

NOTES:

1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
2. THE PROPERTY OWNERS AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
3. PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, IMPEDE OR ALTER APPROVED DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
4. EASEMENTS BY DOCUMENT SHOWN WERE PLOTTED AND DIMENSIONED FOR REFERENCE PURPOSES ONLY. THE RECORDED EASEMENT DOCUMENTS SHOULD BE USED TO VERIFY AND ESTABLISH LOCATION, RIGHTS AND PERMITTED USE.
5. ALL LOT CORNERS WILL BE MONUMENTED WITH 5/8" X 30" REBAR WITH 1 & 1/4" RED PLASTIC CAP EXCEPT AS SHOWN.
6. ALL CENTERLINE P.C.'S, P.T.'S, AND S.I.'S WILL BE MONUMENTED WITH 5/8" X 30" REBAR WITH 2" ALUMINUM CAP.
7. ACCESS TO LOTS 15 AND 16 REQUIRES REVIEW FROM TRAFFIC ENGINEERING DEPARTMENT PRIOR TO APPROVAL OF A BUILDING PERMIT TO ENSURE ALL PROPOSED DRIVEWAYS MEET CURRENT CODE AND MUNICIPAL DRIVEWAY STANDARDS. THERE IS A STREAM LOCATED ON THIS PLAT AND THE STREAM PROTECTION SETBACKS WILL BE AS SPECIFIED IN AMC 21.07.020 OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AMC 21. PORTIONS OF STREAMS CONTAINED WITHIN MAPPED WETLANDS ARE SUBJECT TO SETBACKS AS DESCRIBED IN THE ANCHORAGE WETLANDS MANAGEMENT PLAN.
8. PROPERTY SUBJECT TO BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED JANUARY 5, 1982, BOOK 40, PAGE 69. NOT DEDICATED BY THIS PLAT.
9. PROPERTY SUBJECT TO BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 28, 2020, INSTRUMENT NUMBER 2020-044629-0. NOT DEDICATED BY THIS PLAT.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	7.48'	904.93'	000°28'24"	7.48' N53°03'15"W
C2	59.93'	904.93'	003°47'41"	59.92' N55°11'23"W
C3	67.45'	904.93'	004°16'13"	67.43' N59°13'20"W
C4	135.08'	904.93'	008°33'09"	134.95' N65°38'02"W
C5	59.58'	30.00'	113°47'01"	50.26' N04°27'57"W
C6	26.50'	120.00'	012°39'03"	26.44' N58°45'05"E
C7	320.11'	914.00'	020°04'00"	318.48' N75°06'36"E
C8	209.87'	914.00'	013°09'21"	209.41' S88°16'43"E
C9	99.89'	670.00'	008°32'32"	99.80' S77°25'46"E
C10	142.44'	670.00'	012°10'52"	142.17' S67°04'04"E
C11	86.04'	670.00'	007°21'27"	85.98' S57°17'55"E
C12	53.49'	7957.51'	000°23'07"	53.49' N53°48'45"W
C13	155.04'	7957.51'	001°06'59"	155.04' N54°33'47"W
C14	174.55'	7957.51'	001°15'25"	174.55' N55°44'59"W
C15	200.19'	7957.51'	001°26'29"	200.18' N57°05'56"W
C16	226.00'	7957.51'	001°37'38"	225.99' N58°38'00"W
C17	31.99'	50.00'	036°39'17"	31.44' S41°07'10"E
C18	97.18'	50.00'	111°21'39"	82.59' N78°28'21"W
C19	32.57'	50.00'	037°19'33"	32.00' S27°11'03"W
C20	31.95'	50.00'	036°36'35"	31.41' S09°47'01"E
C21	59.73'	50.00'	068°26'32"	56.24' S62°18'35"E
C22	32.37'	50.00'	037°05'18"	31.80' N77°59'12"W
C23	246.25'	7897.51'	001°47'12"	246.24' N58°32'57"W
C24	199.54'	7897.51'	001°26'51"	199.53' N56°55'55"W
C25	180.66'	7897.51'	001°18'38"	180.65' N55°33'11"W
C26	176.12'	7897.51'	001°16'40"	176.12' N54°15'31"W
C27	120.75'	730.00'	009°28'38"	120.61' S58°21'31"E
C28	135.58'	730.00'	010°38'30"	135.39' S68°25'05"E
C29	101.44'	730.00'	007°57'43"	101.36' S77°43'11"E
C30	209.54'	974.00'	012°19'34"	209.13' S87°51'49"E
C31	192.39'	974.00'	011°19'03"	192.08' N80°18'53"E
C32	74.55'	974.00'	004°23'07"	74.53' N72°27'48"E
C33	88.29'	974.00'	005°11'38"	88.26' N67°40'25"E
C34	75.63'	180.00'	024°04'26"	75.08' N53°02'23"E
C35	44.88'	30.00'	085°42'23"	40.81' S83°51'22"W
C36	86.57'	150.00'	033°04'05"	85.38' N48°32'34"E
C37	547.37'	944.00'	033°13'22"	539.74' N81°41'17"E
C38	343.07'	700.00'	028°04'51"	339.65' S67°39'37"E
C39	865.92'	7927.51'	006°15'30"	865.49' N56°44'57"W
C40(R&M)	269.96'	904.93'	017°05'33"	268.96' N61°21'50"W

