

LEGEND

- Found monument
- Found Rebar
- (R) Record as per
- (R1) Record as per Plat 71-61
- (R2) Record as per Plat P-572
- (R3) Record as per Plat 84-475
- (R4) Record as per Plat 86-48
- (R5) Record as per Plat 72-81
- (R6) Record as per Plat 72-23
- (M) Measured as per this plat.
- (C) Calculated as per this plat
- (DTP) Dedicated to the Municipality of Anchorage by this plat
- (NDTP) Not Dedicated by this plat

NOTES:

1. All lot lines are non-radial unless otherwise noted.
2. The property owners 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.
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. 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 use.
4. All lot corners will be set with 5/8" X 30" rebar with 1 & 1/4" yellow plastic cap except as shown.
5. Easement granted to Chugach Electric Association, Inc., recorded September 15, 1953, Book 96, Page 36, Blanket Easement. Not dedicated by this plat.
6. There is a stream located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	32.18'	50.00'	036°52'12"	31.62'	S72°22'24"E
C2	221.43'	50.00'	253°44'23"	80.00'	S00°48'30"E
C3	32.18'	50.00'	036°52'12"	31.62'	S70°45'24"W
C4	47.93'	50.00'	054°55'06"	46.11'	N81°23'51"W
C5	51.90'	50.00'	059°28'34"	49.60'	S41°24'19"W
C6	41.75'	50.00'	047°50'21"	40.55'	S12°15'08"E
C7	30.47'	50.00'	034°54'55"	30.00'	S53°37'46"E
C8	49.39'	50.00'	056°35'28"	47.40'	N80°37'02"E

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 _____ 2019.

Municipal Clerk _____

Mayor of Anchorage _____

TAX CERTIFICATION

All real property taxes levied by the Municipality of Anchorage on the area on this plat have been paid in full, and if approval is sought between January 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 _____

On Site 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: _____

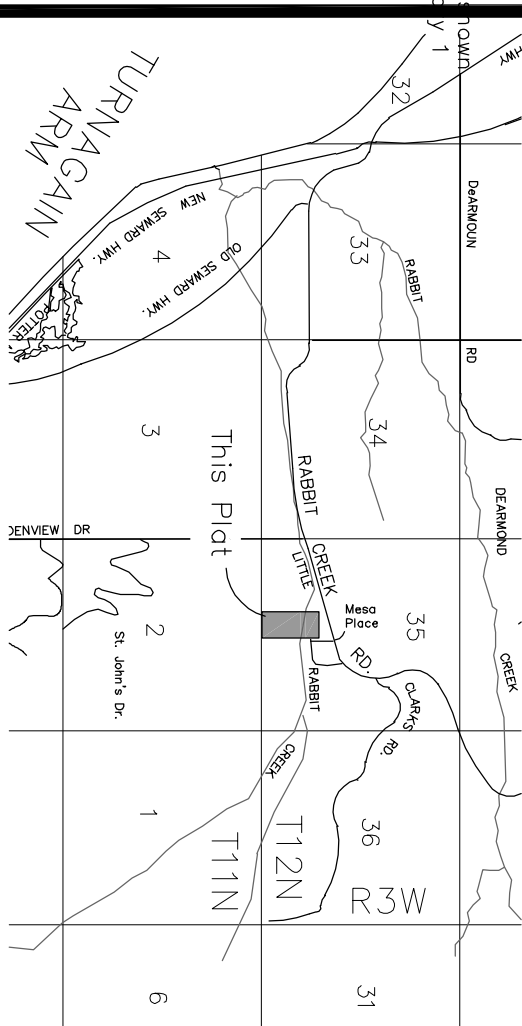
Notary Acknowledgement

Subscribed and sworn before me this _____ day of _____ 2019.

For: _____

My commission expires _____ Notary Public _____

Vicinity Map Scale: 1" = 1 mile



River Hills Estates Subdivision

Lots 1-6, Tract A

THIS IS A SUBDIVISION OF THE East One-half of the Southeast One-quarter of the Southwest One-quarter of Section 35, Township 12 North, Range 3 West, Seward Meridian, Alaska. According to the official Bureau of Land Management Survey thereof, being located in the Anchorage Recording District, Third Judicial District, State of Alaska. Containing 20 Acres.

S4 Group
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 Land Development Consultants
 Subdivision Specialists
 Construction Surveying
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Drawn by: cb Scale 1" = 100' Job: 2020-46 Grid SW3738
 Field Book: 140 MDA Case S Date: 8/4/2020