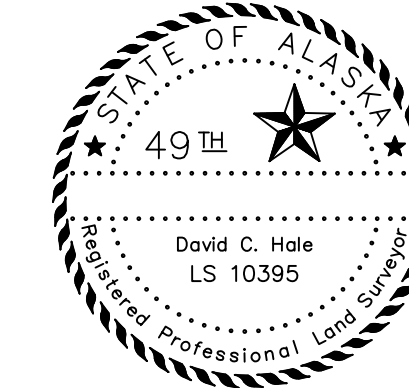
SURVEY LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND ALUMINUM CAP MONUMENT AS DESCRIBED
- FOUND REBAR/MAGNAIL
- x COMPUTED POSITION. NOTHING FOUND OR SET. CORNER LOCATION FALLS IN A FENCE CORNER.
- (R) RECORD DIMENSIONS PER QUITCLAIM DEED RECORDED AT DOCUMENT No. 2011-018735-0, ANCHORAGE REC. DISTRICT
- (M) MEASURED THIS SURVEY
- (GA) GRANT ADJUSTED MEASUREMENT
- HELD- HELD MONUMENT POSITION
- (DTM) DEDICATED BY THIS PLAT TO THE MUNICIPALITY OF ANCHORAGE

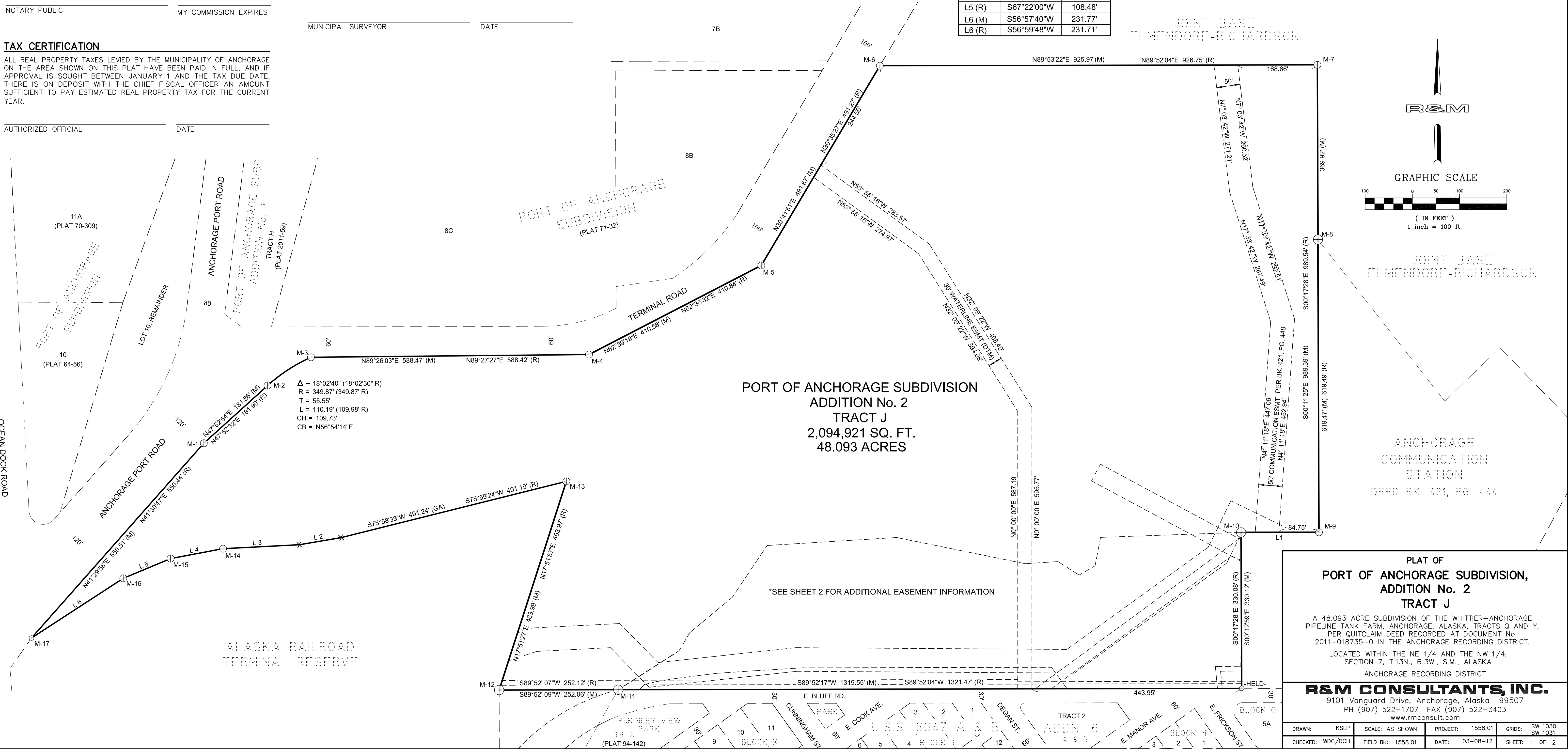
SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF TRACT J, PORT OF ANCHORAGE SUBDIVISION, ADDITION No. 2 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

