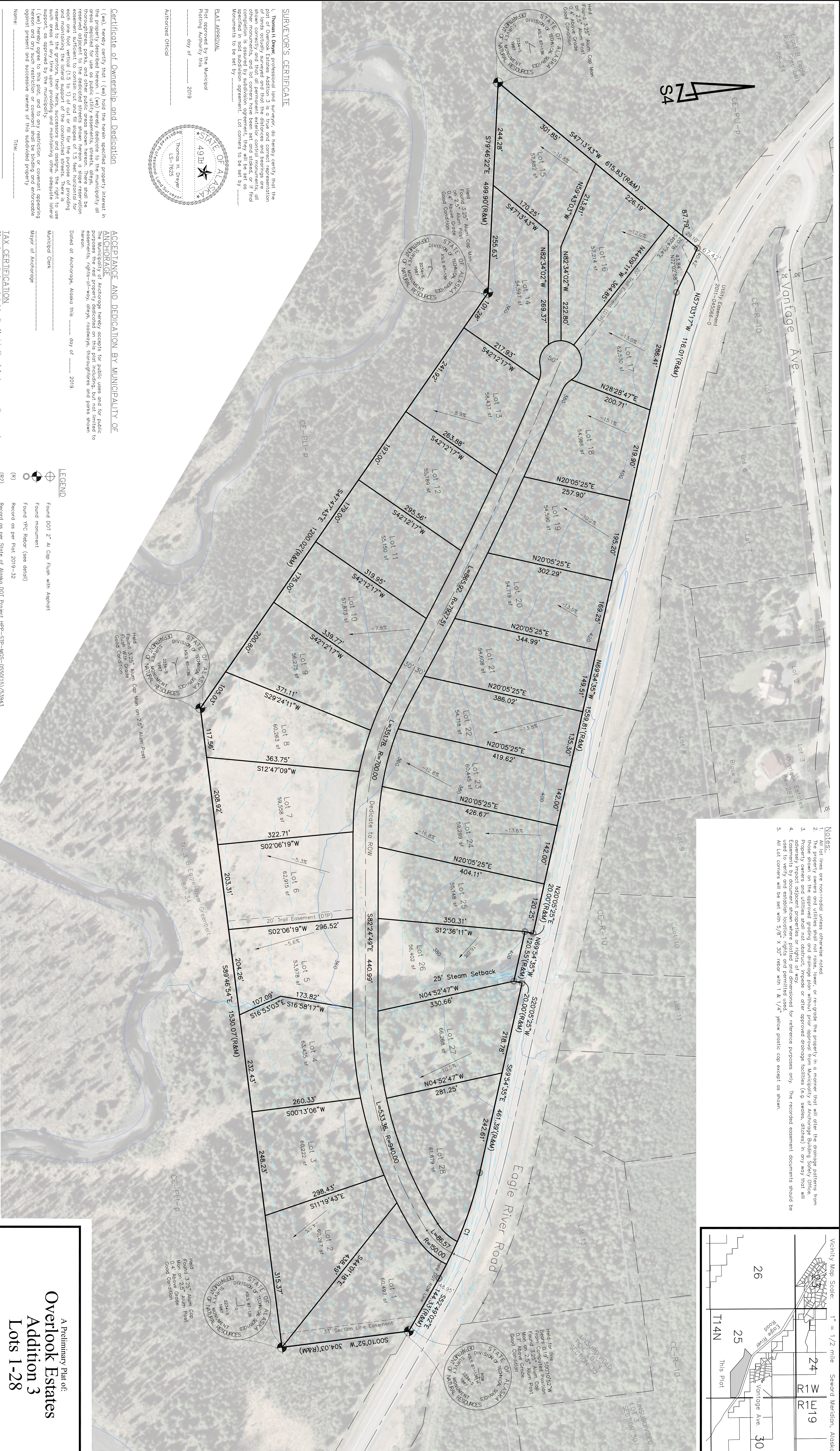
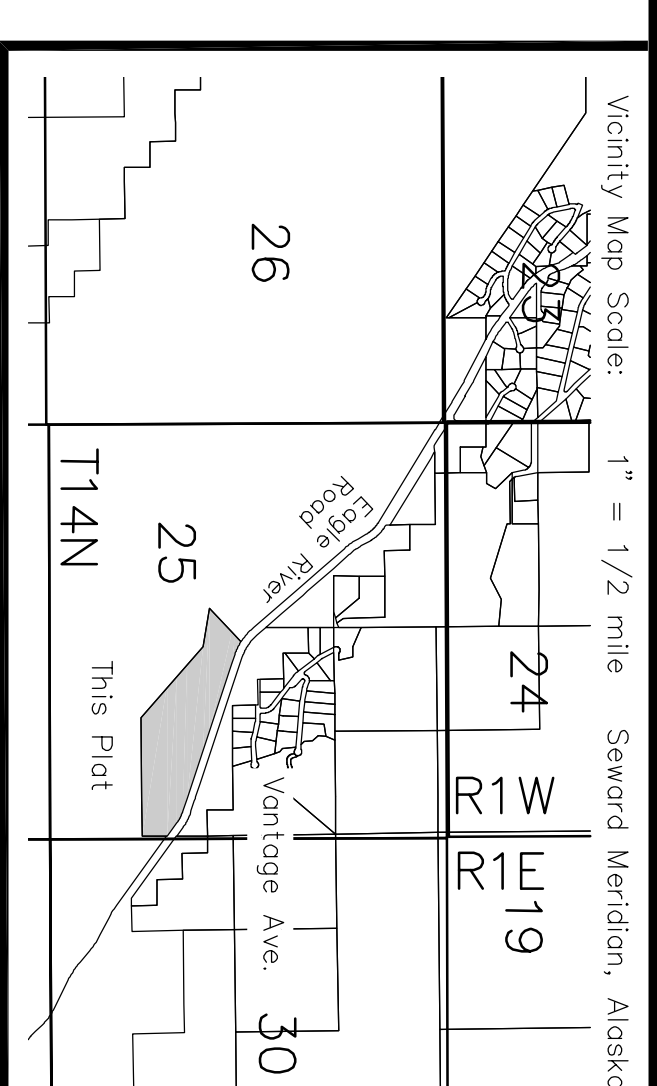


