

VICINITY MAP

SOURCE: C.B.J. PROPERTY MAP
SCALE: 1:25,000 (1" = 2,083')

GENERAL NOTES

- 1.) THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNERS 16 AND 17, U.S. SURVEY 3809 HAVING A RECORD BEARING OF N86°24'00"W.
2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COURSE IS SHOWN IN PARENTHESIS AND THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESIS.
3.) FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-302 TOTAL STATION AND RANGING PRISM.
4.) NO LOT WITHIN BLOCKS A, B, C, OR D MAY BE FURTHER SUBDIVIDED, EXCEPT AS NOTED.
5.) UPON THE EXISTING EAGLE NEST WITHIN LOT 1, BLOCK B BEING ABANDONED, THE LOT MAY BE SUBDIVIDED AND DEVELOPED WITH UP TO FOUR (4) LOTS.
6.) WITH THE RECORDING OF THIS PLAT, BLOCK "F", PORTIONS OF LENA MARIE SUBDIVISION AND U.S. SURVEY 3809, ARE HEREBY DEDICATED AS A GREENBELT FOR THE PRIMARY PURPOSE OF PROTECTING THE WETLANDS ASSOCIATED WITH "PICNIC CREEK", EXCEPTING THEREFROM A FRACTION OF U.S. SURVEY 3809 DESCRIBED AS BEGINNING AT THE MOST NORTHERLY CORNER OF U.S. SURVEY 3809; THENCE S84°06'51"E-642.03'; THENCE S15°26'05"E-295.47'; THENCE S89°59'32"E-552.62'; THENCE N13°29'18"W-351.92'. THIS GREENBELT AREA SHALL NOT BE VACATED WITHOUT WRITTEN CONSENT BY THE JUNEAU REGULATORY FIELD OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE BOUNDARIES OF BLOCK E AND F ARE COMPUTED AS SHOWN FOR THE PURPOSE OF DETERMINING AREAS ONLY AND DO NOT REPRESENT A BOUNDARY RETRACEMENT.
7.) GROUND COVER SHALL BE RETAINED FOR 25' (FEET) BORDERING LENA LOOP ROAD UNLESS IT IS DEMONSTRATED TO COMMUNITY DEVELOPMENT STAFF THAT WETLANDS CAN BE PRESERVED THROUGH OTHER MEANS.
8.) MAXIMUM FILL IN AREAS OF MAPPED WETLANDS SHALL NOT EXCEED 12,000 SQUARE FEET FOR COMBINED HOUSE AND DRAINFIELD FILL PADS (EXCLUSIVE OF DRIVEWAYS). ADDITIONAL FILL MAY BE PERMITTED ON INDIVIDUAL LOTS IF APPROVED BY THE PLANNING COMMISSION. ANY FILL ON ANY LOT IN EXCESS OF THAT AMOUNT ALLOWED BY U.S. ARMY CORPS OF ENGINEERS PERMIT POA-1996-19-M MUST BE APPROVED IN ADVANCE BY THE U.S. ARMY CORPS OF ENGINEERS.
9.) LOTS 4, 5, 6 AND 7, BLOCK B WITH FRONTAGE ALONG BOTH POINT LENA LOOP ROAD AND OCEAN VIEW DRIVE WILL BE ALLOWED ACCESS FROM OCEAN VIEW DRIVE ONLY.
10.) THE TOE OF DRAINFIELD FILL FOR ON-LOT WASTEWATER TREATMENT SYSTEMS SHALL BE SET BACK FROM THE NEAREST DOWN SLOPE PROPERTY LINE USING THE FOLLOWING FORMULA: SLOPE SHALL BE MEASURED BETWEEN THE TOE OF THE DRAINFIELD FILL AND THE NEAREST DOWN SLOPE PROPERTY LINE.

