

NOTES

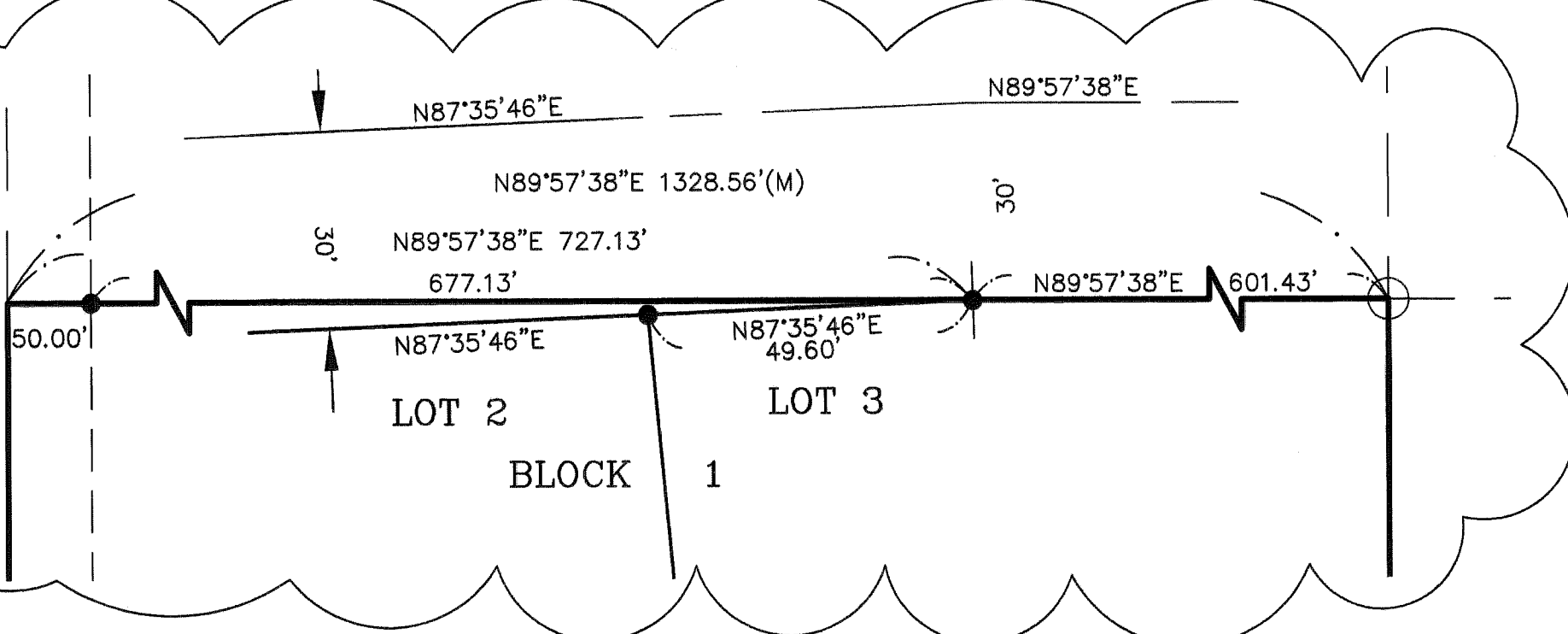
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 768 AND GSI 2009-17.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
- ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50') EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
- NO DIRECT ACCESS PERMITTED FROM LOTS 1-3 & 5-7, BLOCK 2 TO S. VINE RD. NO DIRECT ACCESS PERMITTED FROM LOTS 2-5, BLOCK 1 AND LOT 1, BLOCK 2 TO W. JESS AVENUE.
- TRIANGULAR UTILITY EASEMENTS ARE FOR BURIED AND OVERHEAD UTILITY FACILITIES ONLY AND ARE SHOWN DIMENSIONED 70' BACK FROM CORNER CURVE RETURNS AS MEASURED ALONG LOT LINES.
- THE NAD 27 LATITUDE & LONGITUDE OF THE CORNER FOR SECTIONS 14, 15, 22 & 23 WAS COMPUTED, USING AS THE BASIS OF COORDINATES THE LATITUDE & LONGITUDE FOR THE 1/4 CORNER FOR SECTIONS 1 & 6, ON THE WEST BOUNDARY OF TOWNSHIP 17 NORTH, RANGE 1 WEST PER THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 6, T17N, R1W, SM, ACCEPTED MAY 16, 2008, THENCE TRAVERSING SOUTH AND WEST TO THE S 1/4 CORNER OF SECTION 14 USING RECORD DATA FROM THE USRS PLAT OF TOWNSHIP 17 NORTH, RANGE 2 WEST, APPROVED JANUARY 15, 1915, THENCE TRAVERSING WEST USING DATA MEASURED THIS SURVEY. NAD 83 VALUES CONVERTED USING CORPSCON 6.0.1.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- LOT LINES ARE NON RADIAL UNLESS NOTED OTHERWISE.
- THERE IS LESS THAN A ONE PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.
- UTILITY FACILITIES MAY ONLY BE PLACED WITHIN A TEMPORARY TURNAROUND OR DRAINAGE EASEMENT WITH A UTILITY PERMIT.
- NO ACCESSORIES WERE FOUND FOR PRIMARY MONUMENTS RECOVERED THIS SURVEY.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRNG.	CHORD LENGTH
C1	61.22'	40.00'	87°41'41"	38.42'	S43°44'56"W	65.42'
