

## **Appendix B: Section 6(f) Replacement Parcel Figures**

**Figure B1: Topo Map showing Joe Henri/South-Central Timber Property**

**Figure B2: Photograph of parcel property**

**Figure B3: Surveyed plat boundaries**

**Figure B4: Surveyed plat boundaries and easements**

**Figure B5: Figure taken from Chugach State Park Access Inventory with Stuckagain Heights access issues and "Parcels of Concern"**

Figure B1

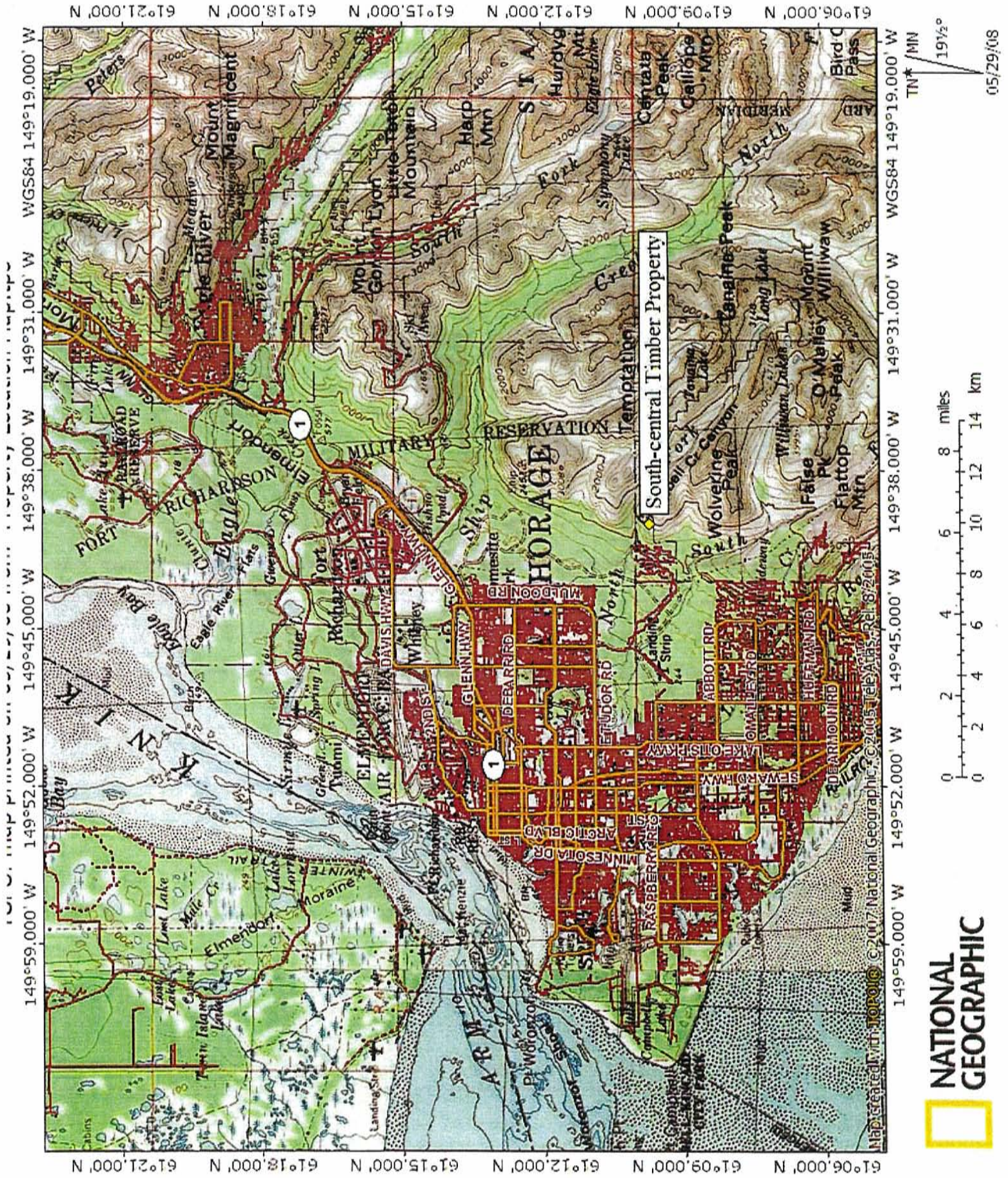
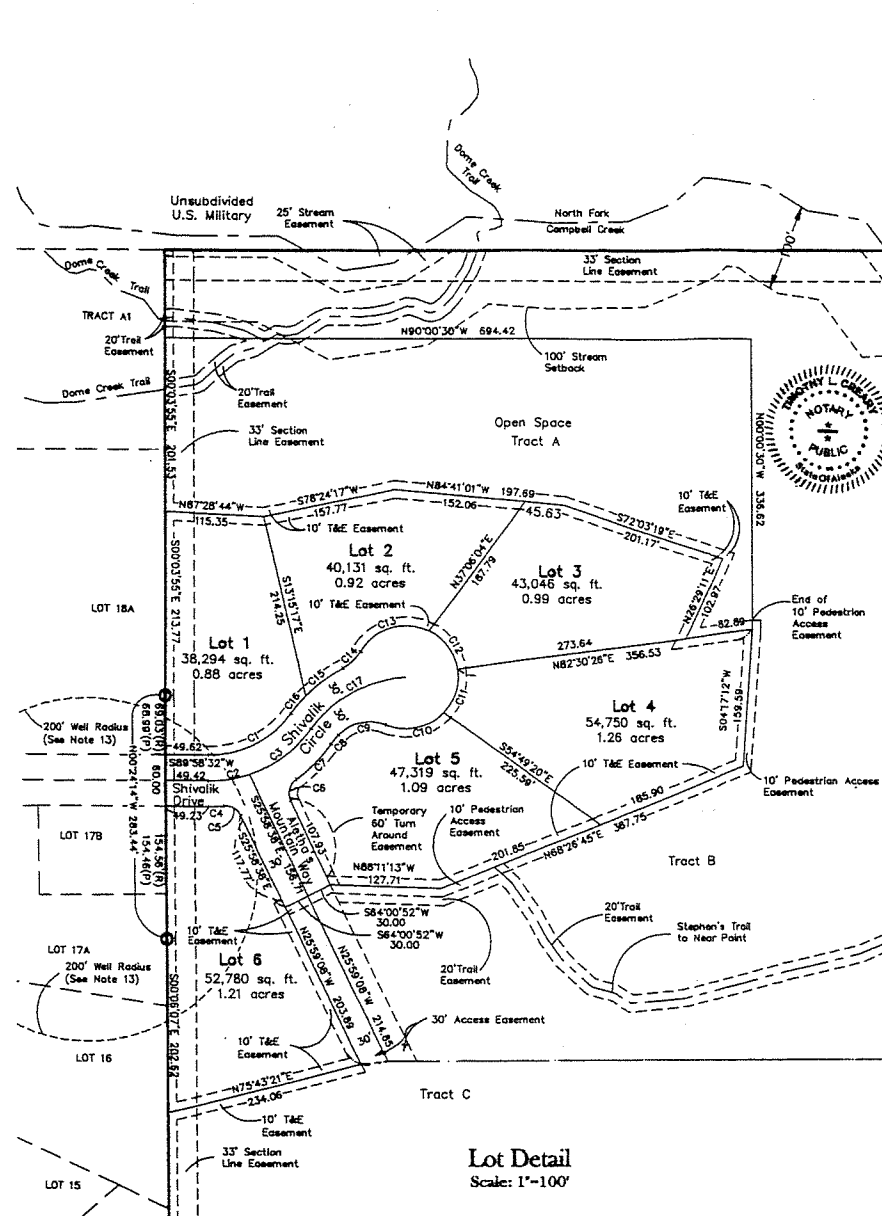
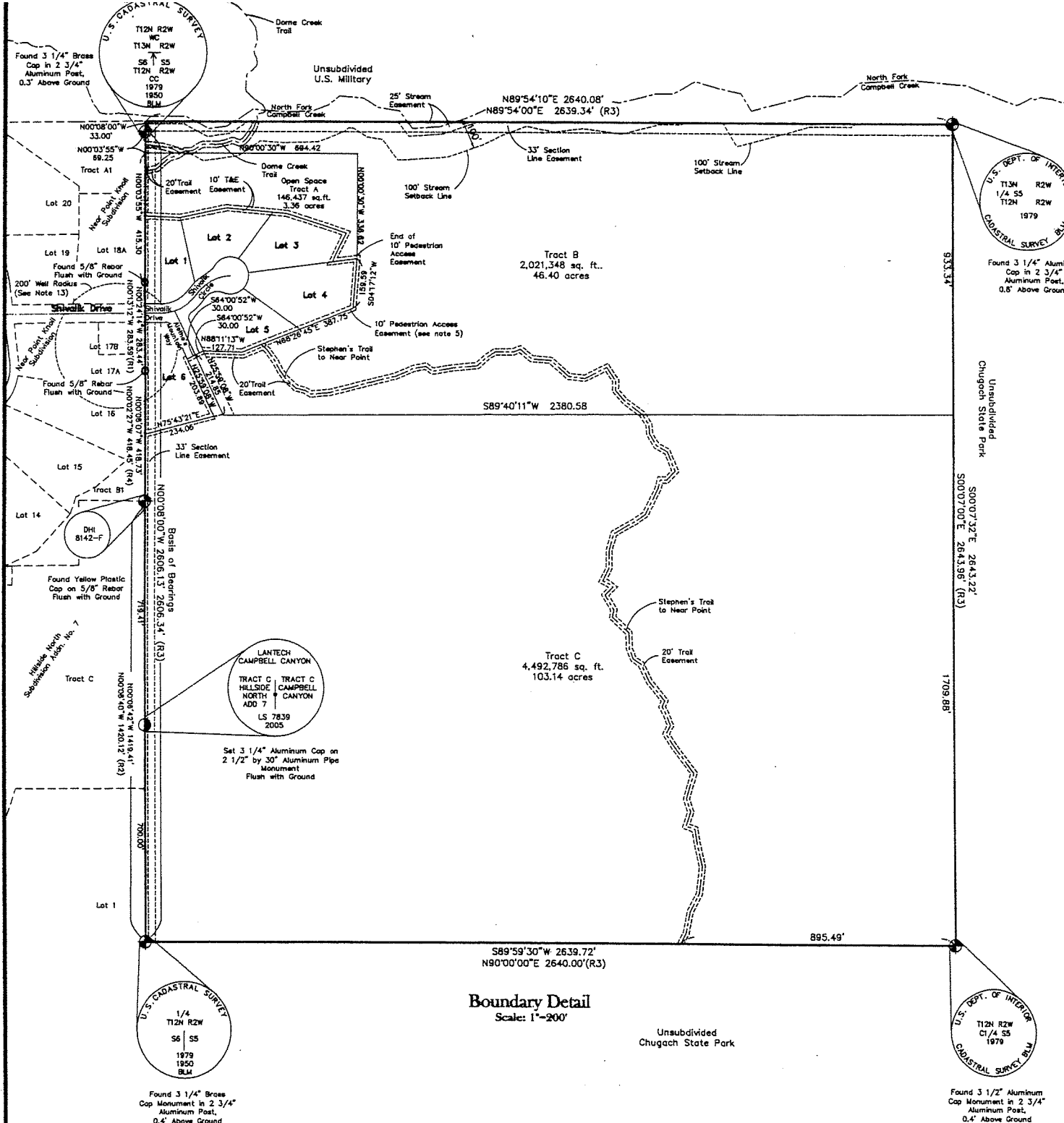