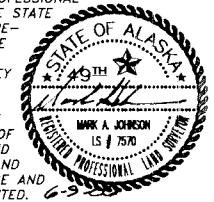
PERCENT OF SLOPE = SETBACK IN FEET
EXAMPLES: 15% SLOPE = 15 FOOT SETBACK
25% SLOPE = 25 FOOT SETBACK
50% SLOPE = 50 FOOT SETBACK

AMENDED PLAT OF SOUTH LENA SUBDIVISION A RE-PLAT OF TRACT A, A.S.L.S. 95-78; LOT 3, LENA MARIE SUBDIVISION AND LOTS 2, 3 & 4A, U.S. SURVEY NO.3809 JUNEAU RECORDING DISTRICT CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT: CITY & BOROUGH OF JUNEAU 153 S. SEWARD ST. JUNEAU, ALASKA 99801
SURVEYOR: MARK A. JOHNSON, P.L.S. R&M ENGINEERING, INC. 6205 GLACIER HIGHWAY JUNEAU, ALASKA 99801
DATE: JUNE 9, 2006 SCALE: 1"=200' R&M PROJ. NO. 011839

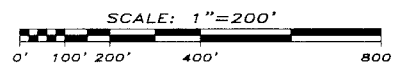
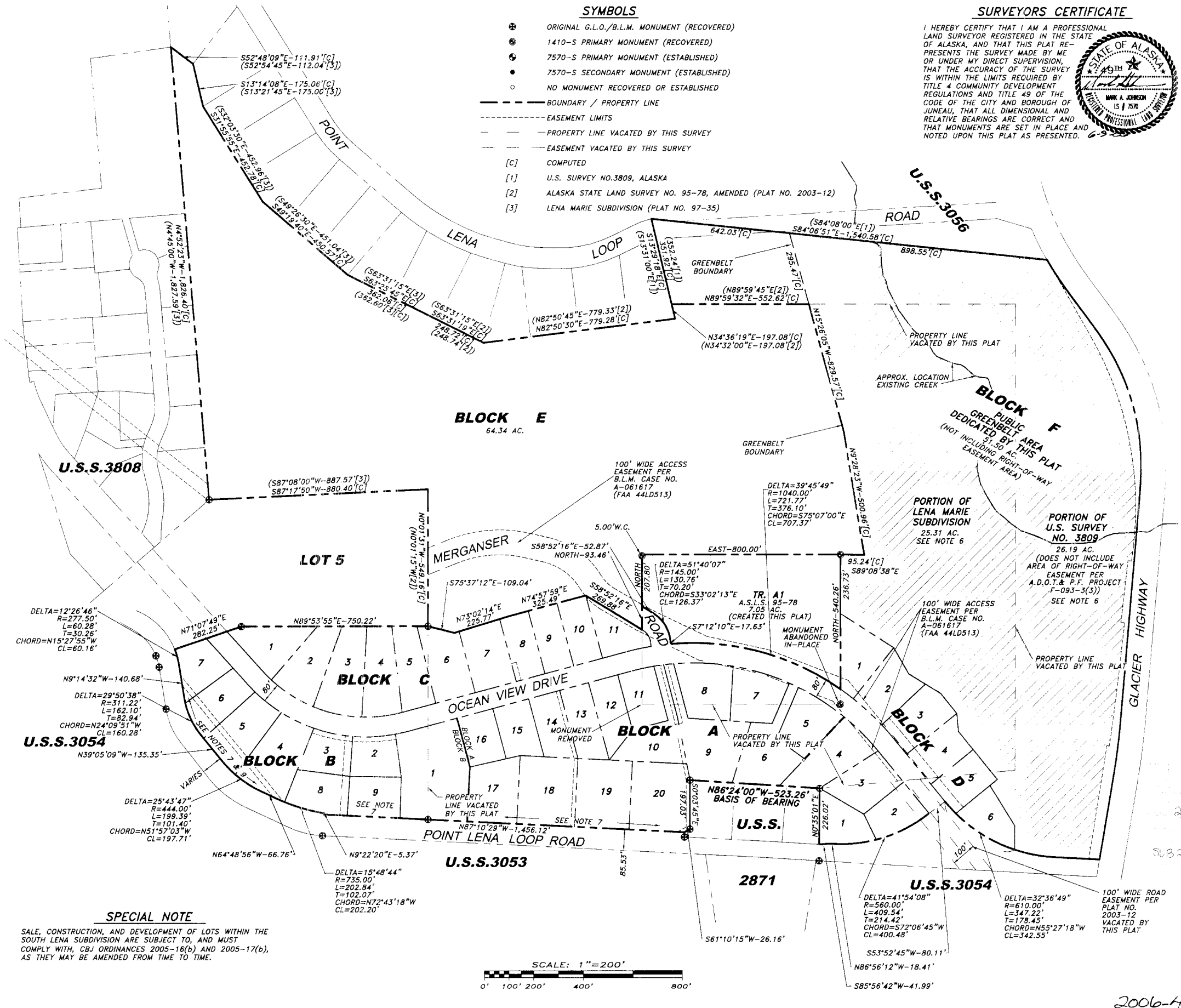
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND 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 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



