

DEED OF OWNERSHIP AND DEDICATION

I, the undersigned, do hereby certify that I (WE) HOLD THE HEREIN SPECIFIED EASEMENT IN THE PROPERTY DESCRIBED HEREON. I (WE) GRANT TO THE MUNICIPALITY OF ANCHORAGE ALL AREAS SHOWN HEREON FOR PUBLIC USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THE EASEMENTS ARE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON FOR RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUTS OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL CUT OR FILL FOR THE PURPOSE OF PROVIDING AND THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. I, THE GRANTOR, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HEREBY AGREE TO USE SUCH AREAS AT ANY TIME UPON PROVIDING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY OF ANCHORAGE.

I AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR EASEMENT HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THE SUBDIVIDED PROPERTY.

WITNESSED BY ME, THE NOTARY PUBLIC, ON THIS 18TH DAY OF MARCH, 2013, AT ANCHORAGE, ALASKA.

ACKNOWLEDGMENT

I HAVE SWORN BEFORE ME THIS 18TH DAY OF MARCH, 2013.

Debra Fitzgerald
Notary Public
State of Alaska
My Comm. Exp. 06/25/2016

PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ARE SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF NOT PAID BETWEEN JANUARY 1 AND THE TAX DUE DATE, DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT EQUAL TO THE ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

3-8-13

APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS 19 DAY OF MARCH, 2013.

3/5/2013

DEED OF DEDICATION

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT NOT LIMITED TO THE EASEMENTS, RIGHT-OF-WAYS, ALLEYS, PARKS, PARKWAYS AND PARKS SHOWN HEREON.

ANCHORAGE, ALASKA THIS 19TH DAY OF MARCH, 2013.