C2	47.58'	30.00'	90°52'05"	30.46'	N46°58'11"W	42.75'
C3	46.67'	30.00'	89°07'55"	29.55'	S43°01'49"W	42.10'
C4	267.96'	350.00'	43°51'54"	140.93'	S23°28'06"E	261.46'
C5	195.44'	320.00'	34°59'39"	100.88'	S27°54'13"E	192.42'
C6	49.54'	320.00'	8°52'15"	24.82'	S05°58'17"E	49.49'
C7	113.18'	380.00'	17°03'54"	57.01'	S10°04'06"E	112.76'
C8	69.46'	380.00'	10°28'22"	34.83'	S23°50'14"E	69.36'
C9	108.29'	380.00'	16°19'38"	54.51'	S37°14'14"E	107.92'
C10	39.50'	25.00'	90°31'18"	25.23'	N00°08'24"W	35.52'
C11	37.82'	50.00'	43°20'30"	19.87'	N66°47'30"E	36.93'
C12	78.88'	60.00'	75°19'26"	46.31'	S50°48'02"W	73.32'
C13	68.74'	60.00'	65°38'36"	38.70'	S19°40'59"E	65.04'
C14	65.66'	60.00'	62°41'54"	36.55'	S83°51'14"E	62.43'
C15	65.99'	60.00'	63°01'04"	36.78'	N33°17'17"E	62.72'
C16	37.82'	50.00'	43°20'30"	19.87'	S23°27'00"W	36.93'
C17	39.04'	25.00'	89°28'42"	24.77'	S89°51'36"W	35.19'
C18	39.04'	25.00'	89°28'42"	24.77'	N89°51'36"E	35.19'
C19	37.82'	50.00'	43°20'30"	19.87'	N23°27'00"E	36.93'
C20	60.83'	60.00'	58°05'09"	33.32'	S30°49'19"W	58.26'
C21	66.22'	60.00'	63°14'15"	36.94'	N88°30'58"W	62.91'
C22	54.00'	60.00'	51°33'53"	28.98'	N31°06'54"W	52.19'
C23	76.45'	60.00'	73°00'22"	44.40'	N31°10'13"E	71.38'
C24	21.77'	60.00'	20°47'21"	11.01'	N78°04'05"E	21.65'
C25	37.82'	50.00'	43°20'30"	19.87'	S66°47'30"W	36.93'
C26	39.50'	25.00'	90°31'18"	25.23'	S00°08'24"E	35.52'
C27	345.26'	350.00'	56°31'12"	188.14'	S73°39'39"E	331.43'
C28	143.62'	380.00'	21°39'16"	72.68'	S56°13'41"E	142.77'
C29	77.79'	380.00'	11°43'47"	39.03'	S72°55'13"E	77.66'
C30	153.44'	380.00'	23°08'09"	77.78'	N89°38'50"E	152.40'
C31	130.91'	320.00'	23°26'24"	66.39'	S57°07'15"E	130.00'
C32	184.75'	320.00'	33°04'48"	95.03'	S85°22'51"E	182.20'