SYMBOLS

- Original G.L.O./B.L.M. Monument (Recovered)
1410-S Primary Monument (Recovered)
7570-S Primary Monument (Established)
7570-S Secondary Monument (Established)
No Monument Recovered or Established
Boundary / Property Line
Easement Limits
Property Line Vacated by this Survey
Easement Vacated by this Survey
Computed
U.S. Survey No. 3809, Alaska
Alaska State Land Survey No. 95-78, Amended (Plat No. 2003-12)
Lena Marie Subdivision (Plat No. 97-35)



SPECIAL NOTE

SALE, CONSTRUCTION, AND DEVELOPMENT OF LOTS WITHIN THE SOUTH LENA SUBDIVISION ARE SUBJECT TO, AND MUST COMPLY WITH, CBJ ORDINANCES 2005-16(b) AND 2005-17(b), AS THEY MAY BE AMENDED FROM TIME TO TIME.

Vertical text on the left margin: 2006-149, 1:22:49 AM, 09/09/2006, 1:22:49 AM, 09/09/2006, 1:22:49 AM

2006-149

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATE July 7, 2006
 WITNESS _____ OWNER Heather Weather
 WITNESS Ang Chaney OWNER Lands and Resources Manager

CERTIFICATE OF OWNERSHIP AND DEDICATION

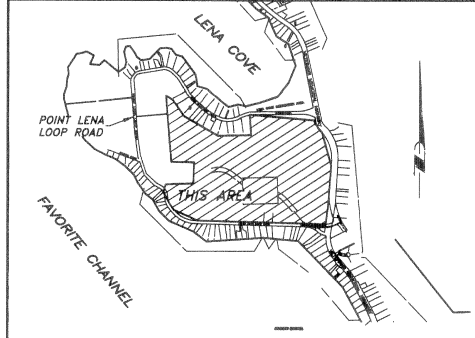
I MARTY RUTHERFORD, HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND THAT THE ALASKA MENTAL HEALTH TRUST AUTHORITY IS THE OWNER OF TRACT A OF ALASKA STATE LAND SURVEY NO. 95-78, A PORTION OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. PURSUANT TO AS 38.05.801, AND THE REGULATIONS PROMULGATED THEREUNDER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, AND DEDICATE RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

BY Marty Rutherford DATE: 6/14/06
 MARTY RUTHERFORD
 EXECUTIVE DIRECTOR,
 MENTAL HEALTH TRUST LAND OFFICE
 DEPARTMENT OF NATURAL RESOURCES

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION 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. SUB2006-006 DATED April 28, 2006, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA. DATED: July 6, 2006.

ATTEST: _____
 CLERK CITY AND BOROUGH OF JUNEAU
 PLANNING COMMISSION
Janice J. Sica, Municipal Clerk
 City of Borough of Juneau, Alaska



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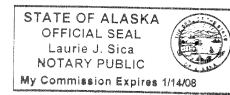
NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
 STATE OF ALASKA) ss.

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF July, 2006, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Heather Weather TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT she SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Janice J. Sica
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: 1/14/2008



NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)
 THIRD JUDICIAL DISTRICT) ss.

