

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.

James Sears Sr. Director of Facilities Operations for Egan
 PRINTED NAME/TITLE
 SOUTH CENTRAL FOUNDATION
 OWNER, TRACT G5-1, ATHENIAN VILLAGE SUBDIVISION
 4330 ELMORE ROAD
 ANCHORAGE, AK. 99508

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 3 DAY OF SEPTEMBER, 2023.

FOR: James Sears Sr. Director Facilities

Deborah Allard Deborah Allard 3/6/27
 NOTARY PUBLIC
 MY COMMISSION EXPIRES

APPROVALS

PLATING OFFICER 9/11/23
 DATE
 Daniel Baekun
 MUNICIPAL SURVEYOR
 DATE 9/11/2023

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.

Mandy Horst 9/6/23 for C-2
 MUNICIPAL CLERK DATE MAYOR OF ANCHORAGE DATE 9-11-23

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATING AUTHORITY ON THIS 11TH DAY OF Sept., 2023.

AUTHORIZED OFFICIAL

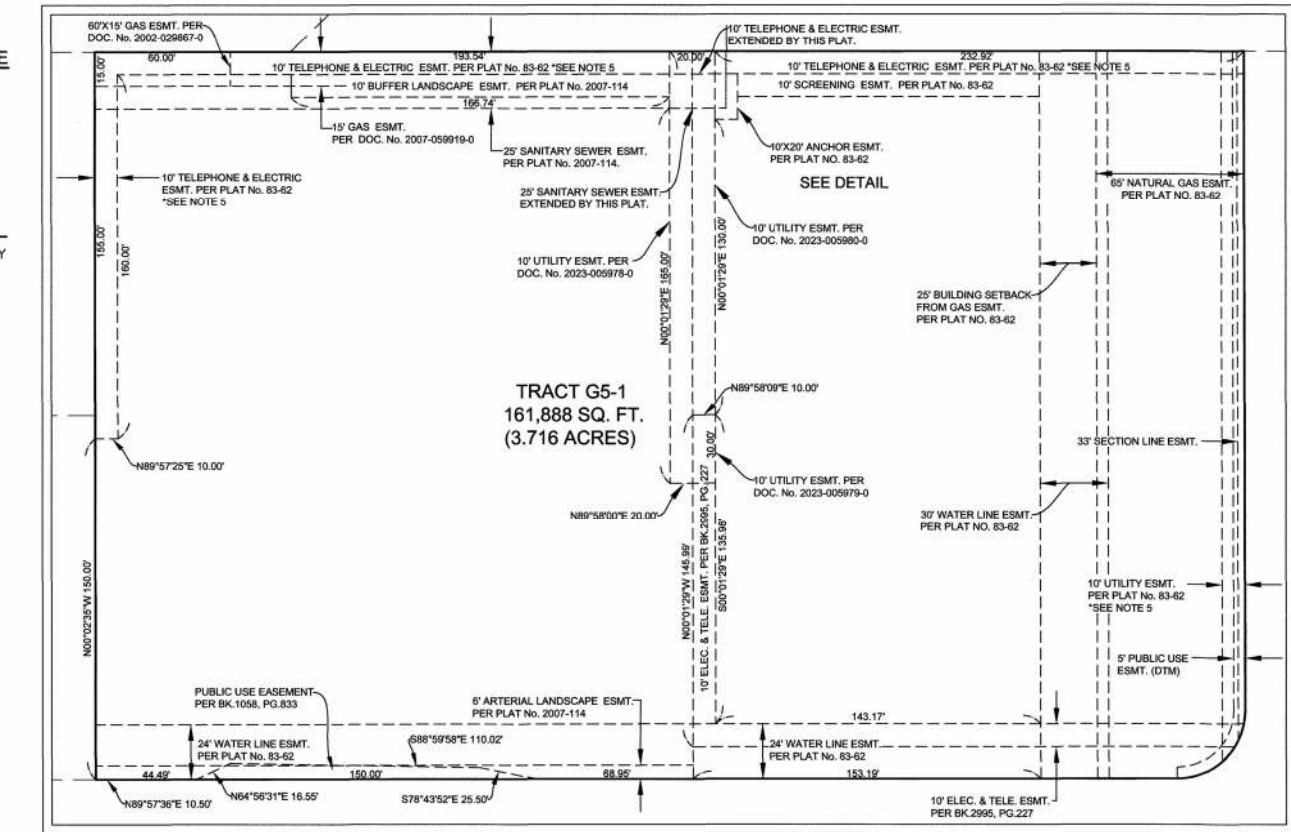
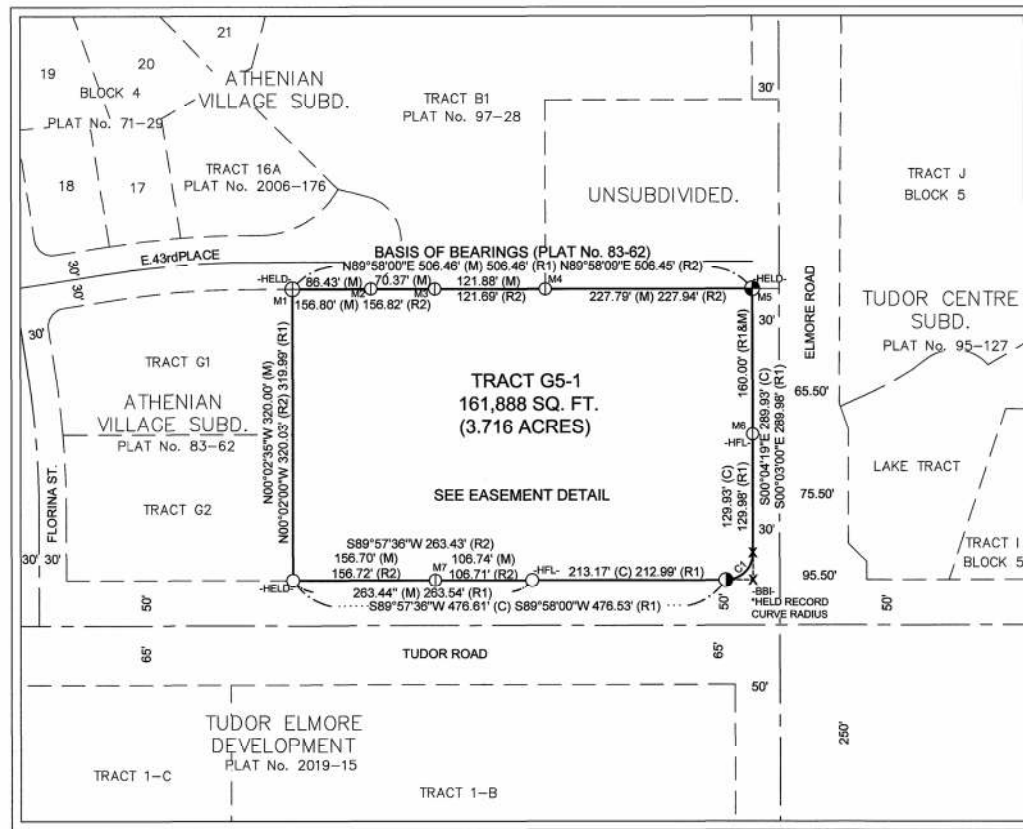
TAX CERTIFICATION

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.