DAVID C. HALE, L.S. 10395 _____ Date _____



LINE	BEARING	DISTANCE
L1 (M)	S89°56'18"W	164.82'
L1 (R)	S89°49'32"W	164.94'
L2 (GA)	S80°20'58"W	90.00'
L2 (R)	S80°21'49"W	89.99'
L3 (GA)	S87°01'21"W	161.50'
L3 (R)	S87°02'12"W	161.48'
L4 (M)	S79°18'49"W	113.07'
L4 (R)	S79°17'02"W	112.99'
L5 (M)	S67°21'21"W	108.43'
L5 (R)	S67°22'00"W	108.48'
L6 (M)	S56°57'40"W	231.77'
L6 (R)	S56°59'48"W	231.71'



**PLAT OF
PORT OF ANCHORAGE SUBDIVISION,
ADDITION No. 2
TRACT J**

A 48.093 ACRE SUBDIVISION OF THE WHITTIER-ANCHORAGE PIPELINE TANK FARM, ANCHORAGE, ALASKA, TRACTS Q AND Y, PER QUITCLAIM DEED RECORDED AT DOCUMENT No. 2011-018735-0 IN THE ANCHORAGE RECORDING DISTRICT.

LOCATED WITHIN THE NE 1/4 AND THE NW 1/4, SECTION 7, T.13N., R.3W., S.M., ALASKA

ANCHORAGE RECORDING DISTRICT

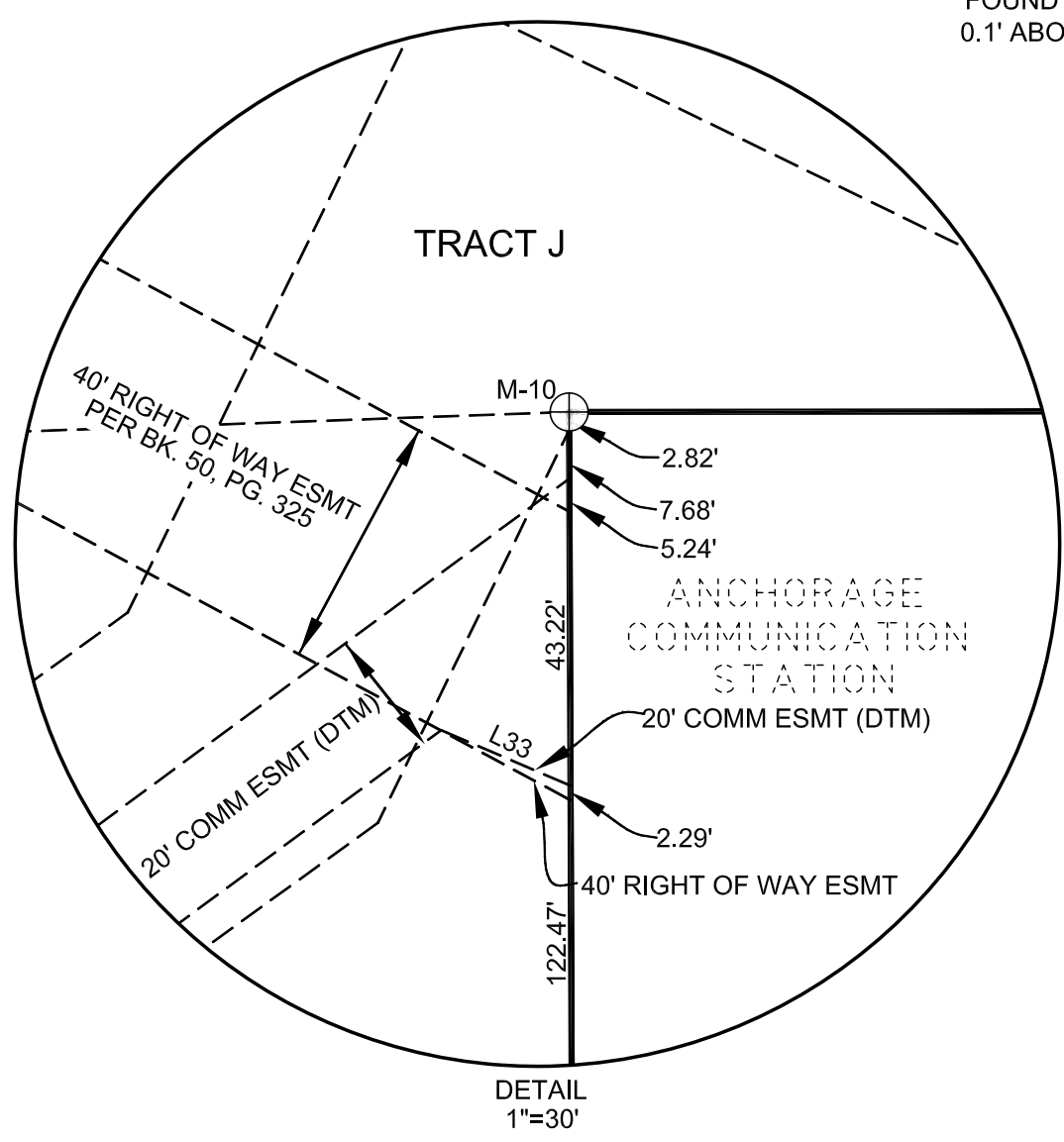
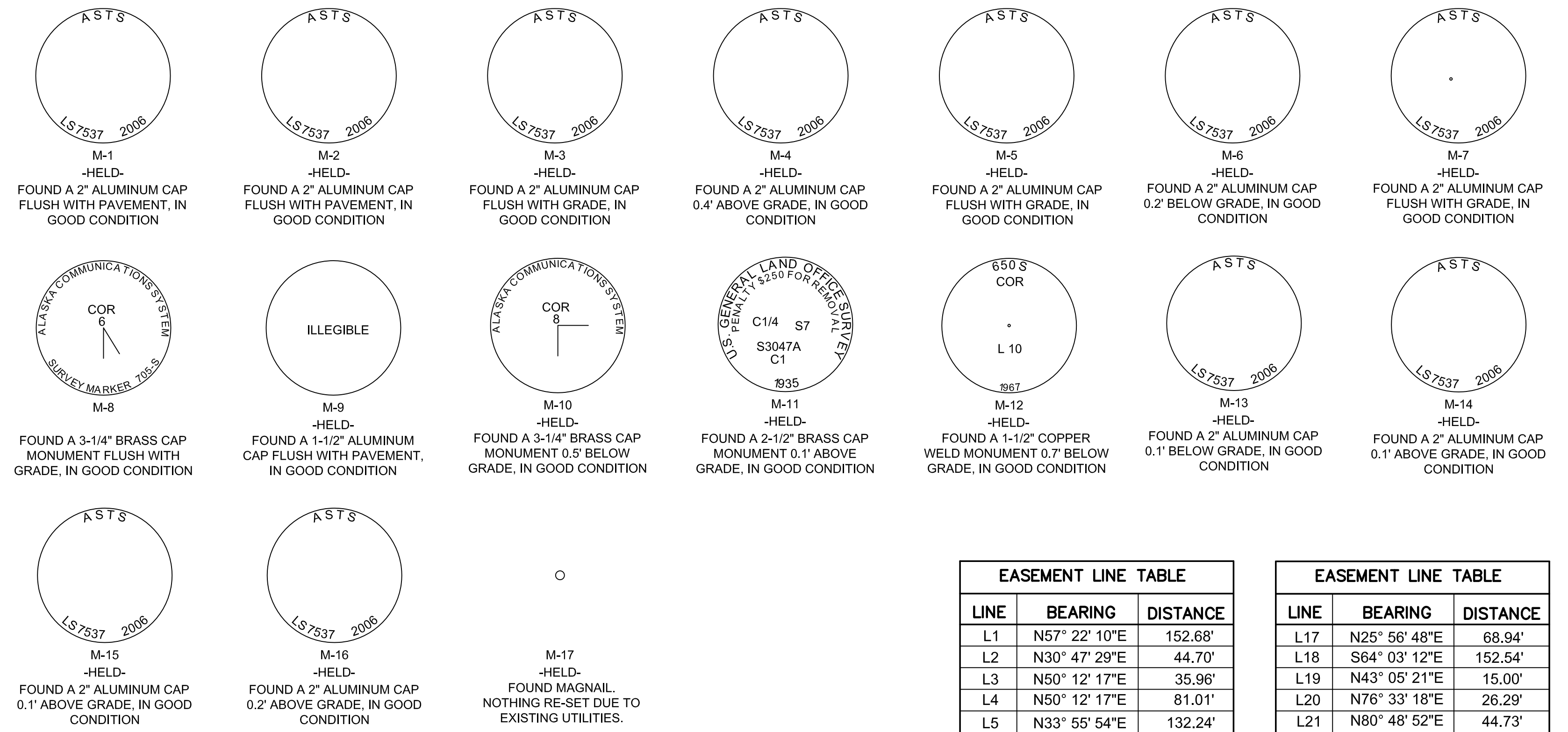
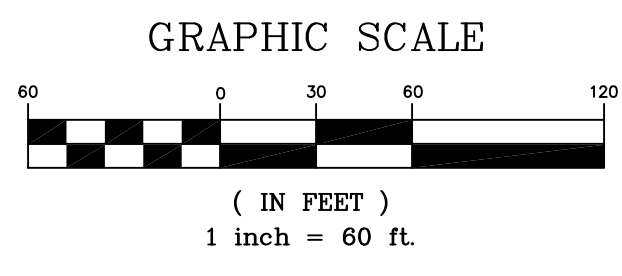
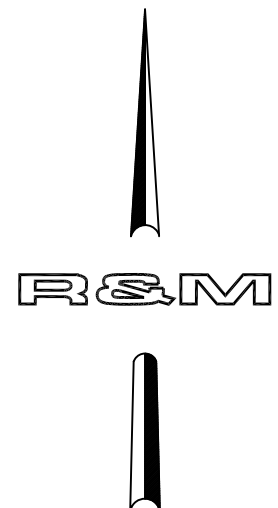
R&M CONSULTANTS, INC.
9101 Vanguard Drive, Anchorage, Alaska 99507
PH (907) 522-1707 FAX (907) 522-3403
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DRAWN: KSLP	SCALE: AS SHOWN	PROJECT: 1558.01	GRIDS: SW 1030
CHECKED: WDC/DCH	FIELD BK: 1558.01	DATE: 03-08-12	SHEET: 1 OF 2