LEGEND

- RECOVERED PRIMARY MONUMENT OF RECORD
- RECOVERED GLO BRASS CAP MONUMENT
- 3-1/4" ALUMINUM CAP PRIMARY MONUMENT SET THIS SURVEY ON 2-1/4"x30" ALUMINUM PIPE MONUMENT
- SET 5/8"x36" REBAR WITH 2" ALUMINUM CAP MARKED AK RIM 10615-S
- (M) MEASURED DATA
- (R) RECORD DATA DERIVED FROM RECORD OF SURVEY PLAT No. 98-152
- (R1) RECORD DATA DERIVED FROM MONTCLAIRE SUBDIVISION PHASE 1, PLAT No. 86-114
- TYPICAL 10'x20' GUY ANCHOR EASEMENT
- SURVEYED
- UNSURVEYED
- WATER WELL

DETAIL 1 N.T.S.



PARCEL A
MSB WAIVER
97-58-PWm
RECORDED AT BOOK
917, PAGE 860

RECOVERED
2-1/4" ALUMINUM
CAP MONUMENT
IN MON. CASE
(SEE NOTE 13)
NAD 27 (SEE NOTE 7)
LATITUDE: 61°33'23.86" N
LONGITUDE: 149°35'58.52" W
NAD 83 (SEE NOTE 7)
LATITUDE: 61°33'21.92" N
LONGITUDE: 149°36'06.52" W

MAT-SU
S15-S14
S22-S23
4635-S
1994
BOROUGH

AK RIM ENG
ASLS 2009-17
10615-S
2011

TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
2" ALUMINUM
CAP WITH SELF
IDENTIFICATION

TYPICAL PRIMARY MONUMENT
SET THIS SURVEY
3-1/4" ALUMINUM CAP ON
2-1/4" DIAMETER x 30" ALUMINUM PIPE MON.
WITH SELF IDENTIFICATION
WITH MAGNET SET BELOW BASE
AND CARSONITE WITNESS POST (TYPICAL)

SE1/4SE1/4
PARCEL # 1
MSB WAIVER
95-36-PWm
RECORDED AT
BOOK 826,
PAGE 941

BASIS OF BEARING
PLAT NO. 98-152
N00°05'55"W
2638.69'(R) 2638.55'(M)

LOT 1
CREEKSHORE
ESTATES
PLAT No. 2005-3
BLOCK ④

S. VINE ROAD
33' SECTION LINE EASEMENT
1319.26'(M) 1319.34'(R)

15' UTILITY
EASEMENT
PER PLAT
No. 2005-3

60' PUBLIC ACCESS
EASEMENT
PER ADL 75928

60' PUBLIC ACCESS
EASEMENT
PER ADL 75928

120'x120'
PUBLIC USE
EASEMENT
PER ADL 64771

NE1/4SW1/4
PLAT No. 98-152

W. JESS AVENUE
N89°57'38"E 1278.56'(M)
N89°57'44"E 1278.60'(R)

RECOVERED
2-1/4" ALUMINUM
CAP MONUMENT
IN MON. CASE
(SEE NOTE 13)