Iwa Wiggins
 AUTHORIZED OFFICIAL
 DATE 9/12/23

LEGEND

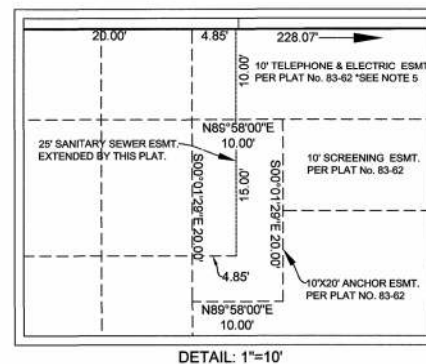
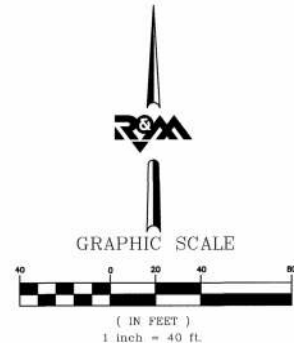
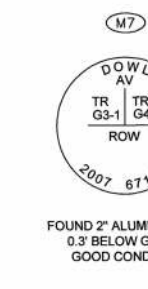
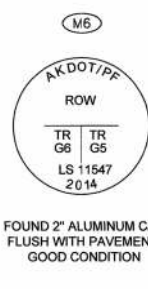
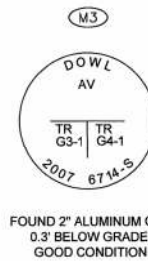
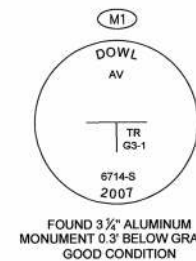
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND ALUMINUM CAP/YELLOW PLASTIC CAP AS DESCRIBED
- FOUND 5/8" DIA. REBAR
- ⊙ SET 3 1/4" ALUMINUM CAP ON 2" X 30" ALUMINUM POST THIS SURVEY
- ⊙ SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- ✕ CORNER FALLS ON ELECTRIC JUNCTION BOX, UNABLE TO SET.
- HOLD- HELD FOUND MONUMENT POSITION
- (DTM) HELD FOUND MONUMENT FOR LINE ONLY
- (M) EASEMENT DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
- (M) MEASURED DIMENSION THIS SURVEY
- (C) COMPUTED DIMENSION
- (R1) RECORD DIMENSIONS PER PLAT No. 83-62
- (R2) RECORD DIMENSIONS PER PLAT No. 2007-114



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1 (C)	47.14'	30.00'	90°01'55"	S 44° 56' 38" W	42.44'
C1 (R1)	47.13'	30.00'	90°01'00"		

NOTES

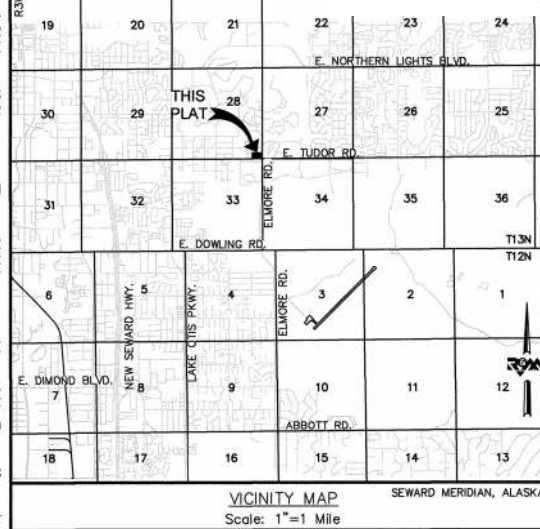
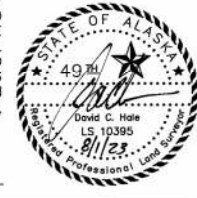
- THE PROPERTY OWNER AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
- PROPERTY OWNERS AND UTILITIES 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.
- EASEMENTS THAT ARE NOT REFERENCED WITH (DTM) ARE NOT DEDICATED BY THIS PLAT.
- NO BUILDING SHALL BE PLACED WITHIN 5 FEET OF A SANITARY SEWER EASEMENT UNLESS FOUNDATION FOOTING IS BELOW ELEVATION 159.00' NGS 1972 ADJUST DATUM.
- A BLANKET ELECTRIC EASEMENT RECORDED IN BOOK 75, PAGE 349 WAS RELEASED AND REPLACED WITH A 10 FOOT ELECTRIC EASEMENT IN FAVOR OF CHUGACH ELECTRIC ASSOCIATION, INC., RECORDED IN MISC. BOOK 200, PAGE 241, AND LAY ALONG THE EAST AND NORTH BOUNDARY OF TRACT G5-1, AND UNDERLIES THE EXISTING 10 FOOT UTILITY AND TELEPHONE & ELECTRIC EASEMENTS DEDICATED BY PLAT No. 83-62.
- A BLANKET OIL, GAS, AND PETROLEUM EASEMENT EXISTS AS RECORDED IN MISC. BOOK 17, PAGE 204.
- A BLANKET ELECTRIC EASEMENT EXISTS AS RECORDED IN PRECINCT BOOK 101, PAGE 124, WITH A TELEPHONE EASEMENT ATTACHING TO SAID ELECTRIC EASEMENT BY MISC. BOOK 64, PAGE 195.
- IF FUTURE DEVELOPMENT OF TRACT G5-1 REQUIRES ACCESS TO EAST 43RD PLACE, IMPROVEMENTS TO THE SOUTH HALF OF EAST 43RD PLACE FROM FLORINA STREET TO THE EASTERN TERMINUS TO HALF STREET STANDARDS AND A 41.5-FOOT RADIUS CUL-DE-SAC BULB AT THE EAST TERMINUS OF EAST 43RD PLACE TO MEET ACCESS STREET STANDARDS IN ACCORDANCE WITH 21.08.050.F WILL BE REQUIRED.
- A 20 FOOT TELEPHONE, ELECTRIC, AND SANITARY SEWER EASEMENT DEDICATED BY PLAT 83-62 ARE BEING VACATED BY THIS PLAT.
- A SECTION LINE EASEMENT IS SHOWN ON THIS PLAT. CERTIFICATION OF THE EXISTENCE/NON-EXISTENCE OF THE SUBJECT SECTION LINE EASEMENT SHOULD FIRST BE OBTAINED PRIOR TO ANY DEVELOPMENT WITHIN ITS BOUNDS THROUGH THE STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES (DNR).