SURVEYOR'S CERTIFICATE

I, BENJAMIN HOLMSTROM, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF OVERLOOK ESTATES ADDITION 3 IS A TRUE AND CORRECT REPRESENTATION OF LANDS 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 FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY 4/8/2023. MONUMENTS TO BE SET BY 4/8/2023.

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS 13 DAY OF Sept, 2021.
 AUTHORIZED OFFICIAL: *[Signature]*



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 ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THROUGHFARES, 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 ONE 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 RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

NAME: Kyle N. Foster TITLE: CEO
 SIGNATURE: *[Signature]*
 EKUTNA, INC.
 16515 CENTERFIELD DRIVE, SUITE 201
 EAGLE RIVER, AK 99577

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF Feb, 2021.
 FOR: Kyle N. Foster
 MY COMMISSION EXPIRES Feb 14 2022 NOTARY PUBLIC *[Signature]*

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

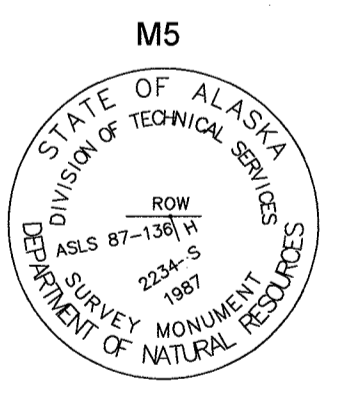
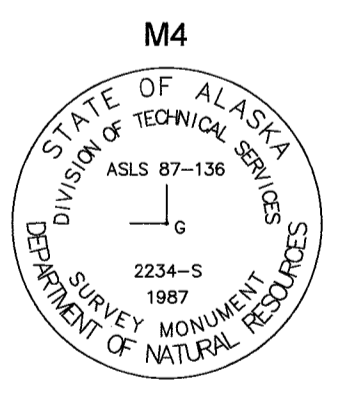
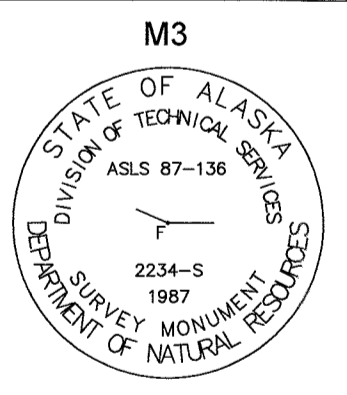
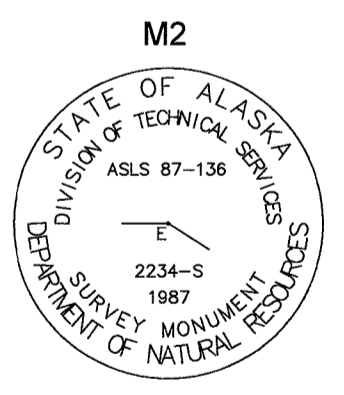
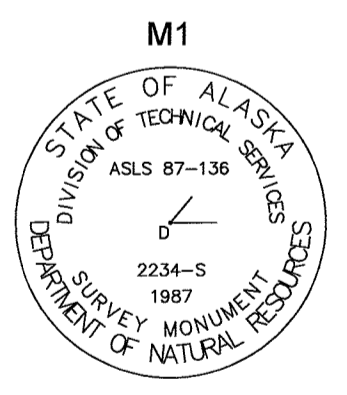
THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THROUGHFARES AND PARKS SHOWN HEREON.

