

#### SHEET INDEX

- 1 - KEY MAP & SUBDIVISION BOUNDARY
- 2 - SOUTHWEST PLAT DETAIL
- 3 - NORTHWEST PLAT DETAIL
- 4 - NORTHEAST PLAT DETAIL

#### LEGEND

- BLM MONUMENT FOUND THIS SURVEY.
- FOUND 3.25" ALUMINUM PRIMARY MONUMENT (77125).
- 3.25" ALUMINUM PRIMARY MONUMENT (148285) FOUND THIS SURVEY.
- 3.25" ALUMINUM PRIMARY MONUMENT (148285) FOUND THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (148285) FOUND THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (148285) FOUND THIS SURVEY.
- 3/4" IRON PIPE MONUMENT FOUND THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77125) FOUND THIS SURVEY, UNLESS OTHERWISE NOTED.
- SURVEYED PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- PHASE LINE
- DRAINAGE & UTILITY EASEMENT CREATED THIS PLAT
- EXISTING ACCESS, DRAINAGE & UTILITY EASEMENT
- PHASE 1A & 1C

#### OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT CITY AND BOROUGH OF JUNEAU, AK IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I AS LANDS MANAGER, HEREBY ADOPTE THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, TRAILS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 2017

GREG CHANEY  
CITY LANDS MANAGER

#### NOTARY ACKNOWLEDGMENT

STATE OF ALASKA  
FIRST JUDICIAL DISTRICT

THIS IS TO CERTIFY THAT ON THE 20th DAY OF OCTOBER, 2017, BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED GREG CHANEY TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE LANDS MANAGER FOR THE CITY & BOROUGH OF JUNEAU, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES:

#### NOTES

- THIS SURVEY CLOSSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 48.15.432.
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- RECORD INFORMATION DERIVED FROM OFFICIAL PLAT OF PEDERSON HILL SUBDIVISION II, PHASE 1A, PLAT NO. 2017-200, JUNEAU RECORDING DISTRICT.
- WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
- DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS.
- PUBLIC USE LOTS: LOT 3 HAS BEEN SET ASIDE AS A NEIGHBORHOOD PARK FOR RECREATION. DEVELOPMENT IN THIS PARK FOR PUBLIC RECREATION IS APPROPRIATE. LOT 7 HAS BEEN SET ASIDE SPECIFICALLY FOR HABITAT PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR REMOVAL OF INVASIVE SPECIES. NO FILL OR OTHER BUILDING DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERIMETER FENCING. TRAIL CONSTRUCTION SHALL BE PERMITTED IN ACCORDANCE WITH C&J TITLE 18.12 - EXCAVATION AND GRADING CODE. PERIMETER FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE SOIL AND VEGETATIVE DISTURBANCE.
- METLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE METLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.

#### CERTIFICATION OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. 2017-200, DATED 2017, AND THAT THE PLAT SHOWN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

CHAIRMAN  
CITY AND BOROUGH OF JUNEAU  
PLANNING COMMISSION

ATTEST:  
CLERK:  
CITY AND BOROUGH OF JUNEAU

## PRELIMINARY

**PLAT**  
**PEDERSON HILL SUBDIVISION II, PHASE 1B**  
A SUBDIVISION OF  
**LOT 2B, PEDERSON HILL SUBDIVISION II, PHASE 1A**  
CITY & BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT  
STATE RECORDER'S OFFICE AT JUNEAU

**DOWL**  
ARCL2848  
CIVIL ENGINEERING—LAND SURVEYING—CONSTRUCTION MANAGEMENT  
5388 COMMERCIAL BOULEVARD  
JUNEAU ALASKA 99801 907-780-3553

