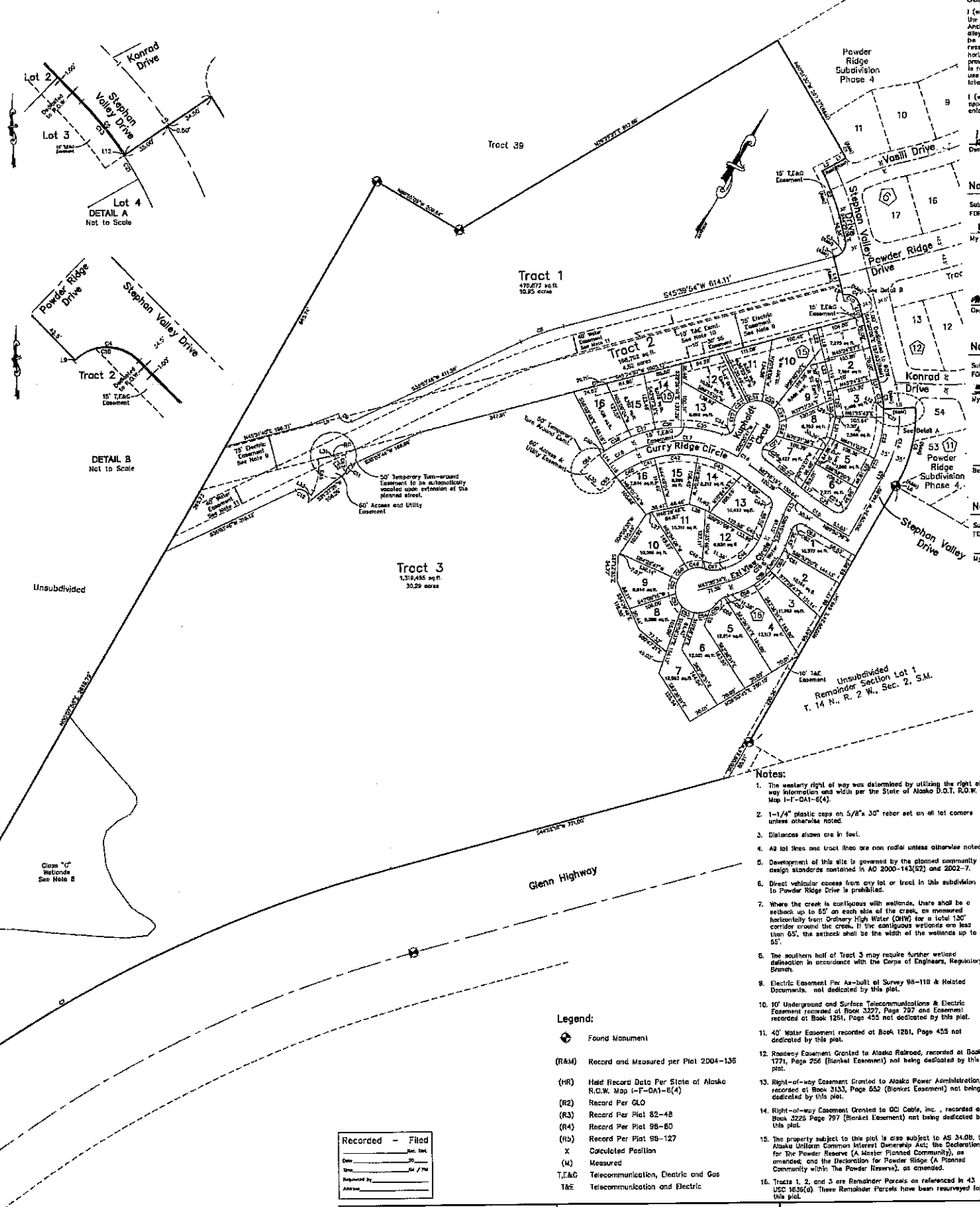


| CURVE | LENGTH | RADIUS | CHORD | CHORD BEARING | DELTA |
|-------|--------|--------|--------|---------------|--------|
| C1 | 29.73 | 148.69 | 108.87 | S82°02'00"W | 33.33 |
| C2 | 27.12 | 135.60 | 102.43 | S82°02'00"W | 30.00 |
| C3 | 44.41 | 222.05 | 177.00 | S82°02'00"W | 45.00 |
| C4 | 15.43 | 77.15 | 57.88 | S82°02'00"W | 15.00 |
| C5 | 195.54 | 977.70 | 777.00 | S82°02'00"W | 195.00 |
| C6 | 26.83 | 134.15 | 103.13 | S82°02'00"W | 27.00 |
| C7 | 31.63 | 158.15 | 121.49 | S82°02'00"W | 32.00 |
| C8 | 16.80 | 84.00 | 63.64 | S82°02'00"W | 17.00 |
| C9 | 44.36 | 221.80 | 176.43 | S82°02'00"W | 45.00 |
| C10 | 18.33 | 91.65 | 68.71 | S82°02'00"W | 18.00 |
| C11 | 33.79 | 168.95 | 134.31 | S82°02'00"W | 34.00 |
| C12 | 37.50 | 187.50 | 142.50 | S82°02'00"W | 37.50 |
| C13 | 23.66 | 118.30 | 88.74 | S82°02'00"W | 24.00 |
| C14 | 22.87 | 114.35 | 86.26 | S82°02'00"W | 23.00 |
| C15 | 11.30 | 56.50 | 42.37 | S82°02'00"W | 11.00 |
| C16 | 106.53 | 532.65 | 418.86 | S82°02'00"W | 105.00 |
| C17 | 13.33 | 66.65 | 50.00 | S82°02'00"W | 13.00 |
| C18 | 22.03 | 110.15 | 83.40 | S82°02'00"W | 22.00 |
| C19 | 24.24 | 121.20 | 90.90 | S82°02'00"W | 24.00 |
| C20 | 11.43 | 57.15 | 42.86 | S82°02'00"W | 11.00 |
| C21 | 40.30 | 201.50 | 159.38 | S82°02'00"W | 40.00 |
| C22 | 44.36 | 221.80 | 176.43 | S82°02'00"W | 44.00 |
| C23 | 27.86 | 139.30 | 104.48 | S82°02'00"W | 28.00 |
| C24 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C25 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C26 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C27 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C28 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C29 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C30 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C31 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C32 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C33 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C34 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C35 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C36 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C37 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C38 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C39 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C40 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C41 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C42 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C43 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C44 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C45 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C46 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C47 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C48 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C49 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C50 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C51 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C52 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C53 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C54 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C55 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C56 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C57 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C58 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C59 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C60 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C61 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C62 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C63 