FOR MUNICIPAL CLERK: *[Signature]* DATE: 9/2/21
 FOR MAYOR OF ANCHORAGE: *[Signature]* DATE: 9/1/2021



NOTARY PUBLIC
 CRAIG BENNETT
 STATE OF ALASKA
 My Commission Expires February 14, 2022

MONUMENT DETAILS



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 ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL: *[Signature]* DATE: 9/3/2021
 APPROVALS
 PLATTING OFFICER: *[Signature]* DATE: 9/1/21
 MUNICIPAL SURVEYOR: *[Signature]* DATE: 8/27/2021
 ON-SITE WATER AND WASTEWATER: *[Signature]* DATE: 9/1/21

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR WITH 1 & 1/4" YELLOW PLASTIC CAP, "S4 GROUP LS-7625"
- (DTP) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
- (R) RECORD AS PER PLAT 2019-32
- (M) MEASURED AS PER THIS SURVEY
- TEG TELEPHONE, ELECTRIC & GAS EASEMENT
- # BLOCK NUMBER
- S4 GROUP LS 118708 TYPICAL 1 & 1/4" RED PLASTIC CAP SET ON 5/8" X 30" REBAR
- S4 GROUP LS 118708 TYPICAL 2" ALUMINUM CAP SET ON 5/8" X 30" REBAR AT ALL CENTERLINE P.C.'S, P.T.'S, AND S.I.'S.

SHEET 1 OF 2

A Plat of:
Overlook Estates Addition 3
 Lots 1-28

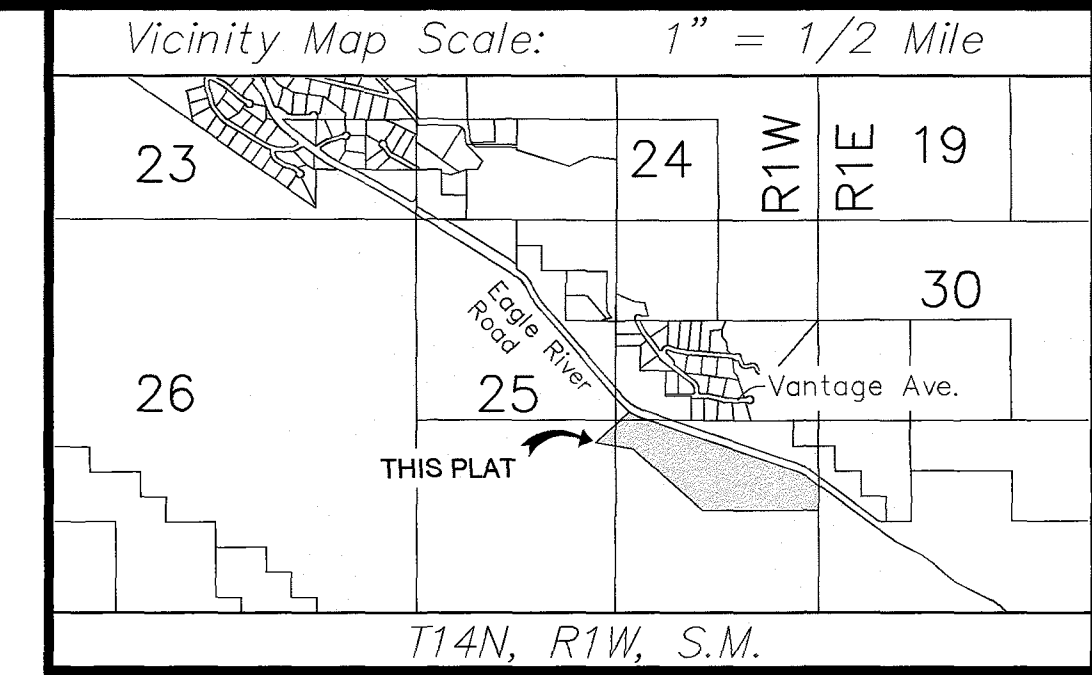
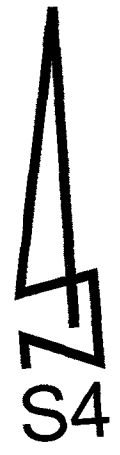
This is a Resubdivision of:
 Tract A, Overlook Estates Addition 2, Plat 2019-32, Anchorage Recording District, Third Judicial District, State of Alaska. Located in NE 1/4, SE 1/4, and the SW 1/4 of Section 25, Township 14 North, Range 1 West, Seward Meridian, Alaska. Containing 37,385 acres, more or less.