Figure B1



Figure B2



- Legend:**
- (R1) Record Per Plat 2003-161
  - (R2) Record Per Plat 97-113
  - (R3) Record Per BLM
  - (R4) Record Per Plat 99-78
  - Found Monument
  - Found 5/8" Rebar
  - ⊙ Set Monument

- Notes:**
- 1-1/4" plastic caps on 5/8" x 30" rebar set on all lot corners unless otherwise noted.
  - Distances shown to the foot are to that foot.
  - All lot lines are non-radial unless otherwise noted.
  - This plat is being developed as a cluster plat and is governed by AMC 21.50.210.
  - The 10' pedestrian access easement is for the use of the residents of Lots 5 and 6, Campbell Canyon Subdivision.
  - Tract A is to be dedicated to open space of this subdivision, and shall retain the natural vegetation.
  - Electrical, communication signal control, or other utility distribution lines shall be placed underground.
  - Residential development shall be limited to single family detached dwellings as the principal permitted structures.
  - Tract B and C are not part of the cluster site plan.
  - No construction or excavation shall be permitted within 100 feet of the mean high water line of any stream, lake or other permanent body of water in accordance with AMC 21.40.115.F.3.
  - Shivalik Circle and Aletha's Lane are public but will be maintained privately until a road service is formed.
  - Clearing of any vegetation is prohibited within the 100 foot creek maintenance/protection easement on both sides of the creek, and is subject to AMC 21.45.210 stream protection setback ordinance.
  - There are no septic systems allowed within the 200' radius of the Class "A" community well located on Lot 17B, Block 2, Near Point Subdivision.
  - No structures, driveways or walkways shall be built within the platted Septic Reserves shown hereon.

**SURVEYOR'S CERTIFICATE**  
I, Michael L. Jaska, professional land surveyor do hereby certify that this plat is a true and correct representation of lands actually surveyed, and that all 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 July 1, 2007.  
Monuments to be set by July 1, 2007.

**PLAT APPROVAL**  
Plat approved by the Municipal Planning Authority this 31 day of August 2005.  
Authorized Official

**ACCEPTANCE OF DEDICATION**  
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 the easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.  
Dated at Anchorage, Alaska this 22 day of August 2005.  
Attest:  
Mayor of Anchorage

**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 an deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.  
8-25-05  
Authorized Official

**APPROVALS**  
Planning Officer  
Municipal Surveyor  
On-Site Development Services

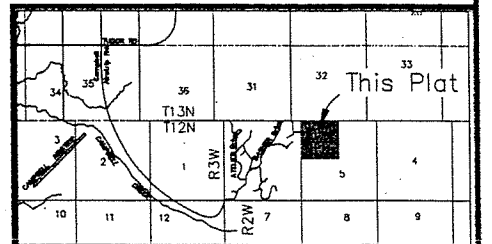
**CERTIFICATE OF OWNERSHIP and DEDICATION**

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 of Anchorage 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 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.

*Joseph R. Henri*  
Notary Public  
Subscribed and sworn to before me this 1st day of June 2005.  
FOR: Authorized signers name here, if known *Joseph R. Henri*  
*May 17, 2005* *Joseph R. Henri*  
My commission expires Notary Public

*Don Clary*  
Beneficiary: First National Bank Alaska  
101 West 36th, Suite 333  
P.O. Box 100720  
Anchorage, Alaska 99510  
Notary Public  
Subscribed and sworn to before me this 1st day of June 2005.  
FOR: Authorized signers name here, if known  
*3/29/09* *Don Clary*  
My commission expires Notary Public