S-11892-1

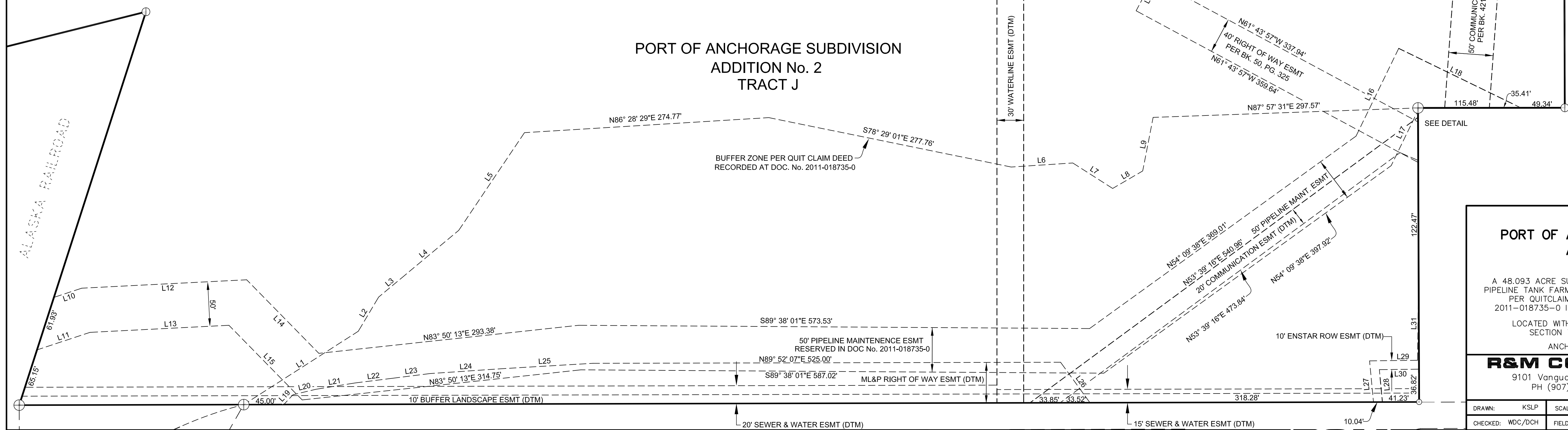
NOTES

1. THE BASIS OF BEARINGS IS THE ANCHORAGE BOWL 2000 SYSTEM, A LOCAL PLANE BEARING BETWEEN NGS STATION O'MALLEY AND NGS STATION LOOP 2 USE RM 3 1964. NGS STATION LOOP 2 USE 3 1964 BEARS N01°43'26.4"W A DISTANCE OF 49488.4476 FEET FROM NGS STATION O'MALLEY. NGS STATION LOOP 2 USE RM 3 1964 HAS ANCHORAGE BOWL 2000 COORDINATES OF 353405.2778 N., 354851.3982 E. U.S. SURVEY FEET.
2. 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 THE MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
3. 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.
4. THIS PLAT CONTAINS UNMAPPED WETLANDS AND/OR WATER BODIES. AUTHORIZATION FROM THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY BRANCH IS REQUIRED PRIOR TO ANY ALTERATION OF OR WORK WITHIN STREAMS, PONDS, OR WETLANDS. ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT ARE NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADING, OR PLACEMENT OF FILL.
5. THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED ON MUNICIPAL MAPS AS HAVING A HIGH OR VERY HIGH SUSCEPTIBILITY TO SEISMICALLY-INDUCED GROUND FAILURE (SEISMIC ZONES 4 AND 5).
6. DIRECT HEAVY-DUTY (HD) VEHICULAR ACCESS TO PROPERTY FROM EAST BLUFF DRIVE IS PROHIBITED.
7. PORTIONS OF THIS SUBDIVISION ARE SITUATED WITHIN THE FLOOD HAZARD DISTRICT AS IT EXISTS ON THE DATE HEREOF. THE BOUNDARIES OF THE FLOOD HAZARD DISTRICT MAY BE ALTERED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21.04.080.D.4 (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 21.04.080.D (ANCHORAGE MUNICIPAL CODE).
8. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER DESIGNEE.
9. DEVELOPMENT WITHIN THE BUFFER ZONE SHALL BE LIMITED TO ROADS AND PAVED AREAS CONSTRUCTED TO ACCOMMODATE THE PARKING OF VEHICLES USED BY EMPLOYEES AND VISITORS. SUCH PAVED AREAS SHALL NOT BE USED FOR STORAGE OR STAGING OF EQUIPMENT, SHIPPING CONTAINERS, SHIPPING VEHICLES OR CONSTRUCTION EQUIPMENT.