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C64 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C65 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C66 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C67 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C68 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C69 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C70 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C71 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C72 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C73 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C74 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C75 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C76 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C77 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C78 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C79 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C80 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C81 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C82 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C83 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C84 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C85 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C86 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C87 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C88 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C89 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C90 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C91 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C92 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C93 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C94 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C95 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C96 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C97 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C98 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C99 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |
| C100 | 11.32 | 56.60 | 42.36 | S82°02'00"W | 11.00 |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S17°21'41"W | 30.96 |
| L2 | S82°02'00"W | 30.00 |
| L3 | S82°02'00"W | 4.00 |
| L4 | S44°26'00"W | 83.00 |
| L5 | S82°02'00"W | 10.00 |
| L6 | S80°02'00"W | 3.71 |
| L7 | S82°02'00"W | 6.81 |
| L8 | S44°26'00"W | 1.00 |
| L9 | S82°02'00"W | 30.00 |
| L10 | S82°02'00"W | 1.00 |
| L11 | S44°26'00"W | 30.00 |
| L12 | S82°02'00"W | 1.00 |
| L13 | S80°02'00"W | 8.71 |
| L14 | S82°02'00"W | 10.00 |
| L15 | S44°26'00"W | 30.00 |
| L16 | S82°02'00"W | 1.00 |
| L17 | S82°02'00"W | 30.00 |
| L18 | S44°26'00"W | 1.00 |
| L19 | S82°02'00"W | 30.00 |
| L20 | S44°26'00"W | 30.00 |
| L21 | S82°02'00"W | 1.00 |
| L22 | S44°26'00"W | 30.00 |
| L23 | S82°02'00"W | 1.00 |
| L24 | S44°26'00"W | 30.00 |
| L25 | S82°02'00"W | 1.00 |
| L26 | S44°26'00"W | 30.00 |
| L27 | S82°02'00"W | 1.00 |
| L28 | S44°26'00"W | 30.00 |
| L29 | S82°02'00"W | 1.00 |
| L30 | S44°26'00"W | 30.00 |
| L31 | S82°02'00"W | 1.00 |
| L32 | S44°26'00"W | 30.00 |
| L33 | S82°02'00"W | 1.00 |
| L34 | S44°26'00"W | 30.00 |
| L35 | S82°02'00"W | 1.00 |
| L36 | S44°26'00"W | 30.00 |
| L37 | S82°02'00"W | 1.00 |
| L38 | S44°26'00"W | 30.00 |
| L39 | S82°02'00"W | 1.00 |
| L40 | S44°26'00"W | 30.00 |
| L41 | S82°02'00"W | 1.00 |
| L42 | S44°26'00"W | 30.00 |
| L43 | S82°02'00"W | 1.00 |
| L44 | S44°26'00"W | 30.00 |
| L45 | S82°02'00"W | 1.00 |
| L46 | S44°26'00"W | 30.00 |
| L47 | S82°02'00"W | 1.00 |
| L48 | S44°26'00"W | 30.00 |
| L49 | S82°02'00"W | 1.00 |
| L50 | S44°26'00"W | 30.00 |



