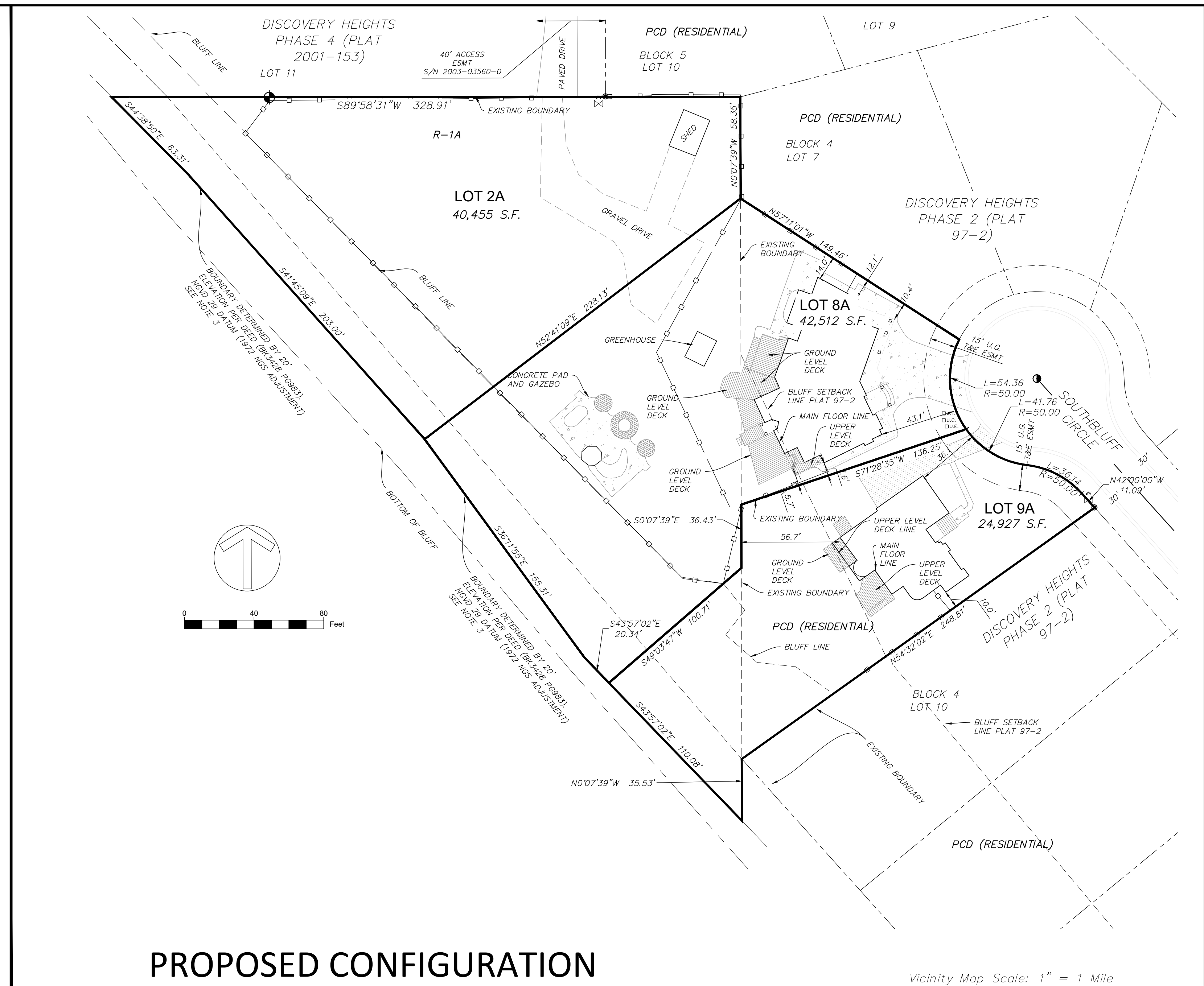


EXISTING CONFIGURATION



PROPOSED CONFIGURATION

Legend

- 20 --- Elevation Contour (2' Interval)
- Wood Fence
- Drainage
- T. Telephone Pedestal
- C. Cable Pedestal
- E. Electric Pedestal
- W. Water Valve
- B. Brass Cap Monument
- R. 5/8" Rebar with Yellow Plastic Cap
- A. Aluminum Cap Monument
- Concrete
- Paving
- Deck
- PCD (RESIDENTIAL) Zoning

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.
- Per Mental Health Land Trust Deed ((BK3428 PG983) the western boundary of Section Lot 2 is defined as "that portion of Section Lot 2 ...above the 20 foot elevation contour". The vertical datum in the deed is undefined. After multiple conversations with DNR Surveyors, and extensive record research by DNR, it was determined that the most appropriate vertical datum would be NGVD 29, NGS 1972 adjustment. Therefore, The boundary shown on here was determined by utilizing the Municipality of Anchorage GAAB published benchmarks and surveying multiple cross sections down the slope to determine the 20' contour elevation.

