

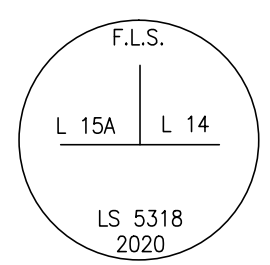
LINE	BEARING	DISTANCE
L1	N 76°37'48" E	33.50'
L2	S 85°39'15" E	37.30'
L3	S 52°01'51" E	58.11'
L4	S 78°54'45" E	71.20'
L5	S 55°33'31" E	34.06'
L6	N 86°10'50" E	38.13'
L7	N 78°18'58" E	23.12'
L8	N 60°05'07" E	30.78'
L9	S 49°57'24" E	37.63'
L10	S 59°10'07" E	2.38'
L11	S 59°10'07" E	69.89'
L12	S 65°50'07" E	67.82'
L13	N 68°54'09" E	25.76'
L14	S 69°15'17" E	53.42'
L15	N 86°49'35" E	74.95'
L16	S 80°53'28" E	59.12'

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C1	20.00'	31.43'	90°02'35"	20.02'	28.29'	N 44°58'43" E
C2	50.00'	38.33'	43°55'03"	20.16'	37.39'	N 20°47'48" W
C3	50.00'	41.88'	47°59'38"	22.26'	40.67'	N 06°03'33" W
C4	50.00'	62.89'	72°03'44"	36.37'	58.82'	N 53°58'08" E
C5	50.00'	62.70'	71°51'04"	36.23'	58.67'	S 54°04'28" E
C6	50.00'	42.07'	48°12'19"	22.37'	40.84'	S 05°57'13" W
C7	50.00'	38.33'	43°55'03"	20.16'	37.39'	S 20°47'48" W
C8	20.00'	31.40'	89°57'25"	19.98'	28.27'	S 45°01'18" E

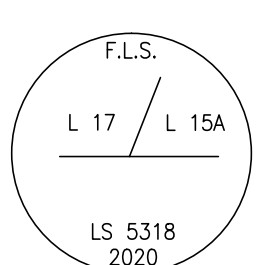
NOTES:

- Record plat for this property is Plat No. 2021-40.
- All bearings and distances shown are per the record plat.
- Property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from the Municipality of Anchorage Building Safety Office.
- Property owners and utilities shall not obstruct, impede or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
- 10' T&E Easement not dedicated by this plat.

Typical Set Monuments



3 1/4" Aluminum Cap on 2" x 30" Aluminum Flared End Pipe



5/8" Rebar with 2" Aluminum Cap

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we), hereby certify that I (we) hold the herein specified property interest in the property described herein. 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 _____ Date _____
 Address _____
 Anchorage, AK 99515

Name _____ Date _____
 Address _____
 Anchorage, AK 99502

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this ____ Day of _____, 2021

By: _____ for, _____

personally appearing before me.

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this ____ Day of _____, 2021

By: _____ for, _____

personally appearing before me.

Notary Public

My Commission Expires _____

Notary Public for the State of Alaska

My Commission Expires _____

BENEFICIARY

Name _____
 Address _____
 Anchorage, AK 99502

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this ____ Day of _____, 2021

By: _____ for, _____

personally appearing before me.

Notary Public for the State of Alaska

My Commission Expires _____

BENEFICIARY

Name _____
 Address _____
 Anchorage, AK 99503

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this ____ Day of _____, 2021

By: _____ for, _____

personally appearing before me.

Notary Public for the State of Alaska

My Commission Expires _____

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.