MAYOR OF ANCHORAGE

3/6/13

3/5/2013

DATE

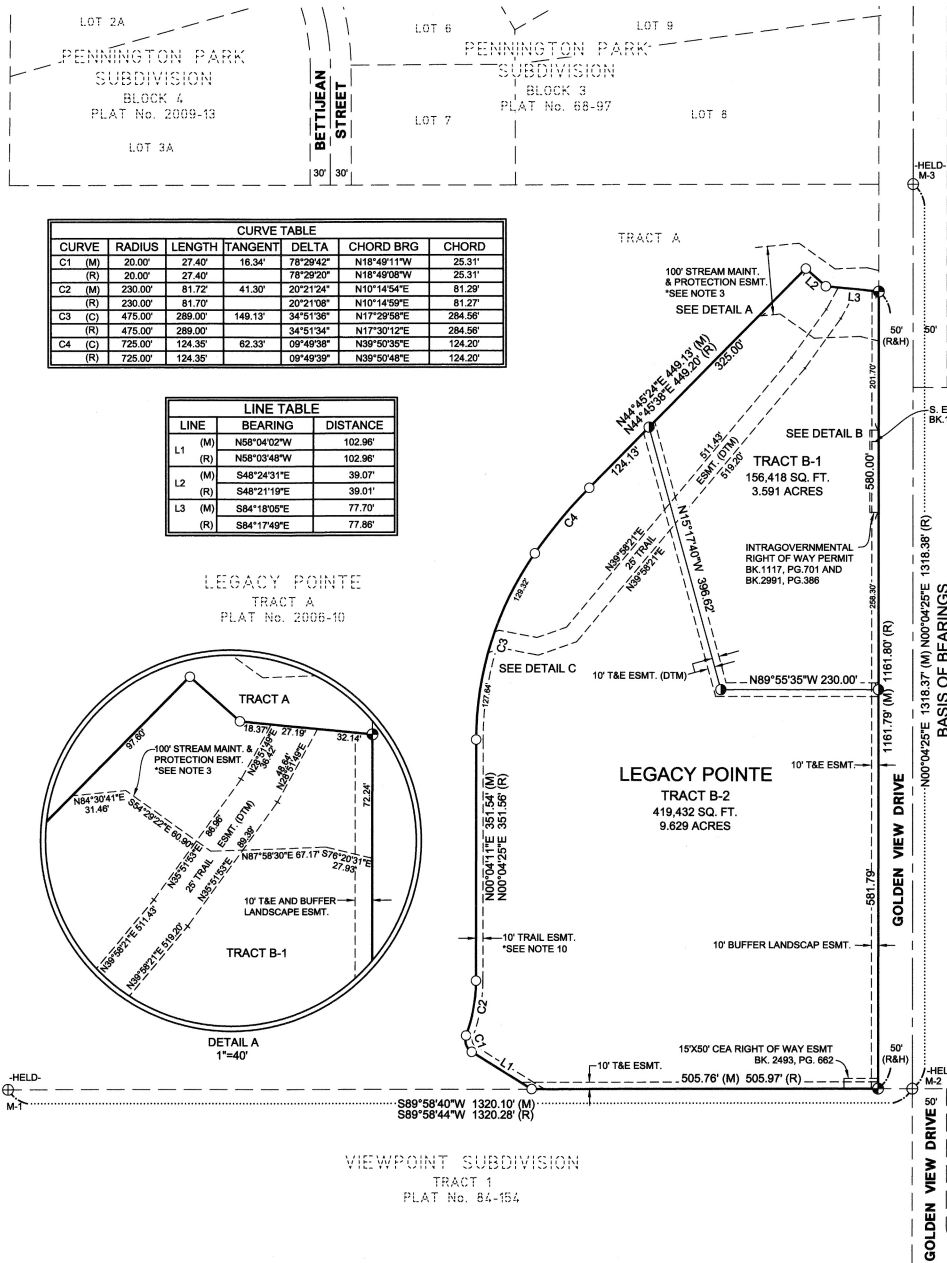
NOTARY PUBLIC'S CERTIFICATE

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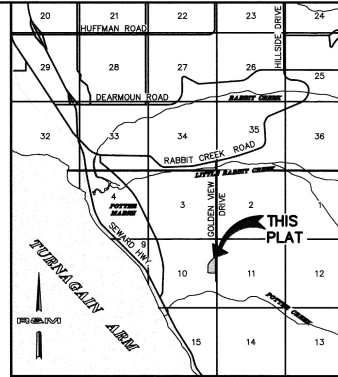
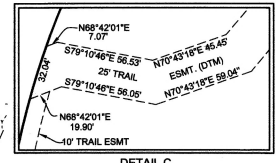
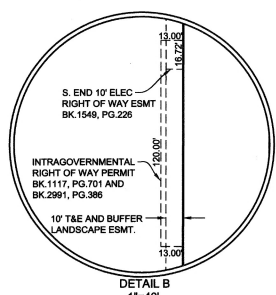
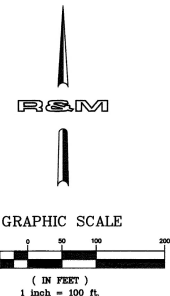
3/4/13

DATE



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND TYPICAL REBAR WITH YELLOW PLASTIC CAP
 - FOUND TYPICAL YELLOW PLASTIC CAP, REPLACED WITH TYPICAL 3 1/4" ALUMINUM CAP MONUMENT ON 2" DIA. X 30" LONG ALUMINUM PIPE THIS SURVEY
 - ① SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
 - (DTM) DEDICATED TO THE MUNICIPALITY BY THIS PLAT
 - HOLD- HELD MONUMENT POSITION
 - (M) MEASURED THIS SURVEY
 - (R) RECORD DIMENSIONS PER PLAT No. 2008-10
 - (R&H) RECORD DIMENSIONS HELD FOR THIS PLAT