S4 Group Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

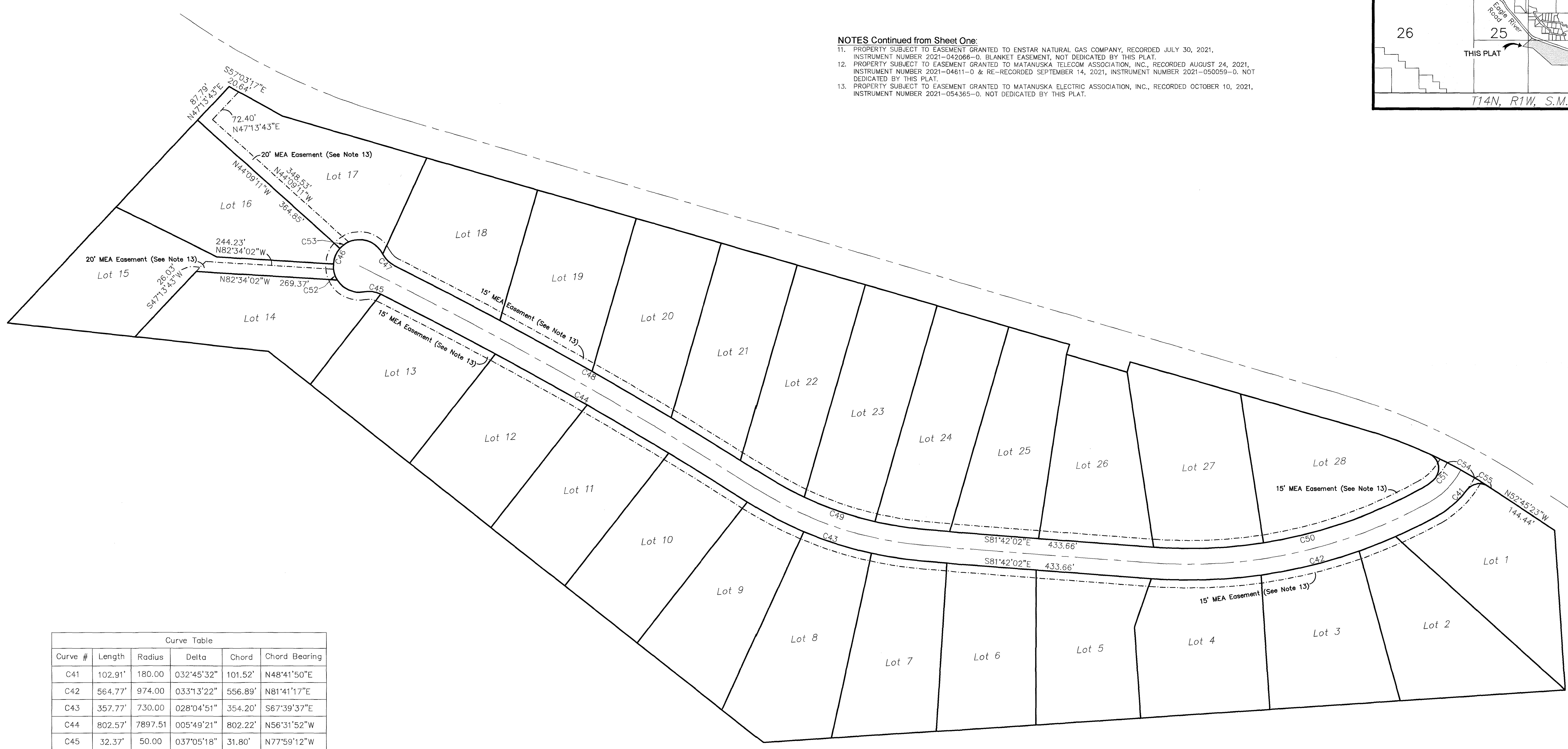
124 E 7th Avenue
 Anchorage, Alaska 99501
 (907) 306-8104
 mail@s4ak.com
 AEC# 173042

