

- Notes:**
- All lot corners set with 5/8" x 30" rebar with 1 1/4" yellow plastic cap unless otherwise noted.
 - Distances shown to the foot are to that foot.
 - All distances are in feet.
 - 10' drainage setback along all mapped drainages.
 - 50' stream setback along all mapped streams.
 - Proposed Access easement to be dedicated by recorded document.
 - CEA Easement per Book 1640 at Page 122 as shown, not being dedicated by this plat.
 - PUE Easement per Book 2000 at Page 641 as shown, not being dedicated by this plat.

- Legend**
- Found BLM monument
 - Found monument
 - Found 5/8" rebar with cap, flush with ground
 - Found 5/8" rebar, 0.2' above ground
 - Nothing Found or Set (NFS)
 - Calculated per Record Plat
 - Record as per Plat 98-178
 - Record as per BLM Survey Recorded July 12, 1991
 - Record as per Plat 88-57
 - Measured as per this plat
 - Calculated as per this plat
 - Dedicated to the Municipality
 - Drainage

Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1(M)	47.12	30.00	42.43	N44°52'25"E	090°00'00"
C1(R)				N44°50'20"E	

Certificate of Ownership

I (we) hereby certify that I (we) hold the herein specified property interest in the property described herein. I (we) hereby dedicate to the Municipality of Anchorage all areas depicted for use as public utility easements, drainage, throughways, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope restoration easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical adjacent to the dedicated streets shown hereon. There is reserved to the grantor, his heirs, successors and assigns the right to use such areas at any time upon grading and maintaining other adequate lateral support, as approved by the Municipality of Anchorage.

I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant enforceable against present and successive owners of this subdivided property.

Owner: Big Country Enterprises, LLC
350 N. Highway 12, Ste. 200
Anchorage, Alaska 99501
Phone: 907.551.4141

Notary Acknowledgment
Subscribed and sworn before me this _____ day of _____, 2015.

For: _____
My commission expires _____ Notary Public

SURVEYOR'S CERTIFICATE

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property depicted on this plat including, but not limited to the easements, right-of-ways, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this _____ day of _____, 2015.

Municipal Clerk _____
Mayor of Anchorage _____

Plat approved by the Municipal Planning Authority this _____ day of _____, 2015.

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 there is on deposit with the Chief Fiscal Officer an amount sufficient to pay estimated real property taxes for the current year.

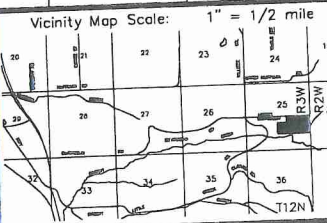
Authorized Official _____ Date _____

APPROVALS

Plotting Officer _____ Date _____

Municipal Surveyor _____ Date _____

Environmental Protection _____ Date _____



**A Preliminary Plat of:
Lewis & Clark Subdivision
Lots 1-31, Tracts A, B & C**

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 SE1/4) OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

EXCEPTING THEREFROM THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 NW1/4 SE1/4) OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CONTAINING 96.05 ACRES, MORE OR LESS.

S4 Group
Drawn by: TM Scale: 1" = 200' Job: 2014-55 Grid: S12541

*Revised preliminary plat
Case 2014-0219*