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 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 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.

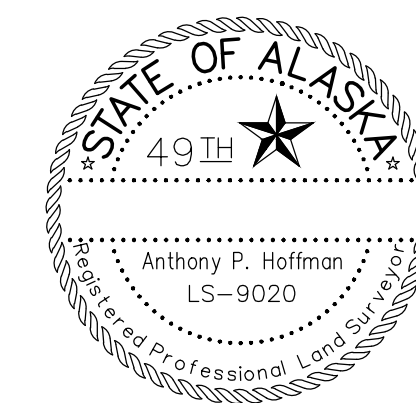
EMELIA AND TONY STANLEY
GOVERNMENT LOT 2 &
LOT 8, BLOCK 4, DISCOVERY HEIGHTS, PHASE 2

MIKE BARRETT
LOT 9, BLOCK 4, DISCOVERY HEIGHTS, PHASE 2

OWNERS

OWNER

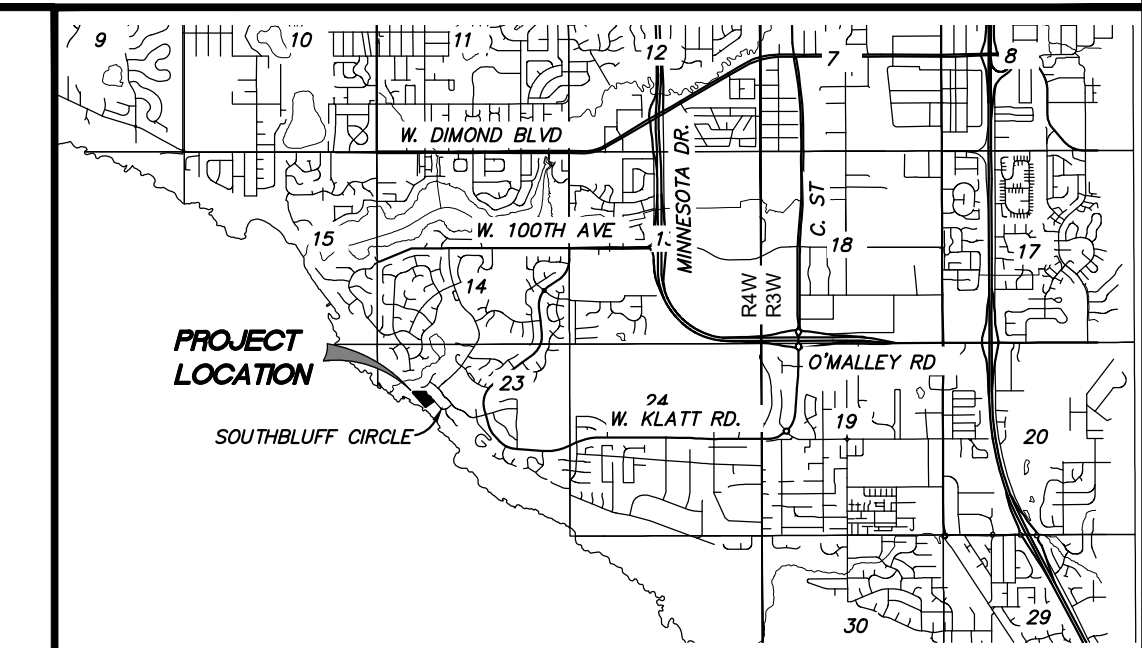
Existing Zoning: R-1A AND PCD



Surveyor's Certificate

I, Anthony P Hoffman, professional land surveyor do hereby certify that this plat of XXXXX 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 _____.

Vicinity Map Scale: 1" = 1 Mile



**Preliminary Plat of:
DISCOVERY HEIGHTS, PHASE 2
LOTS 8A AND 9A, BLOCK 4
and
GOVERNMENT LOT 2A**

A Re-Subdivision of Lots 8 and 9, Block 4, Discovery Heights, Phase 2 Subdivision Plat 97-2, and Section Lot 2, T.12N., R.4W. Seward Meridian, Alaska per the official plat thereof, located in the NW1/4 of Section 23, T.12N., R.4W., Seward Meridian, Anchorage Recording District, Alaska.
Creating 3 Lots in 2.476 acres

MOA Case No:	N/A
FB/PG:	N/A
Grid:	SW 2626
Scale:	As Shown
Drawn By:	TH
Checked:	MJ
Date:	10/9/24
SHEET: 1 of 1	

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