**OWNER**  
CITY AND BOROUGH OF JUNEAU  
166 SOUTH SEWARD STREET  
JUNEAU, ALASKA 99801

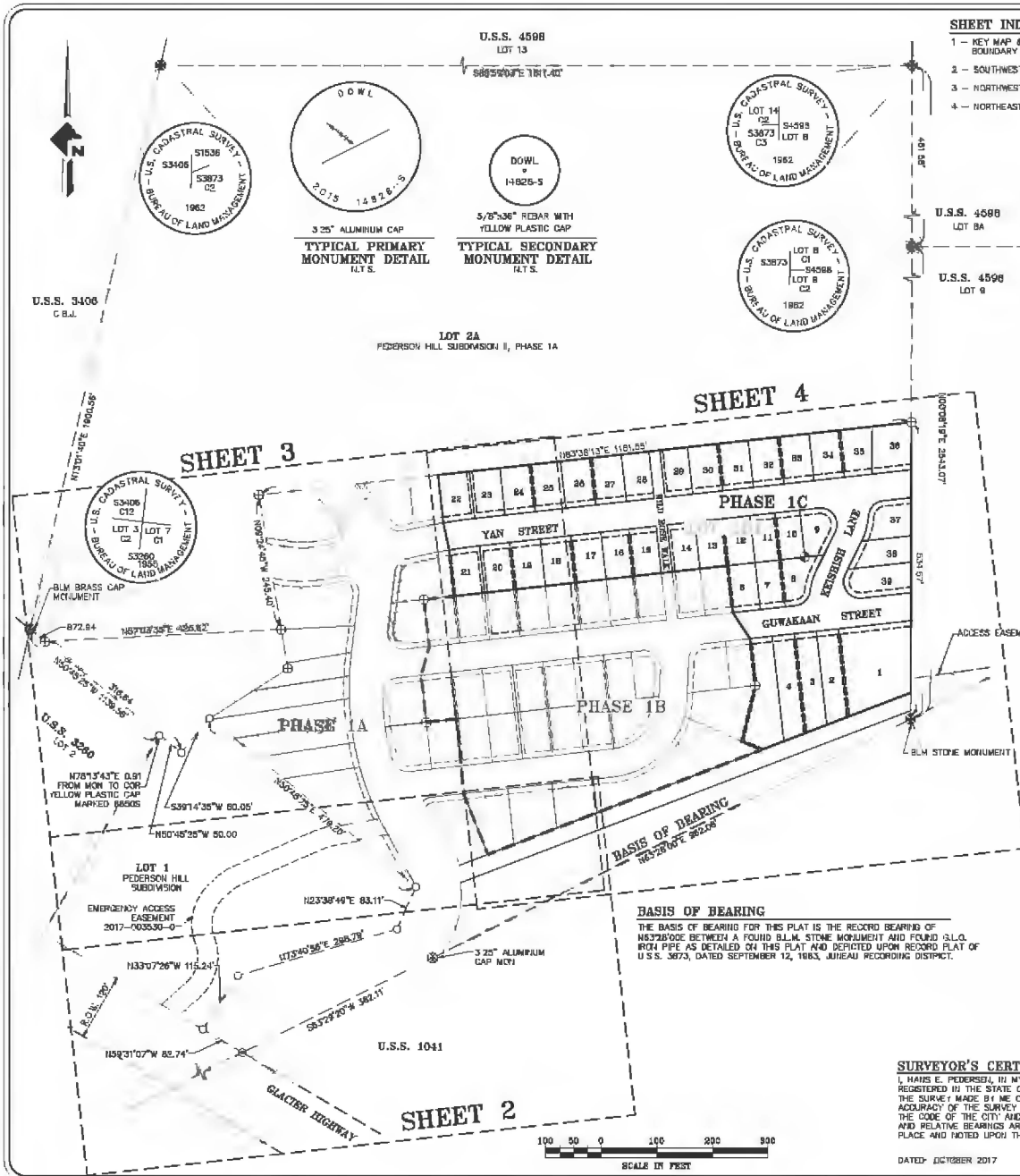
**SCALE:** 1" = 100'  
**DATE:** OCT. 2017  
**PROJECT NO.:** 170687  
**FILE NO.:**  
**SHEET NO.:** 1 OF 4

#### SURVEYOR'S CERTIFICATE

I, HANS E. PEDERSON, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 48 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: OCTOBER 2017





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- 1 - KEY MAP & SUBDIVISION BOUNDARY
  - 2 - SOUTHWEST PLAT DETAIL
  - 3 - NORTHWEST PLAT DETAIL
  - 4 - NORTHEAST PLAT DETAIL

- LEGEND**
- BLM MONUMENT FOUND THIS SURVEY.
  - FOUND 3.25\"/>
- OWNERSHIP CERTIFICATE**
- I HEREBY CERTIFY THAT CITY AND BOROUGH OF JUNEAU, AK IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AS LANDS MANAGER, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, TRAILS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:
- DATE: 10/17/2017
- \_\_\_\_\_  
GREG CHANEY  
CITY LANDS MANAGER

**NOTARY ACKNOWLEDGMENT**

STATE OF ALASKA }  
FIRST JUDICIAL DISTRICT } ss.

THIS IS TO CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED GREG CHANEY TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE LANDS MANAGER FOR THE CITY & BOROUGH OF JUNEAU, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES:

**NOTES**

1. THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49.15.492
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. RECORD INFORMATION DERIVED FROM OFFICIAL PLAT OF PEDERSON HILL SUBDIVISION II, PHASE 1A, A SUBDIVISION OF TRACT 1, PEDERSON HILL SUBDIVISION II, PHASE 1A, PLAT NO. 3017-3X, JUNEAU RECORDING DISTRICT.
4. WHERE DIFFERENT FROM MEASURED OR CALCULATED, REDONDED DIMENSIONS ARE SHOWN IN PARENTHESES.
5. DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS.
6. WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.

**CERTIFICATION OF PLAT APPROVAL**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 2017, AND THAT THE PLAT SHOWN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

\_\_\_\_\_  
CHAIRMAN  
CITY AND BOROUGH OF JUNEAU  
PLANNING COMMISSION

ATTEST:  
CLERK:  
CITY AND BOROUGH OF JUNEAU

**PRELIMINARY**

PLAT  
**PEDERSON HILL SUBDIVISION II, PHASE 1C**  
A SUBDIVISION OF  
**LOT 2C, PEDERSON HILL SUBDIVISION II, PHASE 1B**  
U.S. SURVEY No. 3873  
CITY & BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT  
STATE RECORDER'S OFFICE AT JUNEAU

**DOWL**  
ARC16448  
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT  
5388 COMMERCIAL BOULEVARD  
JUNEAU ALASKA 99801 907-780-3533

**OWNER**  
CITY AND BOROUGH OF JUNEAU  
166 SOUTH SEWARD STREET  
JUNEAU, ALASKA 99801

SCALE: 1"= 100' DATE: OCT. 2017 PROJECT NO: 170687 FILE NO: SHEET NO: 1 OF 4

**SURVEYOR'S CERTIFICATE**

I, HANS E. PEDERSON, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: OCTOBER 2017