MAT-SU
S15-S14
4635-S
1994
BOROUGH

LOT 1
72,506 S.F.
1.66 AC. +/-

LOT 2
68,908 S.F.
1.58 AC. +/-

LOT 3
68,225 S.F.
1.52 AC. +/-

LOT 4
65,133 S.F.
1.50 AC. +/-

LOT 5
82,989 S.F.
1.91 AC. +/-

LOT 6
71,936 S.F.
1.65 AC. +/-

LOT 7
67,853 S.F.
1.56 AC. +/-

LOT 8
71,930 S.F.
1.65 AC. +/-

LOT 9
70,496 S.F.
1.62 AC. +/-

LOT 10
70,859 S.F.
1.63 AC. +/-

LOT 11
65,944 S.F.
1.51 AC. +/-

LOT 12
84,583 S.F.
1.94 AC. +/-

LOT 13
83,024 S.F.
1.91 AC. +/-

LOT 14
83,473 S.F.
1.92 AC. +/-

LOT 15
84,583 S.F.
1.94 AC. +/-

LOT 16
67,311 S.F.
1.55 AC. +/-

LOT 17
85,413 S.F.
1.96 AC. +/-

LOT 18
66,803 S.F.
1.53 AC. +/-

LOT 19
80,618 S.F.
1.85 AC. +/-

LOT 20
65,300 S.F.
1.50 AC. +/-

LOT 21
68,225 S.F.
1.52 AC. +/-

LOT 22
68,908 S.F.
1.58 AC. +/-

LOT 23
72,506 S.F.
1.66 AC. +/-

LOT 24
82,989 S.F.
1.91 AC. +/-

LOT 25
84,583 S.F.
1.94 AC. +/-

LOT 26
85,413 S.F.
1.96 AC. +/-

LOT 27
86,225 S.F.
1.92 AC. +/-

LOT 28
87,036 S.F.
1.93 AC. +/-

LOT 29
87,847 S.F.
1.94 AC. +/-

LOT 30
88,658 S.F.
1.95 AC. +/-

LOT 31
89,469 S.F.
1.96 AC. +/-

LOT 32
90,280 S.F.
1.97 AC. +/-

LOT 33
91,091 S.F.
1.98 AC. +/-

LOT 34
91,902 S.F.
1.99 AC. +/-

LOT 35
92,713 S.F.
2.00 AC. +/-

LOT 36
93,524 S.F.
2.01 AC. +/-

LOT 37
94,335 S.F.
2.02 AC. +/-

LOT 38
95,146 S.F.
2.03 AC. +/-

LOT 39
95,957 S.F.
2.04 AC. +/-

LOT 40
96,768 S.F.
2.05 AC. +/-

LOT 41
97,579 S.F.
2.06 AC. +/-

LOT 42
98,390 S.F.
2.07 AC. +/-

LOT 43
99,201 S.F.
2.08 AC. +/-

LOT 44
100,012 S.F.
2.09 AC. +/-

LOT 45
100,823 S.F.
2.10 AC. +/-

LOT 46
101,634 S.F.
2.11 AC. +/-

LOT 47
102,445 S.F.
2.12 AC. +/-

LOT 48
103,256 S.F.
2.13 AC. +/-

LOT 49
104,067 S.F.
2.14 AC. +/-

LOT 50
104,878 S.F.
2.15 AC. +/-

LOT 51
105,689 S.F.
2.16 AC. +/-

LOT 52
106,500 S.F.
2.17 AC. +/-

LOT 53
107,311 S.F.
2.18 AC. +/-

LOT 54
108,122 S.F.
2.19 AC. +/-

LOT 55
108,933 S.F.
2.20 AC. +/-

LOT 56
109,744 S.F.
2.21 AC. +/-

LOT 57
110,555 S.F.
2.22 AC. +/-

LOT 58
111,366 S.F.
2.23 AC. +/-

LOT 59
112,177 S.F.
2.24 AC. +/-

LOT 60
112,988 S.F.
2.25 AC. +/-

LOT 61
113,799 S.F.
2.26 AC. +/-

LOT 62
114,610 S.F.
2.27 AC. +/-

LOT 63
115,421 S.F.
2.28 AC. +/-

LOT 64
116,232 S.F.
2.29 AC. +/-

LOT 65
117,043 S.F.
2.30 AC. +/-

LOT 66
117,854 S.F.
2.31 AC. +/-

LOT 67
118,665 S.F.
2.32 AC. +/-

LOT 68
119,476 S.F.
2.33 AC. +/-

LOT 69
120,287 S.F.
2.34 AC. +/-

LOT 70
121,098 S.F.
2.35 AC. +/-

LOT 71
121,909 S.F.
2.36 AC. +/-

LOT 72
122,720 S.F.
2.37 AC. +/-

LOT 73
123,531 S.F.
2.38 AC. +/-

LOT 74
124,342 S.F.
2.39 AC. +/-

LOT 75
125,153 S.F.
2.40 AC. +/-

LOT 76
125,964 S.F.
2.41 AC. +/-

LOT 77
126,775 S.F.
2.42 AC. +/-

LOT 78
127,586 S.F.
2.43 AC. +/-

LOT 79
128,397 S.F.
2.44 AC. +/-

LOT 80
129,208 S.F.
2.45 AC. +/-

LOT 81
130,019 S.F.
2.46 AC. +/-

LOT 82
130,830 S.F.
2.47 AC. +/-

LOT 83
131,641 S.F.
2.48 AC. +/-

LOT 84
132,452 S.F.
2.49 AC. +/-

LOT 85
133,263 S.F.
2.50 AC. +/-

LOT 86
134,074 S.F.
2.51 AC. +/-

LOT 87
134,885 S.F.
2.52 AC. +/-

LOT 88
135,696 S.F.
2.53 AC. +/-

LOT 89
136,507 S.F.
2.54 AC. +/-

LOT 90
137,318 S.F.
2.55 AC. +/-

LOT 91
138,129 S.F.
2.56 AC. +/-

LOT 92
138,940 S.F.
2.57 AC. +/-

LOT 93
139,751 S.F.
2.58 AC. +/-

LOT 94
140,562 S.F.
2.59 AC. +/-

LOT 95
141,373 S.F.
2.60 AC. +/-

LOT 96
142,184 S.F.
2.61 AC. +/-

LOT 97
142,995 S.F.
2.62 AC. +/-

LOT 98
143,806 S.F.
2.63 AC. +/-

LOT 99
144,617 S.F.
2.64 AC. +/-

LOT 100
145,428 S.F.
2.65 AC. +/-

LOT 101
146,239 S.F.
2.66 AC. +/-

LOT 102
147,050 S.F.
2.67 AC. +/-

LOT 103
147,861 S.F.
2.68 AC. +/-

LOT 104
148,672 S.F.
2.69 AC. +/-

LOT 105
149,483 S.F.
2.70 AC. +/-

LOT 106
150,294 S.F.
2.71 AC. +/-

LOT 107
151,105 S.F.
2.72 AC. +/-

LOT 108
151,916 S.F.
2.73 AC. +/-

LOT 109
152,727 S.F.
2.74 AC. +/-

LOT 110
153,538 S.F.
2.75 AC.