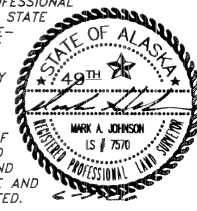
THIS IS TO CERTIFY THAT ON THIS 14th DAY OF June, 2006, PERSONALLY APPEARED MARTY RUTHERFORD, KNOWN TO ME TO BE THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT, ON BEHALF OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AS AGENT FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 et. seq.), PURSUANT TO AS 37.14.009(a)(2), FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

Heather Weather
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: 8/30/2009



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GENERAL NOTES

- 1.) THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNERS 16 AND 17, U.S. SURVEY 3809 HAVING A RECORD BEARING OF N86°24'00"W.
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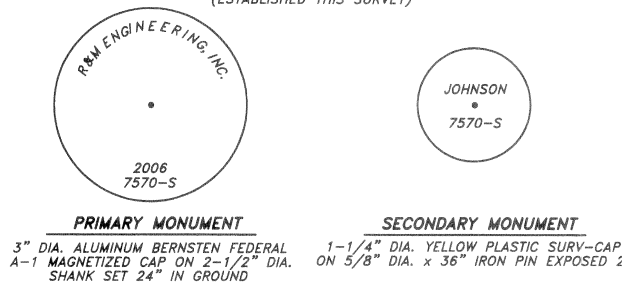
AMENDED
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SOUTH LENA SUBDIVISION
 A RE-PLAT OF
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 LOT 3, LENA MARIE SUBDIVISION
 AND
 LOTS 2, 3 & 4A, U.S. SURVEY NO. 3809
 JUNEAU RECORDING DISTRICT
 CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT: CITY & BOROUGH OF JUNEAU
 155 S. SEWARD ST.
 JUNEAU, ALASKA 99801
 SURVEYOR: MARK A. JOHNSON, P.L.S.
 R & M ENGINEERING, INC.
 6205 GLACIER HIGHWAY
 JUNEAU, ALASKA 99801
 SHEET **2** OF 5
 DATE: JUNE 9, 2006 SCALE: N/A R & M PROJ. NO. 011839

SYMBOLS

- ⊙ ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
- ⊙ 1410-S PRIMARY MONUMENT (RECOVERED)
- ⊙ 7570-S PRIMARY MONUMENT (ESTABLISHED)
- 7570-S SECONDARY MONUMENT (ESTABLISHED)
- NO MONUMENT RECOVERED OR ESTABLISHED
- BOUNDARY / PROPERTY LINE
- - - - - EASEMENT LIMITS
- - - - - PROPERTY LINE VACATED BY THIS SURVEY
- - - - - EASEMENT VACATED BY THIS SURVEY
- [C] COMPUTED
- [1] U.S. SURVEY NO. 3809, ALASKA
- [2] ALASKA STATE LAND SURVEY NO. 95-78, AMENDED (PLAT NO. 2003.12)
- [3] LENA MARIE SUBDIVISION (PLAT NO. 97-35)

TYPICAL MONUMENTS
 (ESTABLISHED THIS SURVEY)



