

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	13.12	320.00	27.12	13.12	S12°12'00"W
C2	13.12	320.00	27.12	13.12	S12°12'00"W
C3	13.12	320.00	27.12	13.12	S12°12'00"W
C4	13.12	320.00	27.12	13.12	S12°12'00"W
C5	13.12	320.00	27.12	13.12	S12°12'00"W
C6	13.12	320.00	27.12	13.12	S12°12'00"W
C7	13.12	320.00	27.12	13.12	S12°12'00"W
C8	13.12	320.00	27.12	13.12	S12°12'00"W
C9	13.12	320.00	27.12	13.12	S12°12'00"W
C10	13.12	320.00	27.12	13.12	S12°12'00"W
C11	13.12	320.00	27.12	13.12	S12°12'00"W
C12	13.12	320.00	27.12	13.12	S12°12'00"W
C13	13.12	320.00	27.12	13.12	S12°12'00"W
C14	13.12	320.00	27.12	13.12	S12°12'00"W
C15	13.12	320.00	27.12	13.12	S12°12'00"W
C16	13.12	320.00	27.12	13.12	S12°12'00"W
C17	13.12	320.00	27.12	13.12	S12°12'00"W
C18	13.12	320.00	27.12	13.12	S12°12'00"W
C19	13.12	320.00	27.12	13.12	S12°12'00"W
C20	13.12	320.00	27.12	13.12	S12°12'00"W
C21	13.12	320.00	27.12	13.12	S12°12'00"W
C22	13.12	320.00	27.12	13.12	S12°12'00"W
C23	13.12	320.00	27.12	13.12	S12°12'00"W
C24	13.12	320.00	27.12	13.12	S12°12'00"W
C25	13.12	320.00	27.12	13.12	S12°12'00"W
C26	13.12	320.00	27.12	13.12	S12°12'00"W
C27	13.12	320.00	27.12	13.12	S12°12'00"W
C28	13.12	320.00	27.12	13.12	S12°12'00"W
C29	13.12	320.00	27.12	13.12	S12°12'00"W
C30	13.12	320.00	27.12	13.12	S12°12'00"W
C31	13.12	320.00	27.12	13.12	S12°12'00"W
C32	13.12	320.00	27.12	13.12	S12°12'00"W
C33	13.12	320.00	27.12	13.12	S12°12'00"W
C34	13.12	320.00	27.12	13.12	S12°12'00"W
C35	13.12	320.00	27.12	13.12	S12°12'00"W
C36	13.12	320.00	27.12	13.12	S12°12'00"W
C37	13.12	320.00	27.12	13.12	S12°12'00"W
C38	13.12	320.00	27.12	13.12	S12°12'00"W
C39	13.12	320.00	27.12	13.12	S12°12'00"W
C40	13.12	320.00	27.12	13.12	S12°12'00"W
C41	13.12	320.00	27.12	13.12	S12°12'00"W
C42	13.12	320.00	27.12	13.12	S12°12'00"W
C43	13.12	320.00	27.12	13.12	S12°12'00"W
C44	13.12	320.00	27.12	13.12	S12°12'00"W
C45	13.12	320.00	27.12	13.12	S12°12'00"W
C46	13.12	320.00	27.12	13.12	S12°12'00"W
C47	13.12	320.00	27.12	13.12	S12°12'00"W
C48	13.12	320.00	27.12	13.12	S12°12'00"W
C49	13.12	320.00	27.12	13.12	S12°12'00"W
C50	13.12	320.00	27.12	13.12	S12°12'00"W
C51	13.12	320.00	27.12	13.12	S12°12'00"W
C52	13.12	320.00	27.12	13.12	S12°12'00"W
C53	13.12	320.00	27.12	13.12	S12°12'00"W
C54	13.12	320.00	27.12	13.12	S12°12'00"W
C55	13.12	320.00	27.12	13.12	S12°12'00"W
C56	13.12	320.00	27.12	13.12	S12°12'00"W
C57	13.12	320.00	27.12	13.12	S12°12'00"W
C58	13.12	320.00	27.12	13.12	S12°12'00"W
C59	13.12	320.00	27.12	13.12	S12°12'00"W
C60	13.12	320.00	27.12	13.12	S12°12'00"W
C61	13.12	320.00	27.12	13.12	S12°12'00"W
C62	13.12	320.00	27.12	13.12	S12°12'00"W
C63	13.12	320.00	27.12	13.12	S12°12'00"W
C64	13.12	320.00	27.12	13.12	S12°12'00"W
C65	13.12	320.00	27.12	13.12	S12°12'00"W
C66	13.12	320.00	27.12	13.12	S12°12'00"W
C67	13.12	320.00	27.12	13.12	S12°12'00"W
C68	13.12	320.00	27.12	13.12	S12°12'00"W
C69	13.12	320.00	27.12	13.12	S12°12'00"W
C70	13.12	320.00	27.12	13.12	S12°12'00"W
C71	13.12	320.00	27.12	13.12	S12°12'00"W
C72	13.12	320.00	27.12	13.12	S12°12'00"W
C73	13.12	320.00	27.12	13.12	S12°12'00"W
C74	13.12	320.00	27.12	13.12	S12°12'00"W
C75	13.12	320.00	27.12	13.12	S12°12'00"W
C76	13.12	320.00	27.12	13.12	S12°12'00"W
C77	13.12	320.00	27.12	13.12	S12°12'00"W
C78	13.12	320.00	27.12	13.12	S12°12'00"W
C79	13.12	320.00	27.12	13.12	S12°12'00"W
C80	13.12	320.00	27.12	13.12	S12°12'00"W
C81	13.12	320.00	27.12	13.12	S12°12'00"W
C82	13.12	320.00	27.12	13.12	S12°12'00"W
C83	13.12	320.00	27.12	13.12	S12°12'00"W
C84	13.12	320.00	27.12	13.12	S12°12'00"W
C85	13.12	320.00	27.12	13.12	S12°12'00"W
C86	13.12	320.00	27.12	13.12	S12°12'00"W
C87	13.12	320.00	27.12	13.12	S12°12'00"W
C88	13.12	320.00	27.12	13.12	S12°12'00"W
C89	13.12	320.00	27.12	13.12	S12°12'00"W
C90	13.12	320.00	27.12	13.12	S12°12'00"W
C91	13.12	320.00	27.12	13.12	S12°12'00"W
C92	13.12	320.00	27.12	13.12	S12°12'00"W
C93	13.12	320.00	27.12	13.12	S12°12'00"W
C94	13.12	320.00	27.12	13.12	S12°12'00"W
C95	13.12	320.00	27.12	13.12	S12°12'00"W
C96	13.12	320.00	27.12	13.12	S12°12'00"W
C97	13.12	320.00	27.12	13.12	S12°12'00"W
C98	13.12	320.00	27.12	13.12	S12°12'00"W
C99	13.12	320.00	27.12	13.12	S12°12'00"W
C100	13.12	320.00	27.12	13.12	S12°12'00"W