- NOTES:**
- All lot lines are non-rectal unless otherwise noted.
  - Property owners shall install and maintain sewer, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage 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.
  - Property owners shall be responsible for reference purposes only. The recorded assessment documents should be used to verify and establish location, area, rights and permitted use.
  - All lot corners will be set with 5/8" x 30" rebar with 1 & 1/4" yellow plastic cap except as shown.



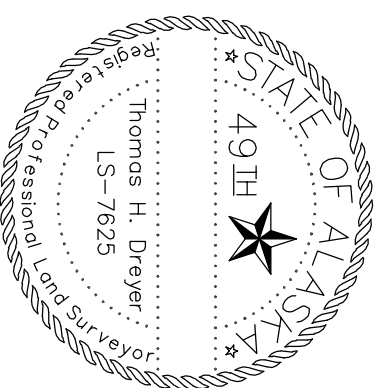
**SURVEYOR'S CERTIFICATE**

I, **Thomas H. Dreyer**, professional land surveyor, do hereby certify that the field notes and computations of this survey were made in accordance with the laws of the State of Alaska and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all monuments to be set, and all other public areas shown hereon, there shall be reserved adjacent to the dedicated streets shown hereon a slope reservation of 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 and maintain the easement for maintaining other adjacent 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.

**PLAT APPROVAL**  
 Plat approved by the Municipality of Anchorage on this \_\_\_\_\_ day of \_\_\_\_\_ 2019

Authorized Official \_\_\_\_\_



**Certificate of Ownership and Dedication**

I (we) hereby certify that I (we) hold the herein specified property interest in the lands 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 of 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 and maintain the easement for maintaining other adjacent 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.

Signature \_\_\_\_\_  
 Title \_\_\_\_\_

Signature \_\_\_\_\_  
 Title \_\_\_\_\_

**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, ditches, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Municipal Clerk \_\_\_\_\_  
 Mayor of Anchorage \_\_\_\_\_

**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.

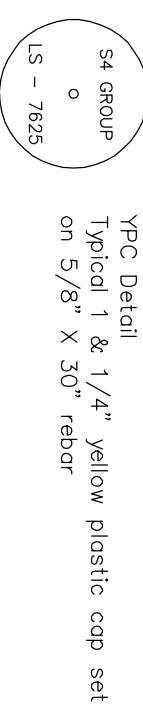
Authorized Official \_\_\_\_\_ Date \_\_\_\_\_

**APPROVALS**

Notary Acknowledgment  
 Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 2019.  
 For \_\_\_\_\_  
 My commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**LEGEND**

- Found DOT 2" A1 Cap Flush with Asphalt
- Found monument
- Found YPC Rebar (see detail)
- (R) Record on per Plat 2019-32
- (R2) Record on per State of Alaska DOT Project HPP-S1P-WGS-0550(15)/53943
- (R3) Record on per Plat 88-34
- (M) Measured as per this plat
- (C) Calculated as per this plat
- (DTP) Dedicated to the Municipality of Anchorage by this plat
- (NDRP) Not Dedicated by this plat
- POE Point of Entry
- BBN Bearing Bearing Intersect



**S4 Group** Land Surveying  
 124 E 7th Avenue  
 Anchorage, Alaska 99501  
 (907) 506-8104  
 mail@s4ak.com

Thomas H. Dreyer, P.L.S.  
 Land Surveying Consultant  
 124 E 7th Avenue  
 Anchorage, Alaska 99501  
 (907) 506-8104  
 mail@s4ak.com

This is a Subdivision of Section 2, Township 4N, Range 1E, Meridian 1E, Containing 40.651 acres, more or less.

Drawn by: CB Scale 1" = 100'  
 Field Book: 137 MOA Case S

Grid: SMO465 & SMO565  
 Date: 5/6/2020

A Preliminary Plat of:  
**Overlook Estates  
 Addition 3  
 Lots 1-28**