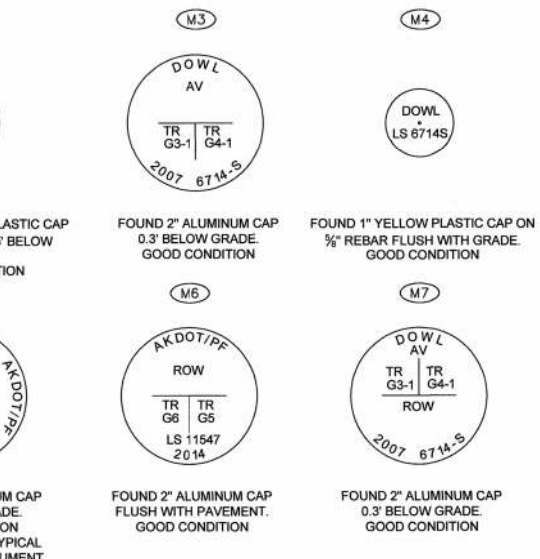
SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF ATHENIAN VILLAGE 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 N/A.

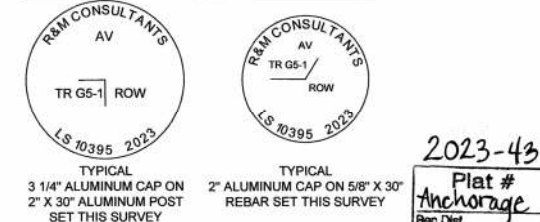
DAVID C. HALE, L.S. 10395
 DATE 8/1/23



MONUMENTS



TYPICAL SET MONUMENTS

PLAT OF
ATHENIAN VILLAGE SUBDIVISION
TRACT G5-1
WITH EASEMENT VACATION

A 3.716 ACRE RESUBDIVISION OF TRACTS G5 AND G6 (PLAT No. 83-62), AND TRACTS G3-1 AND G4-1 (PLAT No. 2007-114), ATHENIAN VILLAGE SUBDIVISION.
 LOCATED WITHIN THE SE 1/4, SECTION 28, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 9101 Vanguard Drive, Anchorage, Alaska, 99507
 PH (907) 522-1707 FAX (907) 522-3403
 www.rmconsult.com

DRAWN: DCH GRID: SW 1735 PLATING CASE No. S12651
 SCALE: 1"=100' PROJECT: 2731.01 DATE: 08/01/2023 SHEET: 1 OF 1