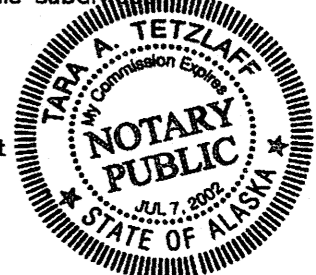


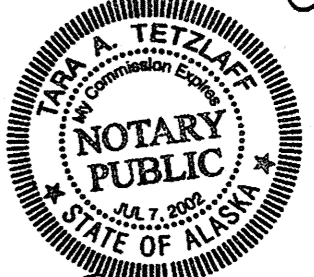
CERTIFICATE OF OWNERSHIP and DEDICATION
 I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the Municipality of Anchorage all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There is reserved a 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.
 Owner: **Newby Construction, Inc.** Sam Newby, President
 12929 Tracey Way
 Anchorage, Alaska 99516



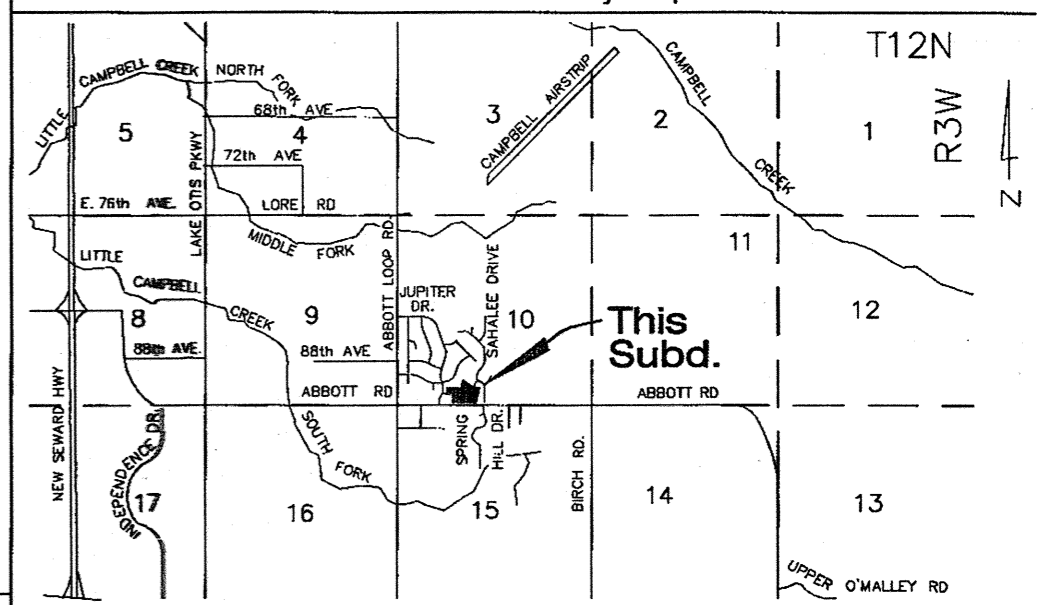
NOTARY ACKNOWLEDGEMENT
 Subscribed and sworn to before me this 12 day of September, 2001.
 FOR: Sam Newby
ET-02
 My commission expires _____
 Notary Public

NOTARY ACKNOWLEDGEMENT
 Beneficiary: Northrim Bank, CREDA BLOXOM, V.P.
 3111 C Street
 Anchorage, Alaska 99503

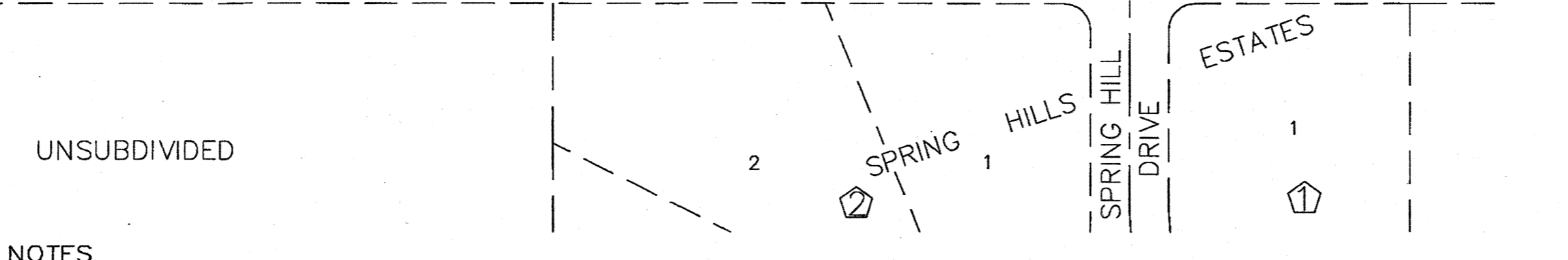


NOTARY ACKNOWLEDGEMENT
 Subscribed and sworn to before me this 12 day of September, 2001.
 FOR: CREDA BLOXOM
7-7-02
 My commission expires _____
 Notary Public

Vicinity Map Scale: 1" = 1 mile



2002-19 20cc
 Anchorage REC DIST
 Date 2/27 2002
 Time 1:31 P M
 Requested By MOA
 Address N/A



LINE TABLE

Line	Bearing	Length
L1	N01°33'12"E	15.38'
L2	N01°33'12"E	30.25'
L3	N01°33'12"E	14.45'
L4	N71°19'32"W	30.00'
L5	N71°19'32"W	30.00'
L6	N89°55'02"E	15.66'
L7	N47°36'12"E	20.54'
L8	S16°28'39"W	30.00'

