

# Community Meeting Announcement

You are invited to attend a Community meeting, which will be **held online**, to discuss the proposed subdivision of Shangri La East Subdivision, Tract B (MOA Tax i.d. 020-043-01) into eight lots and one large tract

For additional information, please contact The Boutet Company, 907-522-6776

See map on reverse side

**Boutet Company**

601 East 57<sup>th</sup> Place, Suite 102  
Anchorage, AK., 99518

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Topic: Shangri La Prelim Plat Meeting  
Time: June 30th, 2022, 6:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/83680025322?pwd=d29qUjYwOG8xMER2TTUwVytpTG9udz09>

Meeting ID: 836 8002 5322

Passcode: 787374

One tap mobile

+12532158782,,83680025322#,,,,\*787374# US  
(Tacoma)

+13462487799,,83680025322#,,,,\*787374# US  
(Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

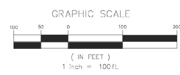
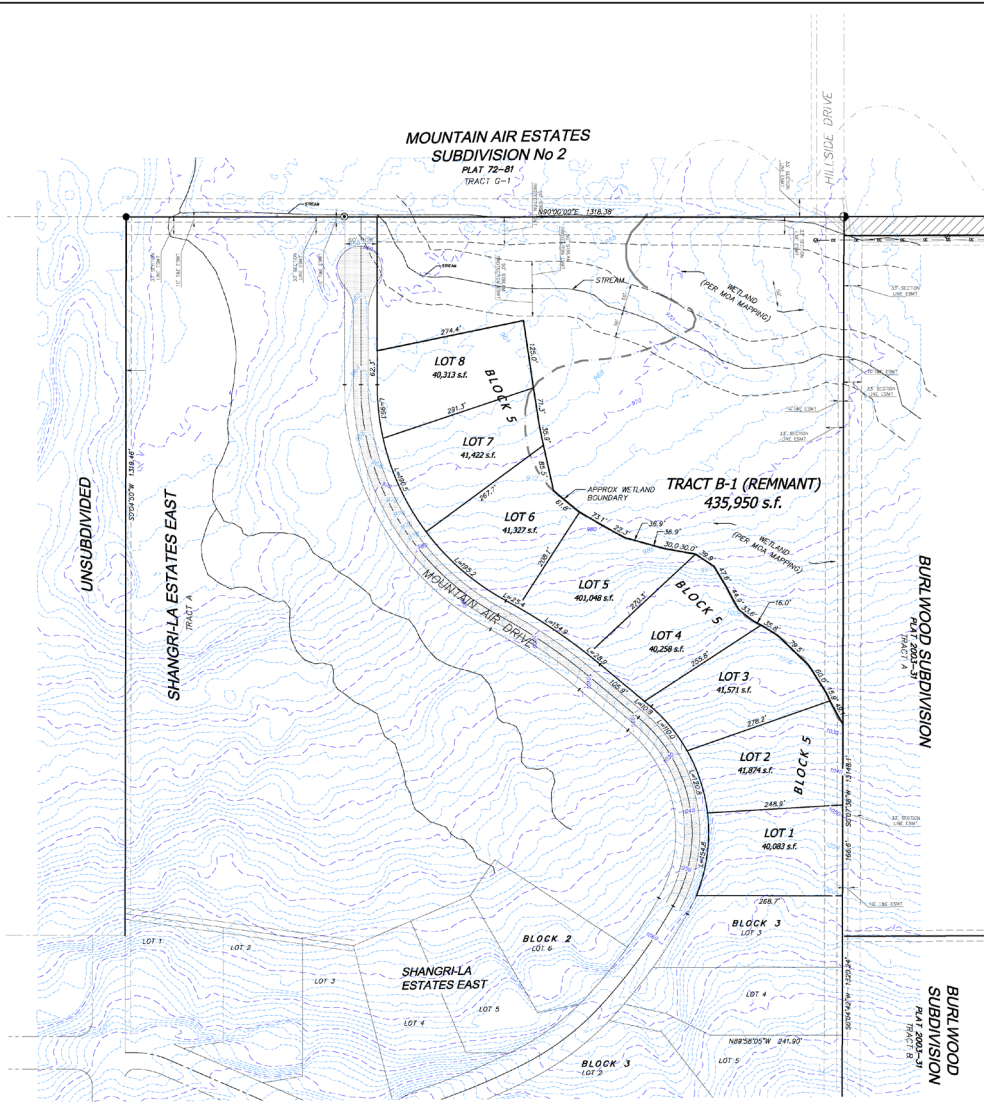
Meeting ID: 836 8002 5322

Passcode: 787374

Find your local number:

<https://us06web.zoom.us/j/83680025322?pwd=d29qUjYwOG8xMER2TTUwVytpTG9udz09>

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**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, ditches, 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.

XXXXXXXXXXXXXXXX Title \_\_\_\_\_

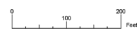
**Notary Acknowledgment**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
 FOR: XXXXXXXXXXXXXXXXXXXX

My commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

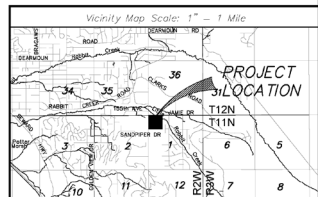
**Surveyor's Certificate**

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 stakes, 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 \_\_\_\_\_



**Legend**

Existing Zoning: R-7 S.L.



Preliminary Plat of:  
**SHANAGRI LA EAST  
 PHASE 2**  
 Lots 1-8, Block 5 and Tract B-1  
 A Subdivision Tract "B", Shangri-La Subdivision, Plat 2011-62, located in the NW1/4 of the NW1/4, Section 1, T11N, R3W, Seward Meridian, Anchorage Recording District, Alaska.  
 Creating 6 Lots and 1 Tract in 17.5 Acres +/-.

MOA Case No: N/A
FB/PC: N/A
Grid: SW240
Scale: 1"=100'
Drawn By: TH
Checked: JZ
Date: 5/20/22
<b>SHEET: 1 of 1</b>

**The Boutet Co.**  
 601 East 57th Place Suite #102  
 Anchorage, Alaska, 99514  
 PHONE (907) 522-8776 FAX (907) 522-8779