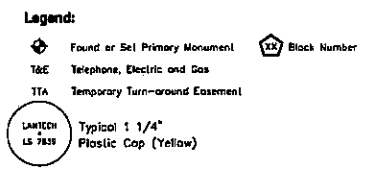
LINE TABLE

LINE	BEARING	DISTANCE
1	S89°59'59"W	60.00
2	S89°59'59"W	60.00
3	S89°59'59"W	60.00
4	S89°59'59"W	60.00
5	S89°59'59"W	60.00
6	S89°59'59"W	60.00
7	S89°59'59"W	60.00
8	S89°59'59"W	60.00
9	S89°59'59"W	60.00
10	S89°59'59"W	60.00
11	S89°59'59"W	60.00
12	S89°59'59"W	60.00
13	S89°59'59"W	60.00
14	S89°59'59"W	60.00
15	S89°59'59"W	60.00
16	S89°59'59"W	60.00
17	S89°59'59"W	60.00
18	S89°59'59"W	60.00
19	S89°59'59"W	60.00
20	S89°59'59"W	60.00
21	S89°59'59"W	60.00
22	S89°59'59"W	60.00
23	S89°59'59"W	60.00
24	S89°59'59"W	60.00
25	S89°59'59"W	60.00
26	S89°59'59"W	60.00
27	S89°59'59"W	60.00
28	S89°59'59"W	60.00
29	S89°59'59"W	60.00
30	S89°59'59"W	60.00
31	S89°59'59"W	60.00
32	S89°59'59"W	60.00
33	S89°59'59"W	60.00
34	S89°59'59"W	60.00
35	S89°59'59"W	60.00
36	S89°59'59"W	60.00
37	S89°59'59"W	60.00
38	S89°59'59"W	60.00
39	S89°59'59"W	60.00
40	S89°59'59"W	60.00
41	S89°59'59"W	60.00
42	S89°59'59"W	60.00
43	S89°59'59"W	60.00
44	S89°59'59"W	60.00
45	S89°59'59"W	60.00
46	S89°59'59"W	60.00
47	S89°59'59"W	60.00
48	S89°59'59"W	60.00
49	S89°59'59"W	60.00
50	S89°59'59"W	60.00
51	S89°59'59"W	60.00
52	S89°59'59"W	60.00
53	S89°59'59"W	60.00
54	S89°59'59"W	60.00
55	S89°59'59"W	60.00
56	S89°59'59"W	60.00
57	S89°59'59"W	60.00
58	S89°59'59"W	60.00
59	S89°59'59"W	60.00
60	S89°59'59"W	60.00
61	S89°59'59"W	60.00
62	S89°59'59"W	60.00