FILE# L-922

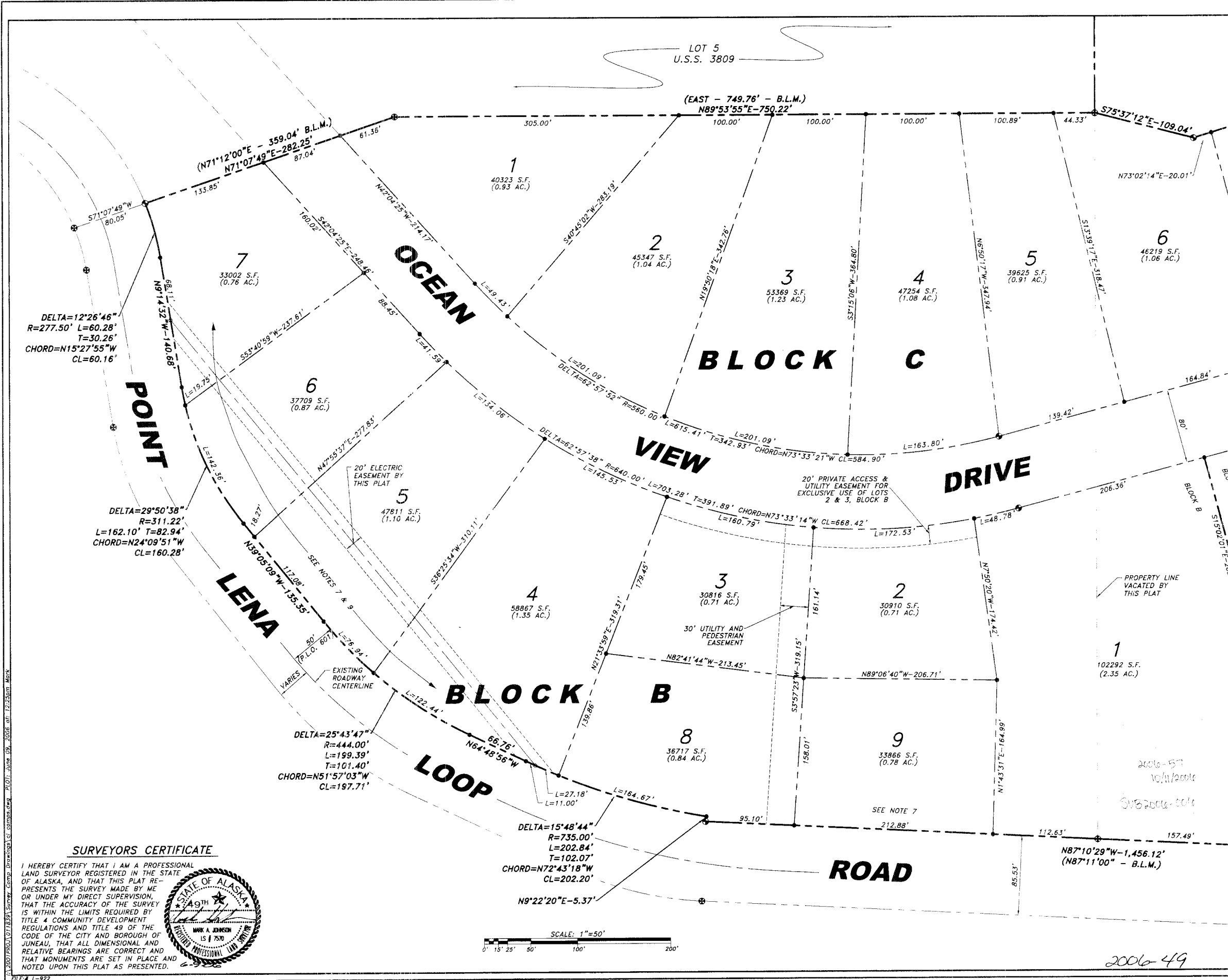
2006-49

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- ⊙ ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
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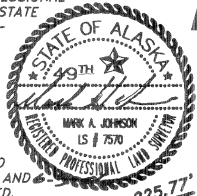
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BLOCK E

MERGANSER ROAD

TR. A1
A.S.L.S. 95-78
(CREATED THIS PLAT)