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 grading and maintaining the lateral support of the constructed streets. There is reserved to the grantor, 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 any such restrictions or covenants that are binding and enforceable against present and successive owners of this subdivided property.

Stephan
Owner: *Stephan*
1825 West, Suite 201
Lena Ave, Alaska 99577

Notary Acknowledgment

Subscribed and sworn to before me this 20 day of JUNE, 2006.

FOR:
5/13/2009 *May D. Duncan*
My commission expires Notary Public

Michael Dury
Owner: *Michael Dury*, 1077 resident
Faklin, Inc.
1605 Gardiner Drive, Suite 201
Cagle River, Alaska 99577

Notary Acknowledgment

Subscribed and sworn to before me this 6th day of JUNE, 2006.

FOR:
5/18/2009 *May D. Duncan*
My commission expires Notary Public

Wesley P. Smith
Beneficiary: First National Bank, Alaska
Authorized Signer
201 N. 36th Avenue
Anchorage, Alaska 99503

Notary Acknowledgment

Subscribed and sworn to before me this 8th day of June, 2006.

FOR:
5/18/2010 *Brian A. Haynes-Burg*
My commission expires Notary Public

- Notes:**
- The westerly right of way was determined by utilizing the right of way information and width per the State of Alaska D.O.T. R.O.W. Map 1-T-0A1-(64).
 - 1-1/4" plastic caps on 5/8" 30" rebar set on all lot corners unless otherwise noted.
 - Distances shown are in feet.
 - All lot lines and tract lines are non radial unless otherwise noted.
 - Development of this site is governed by the planned community design standards contained in AC 2000-143(52) and 2002-7.
 - Direct vehicular access from any lot or tract in this subdivision to Powder Ridge Drive is prohibited.
 - Where the creek is contiguous with wetlands, there shall be a setback up to 65' on each side of the creek, as measured horizontally from Ordinary High Water (OHW) for a total 130' corridor around the creek. If the contiguous wetlands are less than 65', the setback shall be the width of the wetlands up to 65'.
 - The southern half of Tract 3 may require further wetland delineation in accordance with the Corps of Engineers, Regulatory Branch.
 - Electric Easement Per As-built of Survey 95-110 & Related Documents, not dedicated by this plat.
 - 10' Underground and Surface Telecommunications & Electric Easement removed of Book 3227, Page 797 and Easement recorded at Book 1251, Page 455 not dedicated by this plat.
 - 40' Water Easement recorded at Book 1251, Page 455 not dedicated by this plat.
 - Roadway Easement Granted to Alaska Railroad, recorded at Book 1771, Page 255 (Booklet Easement) not being dedicated by this plat.
 - Right-of-way Easement Granted to Alaska Power Administration, recorded at Book 3133, Page 652 (Booklet Easement) not being dedicated by this plat.
 - Right-of-way Easement Granted to GCI Cable, Inc., recorded at Book 3225 Page 797 (Booklet Easement) not being dedicated by this plat.