Lot Area Table

Block	Lot	Area (sq. ft.)
Block 15	Lot 17	8,373 sq. ft.
	Lot 18	8,150 sq. ft.
	Lot 19	7,829 sq. ft.
	Lot 20	7,588 sq. ft.
	Lot 21	7,328 sq. ft.
	Lot 22	7,059 sq. ft.
	Lot 23	6,781 sq. ft.
	Lot 24	6,495 sq. ft.
	Lot 25	6,201 sq. ft.
	Lot 26	5,900 sq. ft.
Block 16	Lot 41	2,349 sq. ft.
	Lot 42	2,241 sq. ft.
	Lot 43	2,134 sq. ft.
	Lot 44	2,028 sq. ft.
	Lot 45	1,923 sq. ft.
	Lot 46	1,819 sq. ft.
	Lot 47	1,716 sq. ft.
	Lot 48	1,614 sq. ft.
	Lot 49	1,513 sq. ft.
	Lot 50	1,413 sq. ft.

- Notes:**
- The westerly right of way was determined by aligning the right of way information and north per the State D.M.C. map 147-041-04-1.
 - Bearings and Distances are taken and measured per plate 3006-105 unless otherwise noted.
 - 1-1/4" plastic caps on 3/8" x 30" rebar set on all lot corners unless otherwise noted.
 - Distances shown are in feet.
 - All lot lines and tract lines are non radiated unless otherwise noted.
 - Development of this site is governed by the planned community design standards contained in AD 2000-143(2) and 2003-07.
 - Direct utility access from any lot or tract in this subdivision to Powder Ridge Drive is prohibited.
 - 1/4" Temporary Turn-around Easement is to be automatically created upon extension of Powder Drive.
 - The property subject to this plat is one subject to AS 34.06, 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.
 - Tract 3A is a Remainder Parcel as referenced in AS USC 16.50(d). This Remainder Parcel has been recognized for this plat.
 - Tract 3A to be owned and maintained by Lantech Inc. until it is transferred to another entity.
 - In the event there is a 5' easement added to the 15' LEAS easement, the electric lines and equipment shall be installed within the 15' of the easement, closest to the right-of-way, and the gas line and equipment shall be installed in the 15' (including the 5' Gas Easement) furthest from the right-of-way. The electric and gas utility shall both have use of the full 15' LEAS easement for access.



Surveyor's Certificate
I, Anthony P. Hallinan, professional land surveyor do hereby certify that this plat is a true and correct representation of the land actually surveyed and that the bearings and distances are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if that completion is required by subdivision agreement, they will be set on or before the date of subdivision agreement. Lot corners to be set by 3/24/06. Monument to be set by 3/24/06.

Plat Approval
Plat approved by the Municipal Planning Authority on this _____ day of _____, 2006.

Authorized Official

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

Dated at Anchorage, Alaska this _____ day of _____, 2006.

Ally: _____
Municipal Clerk _____ 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 required to be sought, between January 1 and the first due date, there is no deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

Approved: _____
Municipal Surveyor

Environmental Protection: _____

Certificate of Ownership and Dedication

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, streets, alleys, thoroughfares, parks, and other public uses shown herein. There shall be reserved adjacent to the dedicated streets shown herein a 10-foot reservation easement sufficient to provide and maintain a 1.5 foot 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 canalized streets. There is reserved to the grantors, their 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.

I (we) hereby agree to this plat, and to any restrictions or covenants appearing herein and any such restrictions or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

Done: Leo Eichen, President
Lantech, Inc.
1845 Centerfield Drive, Suite 201
Eagle River, Alaska 99577

Notary Acknowledgment
Subscribed and sworn to before me this _____ day of _____, 2006.
FOR: _____
My commission expires _____ Notary Public

Done: Mark D. L. Cowman, Secretary
Lantech, Inc.
1845 Centerfield Drive, Suite 201
Eagle River, Alaska 99577

Notary Acknowledgment
Subscribed and sworn to before me this _____ day of _____, 2006.
FOR: _____
My commission expires _____ Notary Public

Beneficiary: First National Bank, Alaska
Authorized Signer
201 W. 3rd Avenue
Anchorage, Alaska 99503

Notary Acknowledgment
Subscribed and sworn to before me this _____ day of _____, 2006.
FOR: _____
My commission expires _____ Notary Public

Vicinity Map Scale: 1" = 1/2 Mile - T14N R2W

PLAT OF
Powder Ridge Subdivision
PHASE 6
Lots 17-28, Block 15; Lots 17-69, Block 16,
and Tract 3A

A Subdivision of:
Tract 3, Powder Ridge Subdivision, Phase 5 (Plat 2006-02) located within the
1/4 Section 2, Township 14 North, Range 3 West, District 10, Alaska
Anchorage Assessor's District. Containing approximately 30.28 acres, creating 85
lots & 1 tract.

Lantech
LAND & CONSTRUCTION SURVEYORS & AUTOCAD
PLANNERS
ENGINEERS

City: Anchorage, Alaska
Scale: 1"=100'
Date: 4/3/2006
Work Order: 20060607
MCA Case Number: 2-11349
Drawn By: TC
Title Block/Prop: 6327-33
Sheet 1 of 1