KENO HILLS
ADDN. No. 9
TRACT A-1A
PLAT No. 2010-87



NOTES

- THE PROPERTY OWNER AND UTILITIES SHALL NOT RAISE, RE-GRADE THE PROPERTY IN A MANNER THAT WILL DRAINAGE PATTERNS FROM THOSE SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL OF THE MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
- PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT OR ALTER APPROVED DRAINAGE FACILITIES (e.g. SWALES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT OR RIGHTS OF WAYS.
- THE STREAM MAINTENANCE AND PROTECTION EASEMENT CENTERED ON THE CENTERLINE OF THE EXISTING STREAM, ALL STRUCTURES AND USES OF LAND SHALL CONFORM TO THE REQUIREMENTS OF AMC 21.45.210.
- PRIOR TO ANY DISTURBANCE WITHIN THE WETLANDS, SOTHER JURISDICTIONAL WATER BODIES, AUTHORIZATION FROM THE U.S. ARMY CORPS OF ENGINEERS - REGULATORY (COE) ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADATION, OR PLACEMENT OF FILL.
- BUFFER LANDSCAPING MEETING THE REQUIREMENTS OF 21.45.125C.2 SHALL BE INSTALLED AND MAINTAINED BY THE BUFFER LANDSCAPE EASEMENT BY THE PROPERTY HIS/HER DESIGNEE FOR THE LIFE OF THE PROPERTY.
- AT THE TIME OF PRELIMINARY PLAT APPROVAL, THE TRACT HAD NOT BEEN INVESTIGATED FOR ON-SITE WATER OR LAND AVAILABILITY.
- IN THE AREAS WHERE THE T&E EASEMENTS ARE OVER THE LANDSCAPE EASEMENTS, THE UTILITY SHALL HAVE WITHIN THE AREA OF ITS EASEMENTS TO CUT, TRIM, REMOVE THE GROWTH OF TREES, SHRUBS, AND OTHER PLANTS THAT IN ITS REASONABLE JUDGMENT MAY INTERFERE WITH THE PROPER INSTALLATION, FUNCTIONING, AND MAINTENANCE OF UTILITY FACILITIES WITHOUT ANY OBLIGATION TO CONSULT WITH THE LANDOWNER. ALL AREAS WITHIN THE LANDSCAPING EASEMENT UTILIZED FOR ELECTRIC LINE INSTALLATION AND MAINTENANCE SHALL NOT BE RE-VEGETATED BY THE ELECTRIC UTILITY. THE UTILITY WILL NOT BE FINANCIALLY RESPONSIBLE FOR LANDSCAPING LOCATED WITHIN THE ELECTRIC EASEMENTS.
- ALL EASEMENTS REFERENCED BY BOOK AND PAGE NUMBER, WERE CREATED BY DOCUMENTS AND ARE DEDICATED BY THIS PLAT.
- A BLANKET RIGHT OF WAY EASEMENT IN FAVOR OF THE ELECTRIC ASSOCIATION, INC. EXISTS PER DOCUMENT RECORDED IN BOOK 113, PAGE 195.
- THAT PORTION OF THE EXISTING 10 FOOT TRAIL EASEMENT WITHIN, AND TO THE NORTH OF, THE 25 FOOT TRAIL BEING DEDICATED BY THIS PLAT IS VACATED BY THIS PLAT.

ANCHORAGE RECORDING DISTRICT

PLAT OF

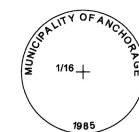
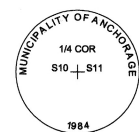
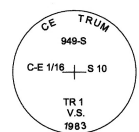
LEGACY POINTE
TRACTS B-1 & B-2

A 13.220 ACRE SUBDIVISION OF TRACT B, LEGACY POINTE, PLAT No. 2008-10, ANCHORAGE RECORDING DISTRICT

LOCATED WITHIN THE NE 1/4, SECTION 10, TOWNSHIP 11 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

R&M CONSULTANTS
9101 Vanguard Drive, Anchorage, Alaska 99507
PH (907) 522-1707 FAX (907) 522-3403
WWW.RMCONSULTANTS.COM

DRAWN: KSLP SCALE: 1"=100' PROJECT: 1699.21 GRI: 1699.21
CHECKED: DCH FIELD BK: 1699.21 DATE: 03-04-13 SHEET: 1



FOUND TYPICAL YELLOW PLASTIC CAP, REPLACED WITH TYPICAL 3 1/4" ALUMINUM MONUMENT ON 2" DIA. X 30" ALUMINUM PIPE THIS SURVEY

TYPICAL 2" ALUMINUM CAP ON 5/8" X 30" REBAR SET THIS SURVEY

TYPICAL YELLOW PLASTIC CAP ON 5/8" X 30" REBAR FOUND THIS SURVEY

M-1 FOUND 2 1/2" ALUMINUM MONUMENT 0.2' ABOVE GRADE GOOD CONDITION

M-2 FOUND 3 1/4" ALUMINUM MONUMENT IN MON CASE 1.9' BELOW GRADE GOOD CONDITION

M-3 FOUND 3 1/4" ALUMINUM MONUMENT IN MON CASE 0.8' BELOW GRADE GOOD CONDITION