 - The property subject to this plat is also subject to AS 34.08, the Alaska Uniform Common Interest Ownership Act, the Declaration for The Powder Reserve (A Master Planned Community), as amended, and the Declaration for Powder Ridge (A Planned Community within The Powder Reserve), as amended.
 - Tracts 1, 2, and 3 are Remainder Parcels as referenced in 43 USC 1636(b). These Remainder Parcels have been reserved for this plat.

Legend:

- Found Monument
- (R&M) Record and Measured per Plat 2004-135
- (HR) Held Record Data Per State of Alaska R.O.W. Map 1-T-0A1-(64)
- (R2) Record Per GLO
- (R3) Record Per Plat 82-48
- (R4) Record Per Plat 95-80
- (R5) Record Per Plat 95-127
- X Calculated Position
- (M) Measured
- T,E,G Telecommunication, Electric and Gas
- T&E Telecommunication and Electric

Recorded - Filed

Plat No. _____

Date: _____

Required by: _____

Approved: _____

Surveyor's Certificate

I, Anthony P. Hoffman, professional land surveyor do hereby certify that this plat is a true and correct representation of lines 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 their completion is required by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by 8/25/2007. Monuments to be set by 8/25/2007.

Plot Approval

Plat approved by the Municipal Planning Authority this 17th day of August, 2006.

ARNE S. PHILIP
Authorized Official
ARNE S. PHILIP
CHIEF, PLANNING BOARD

Acceptance of Dedication

The Municipality of Anchorage hereby accepts for public use and for public purposes the real property dedicated in this plat including, but not limited to the easements, right-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this 14th day of July, 2006.

Attest:
Anna S. Mendenhall
Municipal Clerk

Tax Certification

All real property taxes levied by the Municipality of Anchorage on the herein shown on this plat have been paid in full, and there is no amount in default with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

8-14-06 *Janet Haynes*
City Clerk

Approvals
Planning Officer: *Glenn* 5-21-06
Municipal Surveyor: *Bill* 7/14/06
Environmental Protection: _____

PLAT OF Powder Ridge Subdivision PHASE 5

Lots 1-16, Block 15; Lots 1-16, Block 16 and Tracts 1, 2 and 3

A Subdivision of:
Tracts 14 and 15 of Powder Ridge Subdivision Phase 4 (Plat 2004-136) located within the SE 1/4, Section 30, T15N, R20W, S04, AL, and that portion of Section 14, T15N, R20W, S04, AL, and that portion of Section 15, T15N, R20W, S04, AL, within the NE 1/4 Section 2, T14N, R20W, S04, AL, northwest of the Steeplechase Highway Right of Way, per Plat 50-79-0027, all located in the Anchorage Planning District. Containing approximately 64.67 acres, Certified 32 Lots & 3 Tracts.

Lantech
LAND & CONSTRUCTION SURVEYORS & AUTOCAD PLANNERS ENGINEERS
440 W. BROADWAY, SUITE 200
ANCHORAGE, ALASKA 99501
907-562-2281 (FAX 561-9622)
www.lantech.com

Plat: 2006-007, 2004-001, Scale: 1"=100'
Work Order: 2006007, MDC Case Number: S-13346, Date: May 21, 2006
Drawn By: TA, Filed Date/Time: 8:55 PM '06, Sheet: 1 of 2