- SYMBOLS
ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
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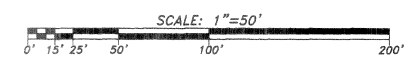
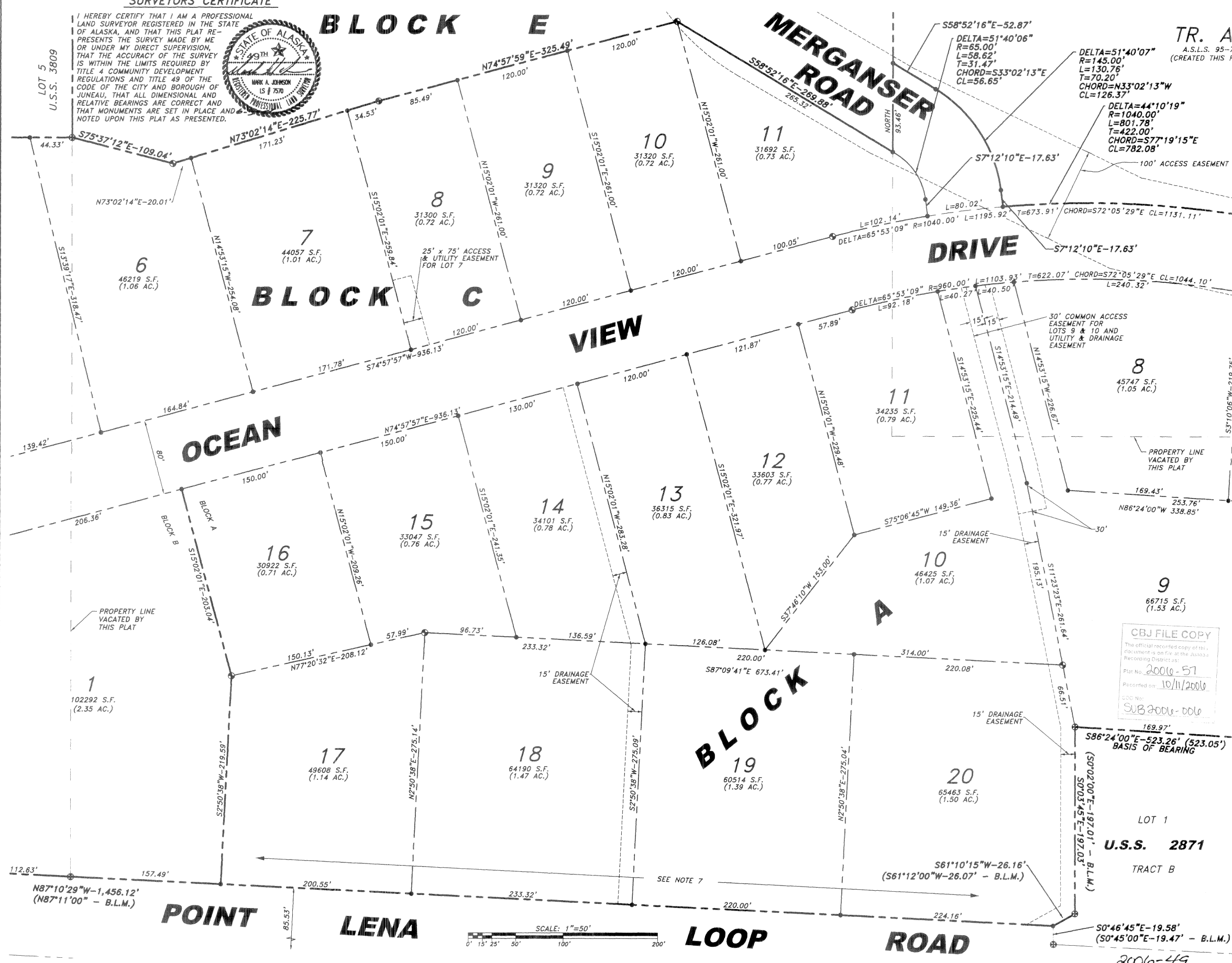
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ALASKA STATE LAND SURVEY NO. 95-78, AMENDED (PLAT NO. 2003-12)
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25% SLOPE = 25 FOOT SETBACK
50% SLOPE = 50 FOOT SETBACK

AMENDED
A PLAT OF
SOUTH LENA SUBDIVISION
A RE-PLAT OF
TRACT A, A.S.L.S. 95-78;
LOT 3, LENA MARIE SUBDIVISION
AND
LOTS 2, 3 & 4A, U.S. SURVEY NO. 3809
JUNEAU RECORDING DISTRICT
CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT: CITY & BOROUGH OF JUNEAU
SURVEYOR: MARK A. JOHNSON, P.L.S.
DATE: JUNE 9, 2006
SCALE: 1"=50'



FILE: L-322

SURVEYORS CERTIFICATE

SYMBOLS

- ⊗ ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
- ⊙ 1410-S PRIMARY MONUMENT (RECOVERED)
- ⊙ 7570-S PRIMARY MONUMENT (ESTABLISHED)
- ⊙ 7570-S SECONDARY MONUMENT (ESTABLISHED)
- NO MONUMENT RECOVERED OR ESTABLISHED
- BOUNDARY / PROPERTY LINE
- EASEMENT LIMITS
- PROPERTY LINE VACATED BY THIS SURVEY
- EASEMENT VACATED BY THIS SURVEY
- [C] COMPUTED
- [1] U.S. SURVEY NO. 3809, ALASKA
- [2] ALASKA STATE LAND SURVEY NO. 95-78, AMENDED (PLAT NO. 2003.12)
- [3] LENA MARIE SUBDIVISION (PLAT NO. 97-35)