Drawn by: CB Scale 1" = 100'
 Field Book: 137 MOA Case S12577
 Grid SW0465 & SW0565
 Date: 8/27/2021

Anchorage Recording District PL2021-79



- NOTES Continued from Sheet One:**
11. PROPERTY SUBJECT TO EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY, RECORDED JULY 30, 2021, INSTRUMENT NUMBER 2021-042066-0. BLANKET EASEMENT, NOT DEDICATED BY THIS PLAT.
 12. PROPERTY SUBJECT TO EASEMENT GRANTED TO MATANUSKA TELECOM ASSOCIATION, INC., RECORDED AUGUST 24, 2021, INSTRUMENT NUMBER 2021-04611-0 & RE-RECORDED SEPTEMBER 14, 2021, INSTRUMENT NUMBER 2021-050059-0. NOT DEDICATED BY THIS PLAT.
 13. PROPERTY SUBJECT TO EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED OCTOBER 10, 2021, INSTRUMENT NUMBER 2021-054365-0. NOT DEDICATED BY THIS PLAT.



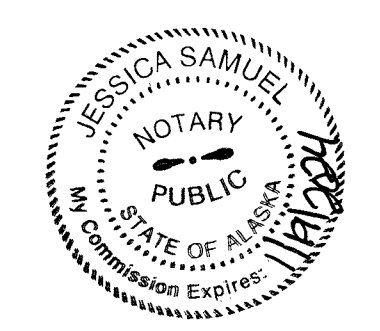
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C41	102.91'	180.00	032°45'32"	101.52'	N48°41'50"E
C42	564.77'	974.00	033°13'22"	556.89'	N81°41'17"E
C43	357.77'	730.00	028°04'51"	354.20'	S67°39'37"E
C44	802.57'	7897.51	005°49'21"	802.22'	N56°31'52"W
C45	32.37'	50.00	037°05'18"	31.80'	N77°59'12"W
C46	221.43'	50.00	253°44'19"	80.00'	S30°20'19"W
C47	31.99'	50.00	036°39'17"	31.44'	S41°07'10"E
C48	809.28'	7957.51	005°49'37"	808.93'	N56°32'00"W
C49	328.37'	670.00	028°04'51"	325.09'	S67°39'37"E
C50	529.98'	914.00	033°13'22"	522.59'	N81°41'17"E
C51	69.23'	120.00	033°03'24"	68.28'	N48°32'54"E
C52	21.90'	50.00	025°05'35"	21.72'	S15°32'31"E
C53	20.58'	50.00	023°34'41"	20.43'	S57°38'10"W
C54	60.02'	904.93	003°48'00"	60.00'	N57°05'12"W
C55	37.42'	904.93	002°22'09"	37.42'	N54°00'08"W

BENEFICIARY
 NAME: J. M. TITLE: AVP Construction Loan Officer

Northrim Bank
 PO Box 241489,
 Anchorage, Alaska 99524-1489

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF October 2021.

FOR: Joseph Moran
11/9/2024
 MY COMMISSION EXPIRES _____
Jessica Samuel
 NOTARY PUBLIC



2021-79
 Plat #
Anchorage
 Rec Dist
10-14 - 2021
 Date
2:40 P.M.

Sheet 2 OF 2

A Plat of:
**Overlook Estates
 Addition 3
 Lots 1-28**

This is a Resubdivision of:
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 State of Alaska. Located in NE 1/4, SE 1/4, and the SW 1/4 of Section 25, Township 14 North, Range 1 West,
 Seward Meridian, Alaska. Containing 37.265 acres, more or less.

S4 Group	Land Surveying Land Development Consultants Subdivision Specialists Construction Surveying	124 E 7th Avenue Anchorage, Alaska 99501 (907) 306-8104 mail@S4AK.com AEC# 173042
	Drawn by: CB Scale 1" = 100' Grid SW0465 & SW0565	Field Book: 137 MOA Case S12577 Date: 10/12/2021