**Plat of:**  
**Campbell Canyon Subdivision**  
Lots 1 thru 6 and Tracts A, B and C

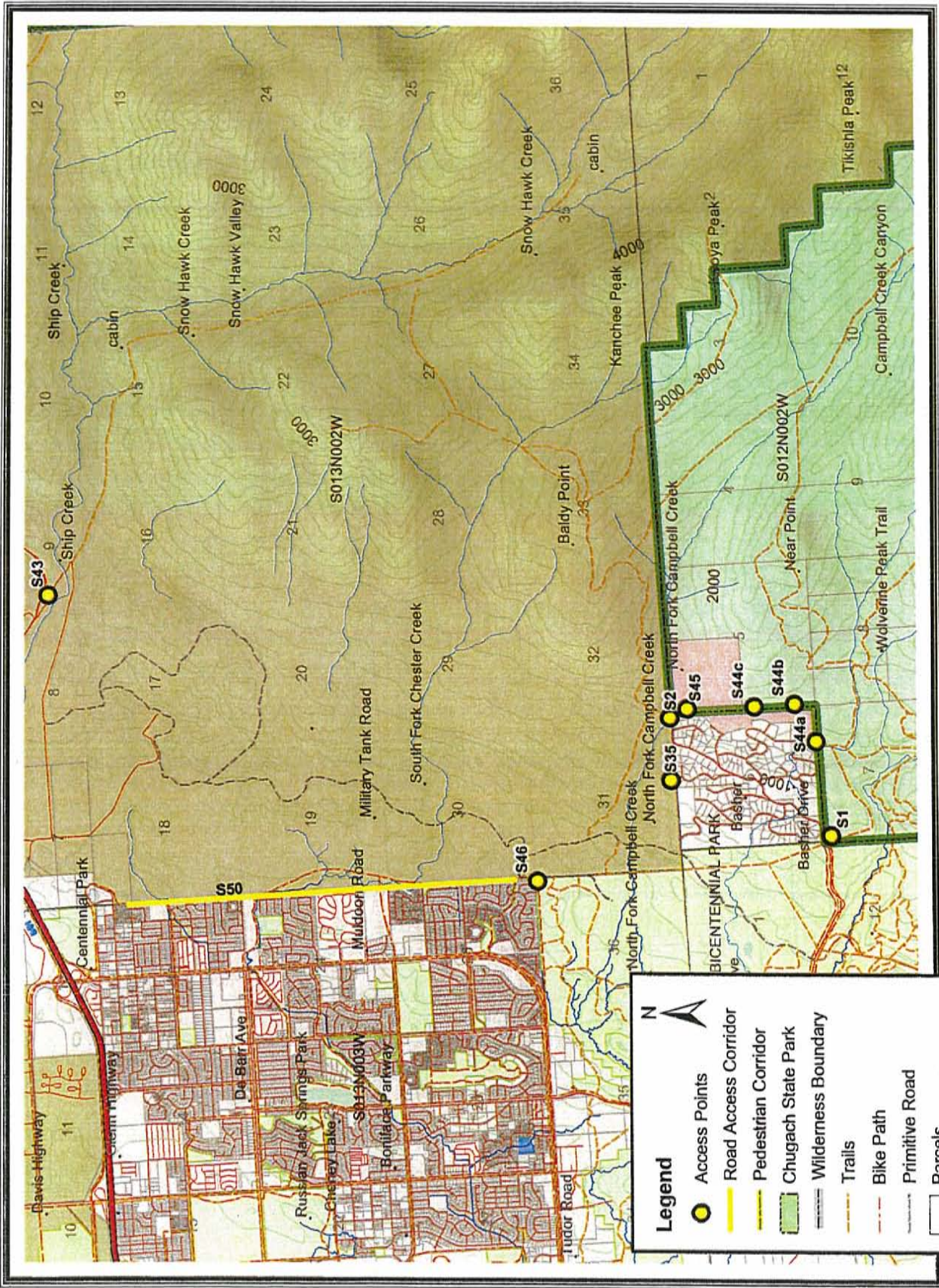
A Subdivision of:  
Section Lots 3 and 4 and the South One-Half of the North One-Quarter Section 5, T12N, R2W, Seward Meridian, Alaska, Anchorage Recording District, per deed recorded in Book 546, Page 387, dated November 20, 1980, containing approximately 160.11 acres.

**Lantech**  
LAND & CONSTRUCTION SURVEYORS/AUTOCAD PLANNERS/ENGINEERS  
440 W BENSON BLVD, SUITE 200  
ANCHORAGE, ALASKA 99503  
562-5291 (FAX 561-8628)  
email: mail@lantech.com

Grid: 2044 Scale: 1"=100' Date: 5/9/2005  
Work Order: 2003528 MGA Case Number: S11277-1 Sheet: 1 of 2  
Drawn By: TH Field Book/Page: 626/1-19

Anchorage Rec. District Plat 2005-118  
**Figure B3**





### Chugach State Park Access Inventory Muldoon, Stuckagain Heights

Data Sources:  
MOA: Roads, Trails, Streams, Parks, Parcels, CSP  
IMUS: Trails, Cultural Features, Natural Features,  
CSP Boundary  
DNR: Contours, Shaded relief  
Township and Section line grid

This map is prepared by the Alaska Department of Natural Resources for planning purposes only. Not all access points represented on this map are reserved public access. Chugach State Park users should access Chugach State Park via marked trailheads only.

Figure B5