GENERAL NOTES

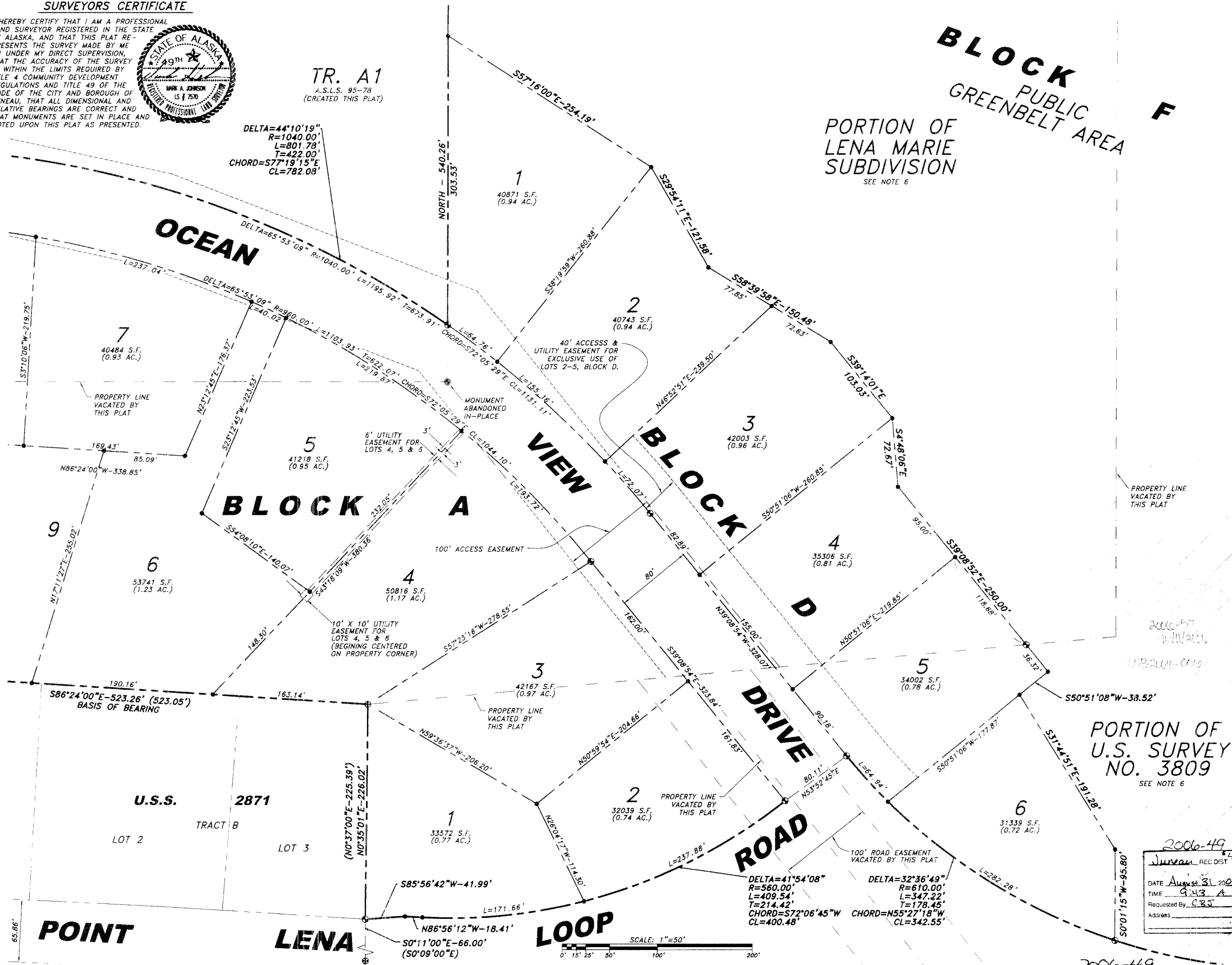
- 1.) THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNERS 16 AND 17, U.S. SURVEY 3809 HAVING A RECORD BEARING OF N86°24'00"W.
- 2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COURSE IS SHOWN IN PARENTHESIS AND THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESIS.
- 3.) FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-302 TOTAL STATION AND RANGING PRISM.
- 4.) NO LOT WITHIN BLOCKS A, B, C, OR D MAY BE FURTHER SUBDIVIDED, EXCEPT AS NOTED.
- 5.) UPON THE EXISTING EAGLE NEST WITHIN LOT 1, BLOCK B BEING ABANDONED, THE LOT MAY BE SUBDIVIDED AND DEVELOPED WITH UP TO FOUR (4) LOTS.
- 6.) WITH THE RECORDING OF THIS PLAT, BLOCK "F", PORTIONS OF LENA MARIE SUBDIVISION AND U.S. SURVEY 3809, ARE HEREBY DEDICATED AS A GREENBELT FOR THE PRIMARY PURPOSE OF PROTECTING THE WETLANDS ASSOCIATED WITH "PICNIC CREEK". EXCEPTING THEREFROM A FRACTION OF U.S. SURVEY 3809 DESCRIBED AS BEGINNING AT THE MOST NORTHERLY CORNER OF U.S. SURVEY 3809; THENCE S84°06'51"E-642.03'; THENCE S15°26'05"E-295.47'; THENCE S89°59'32"E-552.62'; THENCE N13°29'18"W-351.92'. THIS GREENBELT AREA SHALL NOT BE VACATED WITHOUT WRITTEN CONSENT BY THE JUNEAU REGULATORY FIELD OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE BOUNDARIES OF BLOCK E AND F ARE COMPUTED AS SHOWN FOR THE PURPOSE OF DETERMINING AREAS ONLY AND DO NOT REPRESENT A BOUNDARY RETRACEMENT.
- 7.) GROUND COVER SHALL BE RETAINED FOR 25' (FEET) BORDERING LENA LOOP ROAD UNLESS IT IS DEMONSTRATED TO COMMUNITY DEVELOPMENT STAFF THAT WETLANDS CAN BE PRESERVED THROUGH OTHER MEANS.