CURVE TABLE

Curve	Delta	Length	Radius	Tangent	Chord Brg	Chord
C1	14°05'48"	59.05	240.00	29.67	S81°23'54"E	58.90
C2	91°46'19"	32.03	20.00	20.63	S28°27'51"E	28.72
C3	23°27'30"	122.83	300.00	62.29	N05°41'34"E	121.97
C4	8°44'28"	27.46	180.00	13.76	S01°25'12"W	27.43
C5	21°37'29"	45.29	120.00	22.92	N07°31'43"E	45.02
C6	68°24'27"	143.27	120.00	81.56	N52°32'41"E	134.91
C7	2°50'08"	5.94	120.00	2.97	N88°29'58"E	5.94
C8	43°20'30"	37.82	50.00	19.87	S68°24'43"E	36.93
C9	33°47'27"	35.39	60.00	18.22	N63°38'11"W	34.87
C10	38°09'00"	41.00	60.00	21.34	S79°53'36"W	40.20
C11	36°51'22"	38.60	60.00	19.99	S41°53'24"W	37.93
C12	28°57'18"	30.32	60.00	15.49	S08°59'04"W	30.00
C13	36°12'24"	37.92	60.00	19.61	S23°35'47"E	37.29
C14	44°39'02"	46.76	60.00	24.64	S64°01'29"E	45.58
C15	47°04'28"	49.30	60.00	26.14	N70°06'46"E	47.92
C16	43°20'30"	37.82	50.00	19.87	S68°14'47"W	36.93
C17	18°48'48"	52.82	180.00	26.60	N81°30'39"E	52.63
C18	18°56'23"	59.50	180.00	30.02	N63°38'04"E	59.23
C19	15°07'35"	47.52	180.00	23.90	N46°36'05"E	47.38
C20	20°21'49"	63.97	180.00	32.33	N28°51'22"E	63.64
C21	71°14'34"	186.51	150.00	107.47	N54°17'45"E	174.73
C22	14°11'05"	74.27	300.00	37.33	N10°19'46"E	74.08
C23	9°16'25"	48.56	300.00	24.33	N01°23'59"W	48.50
C24	27°52'20"	98.73	20.54	18.70	S00°04'58"E	27.66
C25	13°53'53"	17.25	71.13	8.67	S49°10'49"W	17.21
C26	112°25'26"	6.13	3.13	4.67	N00°04'58"W	5.19
C27	13°53'53"	17.25	71.13	8.67	S49°20'44"E	17.21

- NOTES**
- 1 1/4" Plastic Caps on 5/8"x 30" Rebar set at all lot corners unless otherwise noted.
 - All perimeter bearings and distances are measured and recorded as per Sahalee Tracts Subdivision, Plat 98-81.
 - The homeowners association shall be responsible for greenbelt areas and if disturbed, shall replace the vegetation.
 - Direct vehicular access from all Lots and Tracts onto Abbott Road shall be prohibited.
 - Greenbelt tracts shall be owned by the homeowners association.
 - All greenbelt tracts are also electrical & telecommunication, water, & sanitary sewer easements. all areas disturbed by utility installation shall be reseeded with grass seed.
 - Street widths shown to the foot are to that foot.
 - All lot lines are non-radial unless otherwise noted.
 - There is a natural vegetative buffer as per A.O. 97-141 section 1.c, 50' in width, with the southern boundary being the north edge of the paved bike trail along Abbott Road, except where it is necessary to remove vegetation for the construction of a residential structure. (Including roads & driveways.)
 - As per A.O. 97-141 section 1b., where it is necessary for homesite development, to include the home, driveway, and yard space, consideration shall be given to first removing dead trees, and that as many trees as possible with a diameter of 8" or more shall be retained on the lot. Special attention should be given to maintaining vegetative wind breaks and visual buffers to screen the lot from adjacent development.

- LEGEND**
- ⊕ Found Monument
 - Found 5/8" Rebar
 - Found Spike
 - T&E Telecommunication & Electric
 - GBT Green Belt Tract
 - AWWU Anchorage Water & Wastewater Utility
- Typical Plastic Cap (Yellow)
 LANTECH LS 7625

SURVEYOR'S CERTIFICATE
 I, Thomas H. Dreyer, professional land surveyor do hereby certify that this plat 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 N/A Monuments to be set by N/A

PLAT APPROVAL
 Plat approved by the Municipal Platting Authority this 19 day of Feb, 2001.
 P. Lawrence Hagan
 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 14th day of Feb, 2001.
 Attest:
 Cheryl Meyer Municipal Clerk
 Susan R. Finin 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 on deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.
 2-2-02
 Date
 Authorized Official
APPROVALS
 Platting Officer: [Signature] 2-26-02
 Municipal Surveyor: [Signature] 2/3/02
 Environmental Protection: NA

PLAT OF:
Sahalee Phase 4
 Lots 25 - 39, Block 1, Greenbelt Tracts A, M, N, O & P.
 and
 Lot 14A, Block 8, Zodiak Manor Subdivision

A subdivision of Tract A, Sahalee Tracts Subd. (plat # 98-81), located within S 1/2 SW 1/4, Section 10, T12N, R3W, SM, AK, Anchorage Recording District. Containing 7.071 acres, 16 lots, 5 tracts.

lanotech
 LAND & CONSTRUCTION SURVEYORS*AUTOCAD
 440 W BENSON BLVD. SUITE 103
 ANCHORAGE, ALASKA 99503
 562-5291 (FAX 561-6626)
PLANNERS ENGINEERS

GRID 2336	SCALE: 1"=100'	DATE: 09/11/2001	JOB #: 2001S025
DRAWN BY THD	MOA Case # S-10180	FIELD BOOK/PAGES: 400/1-30	

2002-19