10. USE OF THE PROPERTY SHALL BE LIMITED TO COMMERCIAL AND INDUSTRIAL ACTIVITIES ONLY.
11. CONSTRUCTION WORKERS SHALL BE PROTECTED FROM PROLONGED DERMAL EXPOSURE TO PERCHED GROUNDWATER WITHIN THE REMEDIATION AREA IDENTIFIED AS THE SLOPE DEPOSIT AREA (SDA) UNTIL A DETERMINATION IS MADE BY THE ADEC THAT THE CONDITIONS ON THE PROPERTY NO LONGER POSE A THREAT TO HUMAN HEALTH AND THE ENVIRONMENT. SPECIFICALLY, SITE WORKERS IN EXCAVATIONS BELOW THE WATER TABLE WITHIN THE SDA SHALL BE NOTIFIED OF THE RISKS OF SUCH EXPOSURE AND SHALL BE PROVIDED WITH THE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT.
12. CONSTRUCTION PLANS WITHIN THE PROPERTY SHALL INCLUDE PROCEDURES TO ADDRESS ANY CONTAMINATED GROUND WATER THAT IS ENCOUNTERED.
13. THE 50 FOOT PIPELINE MAINTENANCE EASEMENT RESERVED IN DOCUMENT No. 2011-018735-0 IS TO BE CENTERED ON THE ACTUAL PHYSICAL LOCATION OF THE PIPE IN THE GROUND.
14. THE ML&P RIGHT OF WAY EASEMENT DEDICATED THIS PLAT MODIFIES AND REPLACES BUREAU OF LAND MANAGEMENT GRANT AA-54106.
15. A 16.5 FOOT COMMUNICATION EASEMENT RECORDED AT BOOK 421, PAGE 444, IN THE ANCHORAGE RECORDING DISTRICT, FALLS ENTIRELY WITHIN THE 20' COMMUNICATION EASEMENT DEDICATED BY THIS PLAT, AND IS NOT SHOWN HEREON.
16. THE 30 FOOT WATERLINE EASEMENT DEDICATED BY THIS PLAT SHALL BE CENTERED ON THE ACTUAL PHYSICAL LOCATION OF THE WATERLINE IN THE GROUND.
17. THE 10' ENSTAR ROW EASEMENT BEING DEDICATED BY THIS PLAT OVERLAPS AN EXISTING GAS EASEMENT RECORDED AT BOOK 3051, PAGE 410, WHICH WAS AN EASEMENT DEDICATED BY ALASCOM TO ENSTAR NATURAL GAS. ALASCOM HAD NO RIGHTS TO DEDICATE AN EASEMENT WITHIN TRACT J, SO THE INTENT OF THE CURRENT DEDICATION IS TO PROVIDE A CONTINUOUS 10 FOOT EASEMENT CORRIDOR THROUGH TRACT J THAT IS CONSISTENT WITH THE EXISTING LEGAL DESCRIPTION.