Municipal Clerk _____ Date _____ Mayor of Anchorage _____ Date _____

PLAT APPROVAL

Plat approved by the municipal platting authority

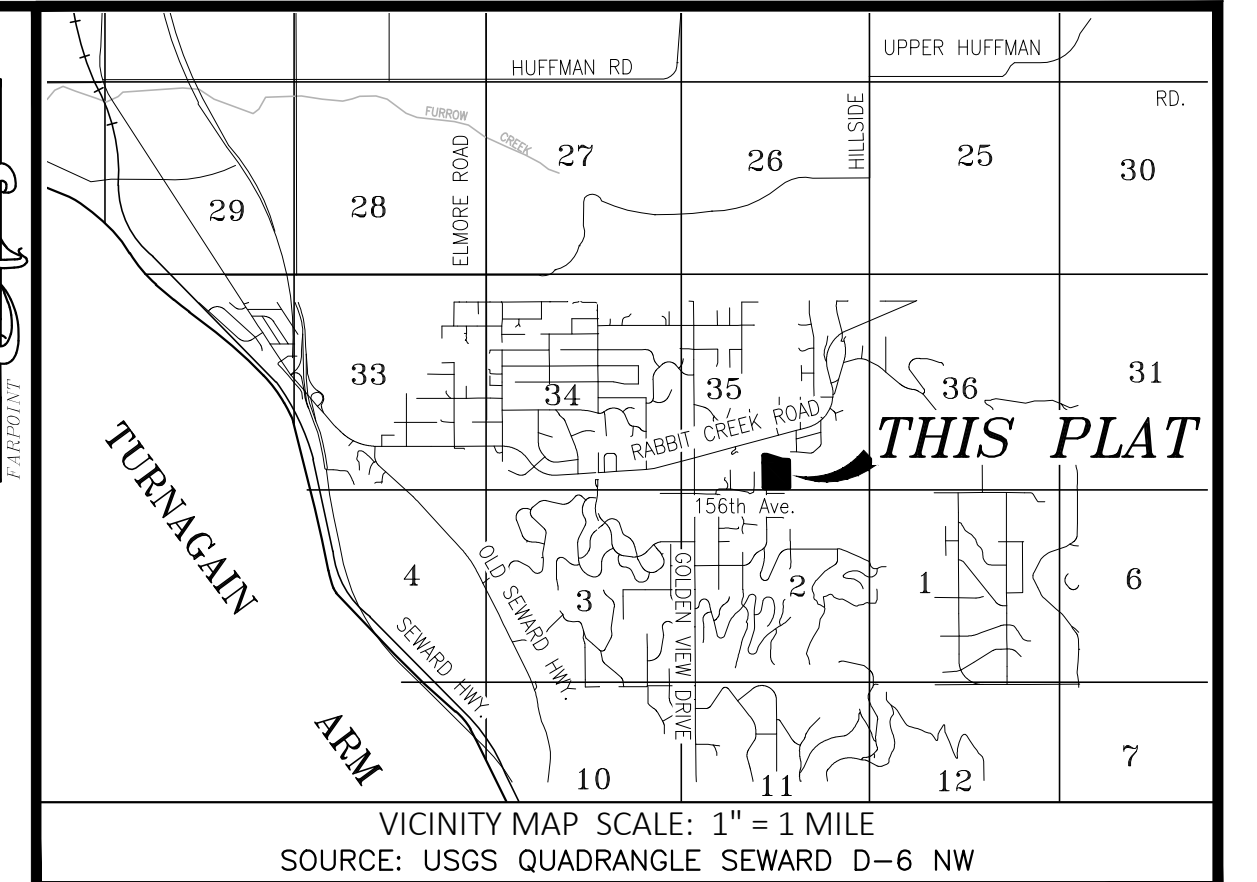
This ____ day of _____, 2021.

Authorized Official _____

APPROVALS

Platting Officer _____ Date _____

Municipal Surveyor _____ Date _____



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 _____

SURVEYOR'S CERTIFICATE

I, Michael J. Horne, professional land surveyor, do hereby certify that the plat of King Subdivision Addition #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 are 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.

DATE _____



Preliminary Plat of
Taras Subdivision
 Creating Lots 1 - 8
 A Resubdivision of Tract A, River Hills Subdivision, Plat No. 2021-40
 Anchorage Recording District, Located Within
 SE 1/4, SW 1/4, SECTION 35, TOWNSHIP 12 NORTH, RANGE 3 WEST,
 Seward Meridian, Alaska.
 Containing 11.659 acres more or less.

Farpoint Land Services, LLC
 SURVEYING, MAPPING, LAND PLANNING, GIS
 1131 E. 76th Ave., Suite 101, Anchorage, Alaska 99516
 FarpointAK.com (907) 522-7770 survey@farpointak.com
 LIC. No. AECL1469

Drawn: JLA	Date: 7/16/21	Field Bk/Pg: N/A	WO #: 20198
Checked: ME	Scale: 1"=100'	Sheet: 1 of 1	Grid: SW2330 Case No. S-xxxxx