LINE	BEARING	DISTANCE
L1	N57° 22' 10"E	152.68'
L2	N30° 47' 29"E	44.70'
L3	N50° 12' 17"E	35.96'
L4	N50° 12' 17"E	81.01'
L5	N33° 55' 54"E	132.24'
L6	N86° 15' 37"E	69.29'
L7	S57° 28' 19"E	53.12'
L8	N59° 49' 26"E	39.00'
L9	N11° 00' 16"E	61.29'
L10	N71° 41' 46"E	32.90'
L11	N71° 41' 46"E	62.69'
L12	N87° 05' 03"E	185.38'
L13	N87° 05' 03"E	156.13'
L14	S44° 27' 39"E	115.72'
L15	S44° 27' 39"E	117.44'
L16	N25° 56' 48"E	109.54'

LINE	BEARING	DISTANCE
L17	N25° 56' 48"E	68.94'
L18	S64° 03' 12"E	152.54'
L19	N43° 05' 21"E	15.00'
L20	N76° 33' 18"E	26.29'
L21	N80° 48' 52"E	44.73'
L22	N82° 53' 00"E	42.73'
L23	N82° 50' 03"E	41.94'
L24	N86° 07' 17"E	81.83'
L25	N86° 37' 12"E	101.56'
L26	S35° 59' 03"E	56.14'
L27	N5° 24' 34"W	46.47'
L28	N5° 24' 34"W	36.53'
L29	N89° 18' 25"E	53.84'
L30	N89° 18' 25"E	44.54'
L31	N0° 43' 34"E	99.62'
L32	S28° 16' 03"W	40.00'
L33	S66° 45' 44"E	22.19'



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ANCHORAGE RECORDING DISTRICT

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