- 8.) MAXIMUM FILL IN AREAS OF MAPPED WETLANDS SHALL NOT EXCEED 12,000 SQUARE FEET FOR COMBINED HOUSE AND DRAINFIELD FILL PADS (EXCLUSIVE OF DRIVEWAYS). ADDITIONAL FILL MAY BE PERMITTED ON INDIVIDUAL LOTS IF APPROVED BY THE PLANNING COMMISSION. ANY FILL ON ANY LOT IN EXCESS OF THAT AMOUNT ALLOWED BY U.S. ARMY CORPS OF ENGINEERS PERMIT POA-1996-19-M MUST BE APPROVED IN ADVANCE BY THE U.S. ARMY CORPS OF ENGINEERS.
- 9.) LOTS 4, 5, 6 AND 7, BLOCK B WITH FRONTAGE ALONG BOTH POINT LENA LOOP ROAD AND OCEAN VIEW DRIVE WILL BE ALLOWED ACCESS FROM OCEAN VIEW DRIVE ONLY.
- 10.) THE TOE OF DRAINFIELD FILL FOR ON-LOT WASTEWATER TREATMENT SYSTEMS SHALL BE SET BACK FROM THE NEAREST DOWN SLOPE PROPERTY LINE USING THE FOLLOWING FORMULA: SLOPE SHALL BE MEASURED BETWEEN THE TOE OF THE DRAINFIELD FILL AND THE NEAREST DOWN SLOPE PROPERTY LINE.
PERCENT OF SLOPE = SETBACK IN FEET
EXAMPLES: 15% SLOPE = 15 FOOT SETBACK
25% SLOPE = 25 FOOT SETBACK
50% SLOPE = 50 FOOT SETBACK

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND 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 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



TR. A1
A.S.L.S. 95-78
(CREATED THIS PLAT)

DELTA=44°10'19"
R=1040.00'
L=801.78'
T=422.00'
CHORD=S77°19'15"E
CL=782.08'



PROPERTY LINE VACATED BY THIS PLAT

2006-57
2006-019

PORTION OF U.S. SURVEY NO. 3809
SEE NOTE 6

2006-49
Juneau REC DIST
DATE August 31, 2006
TIME 9:43 A.M.
Requested By C.B.S.
Address

AMENDED
A PLAT OF
SOUTH LENA SUBDIVISION
A RE-PLAT OF
TRACT A, A.S.L.S. 95-78;
LOT 3, LENA MARIE SUBDIVISION
AND
LOTS 2, 3 & 4A, U.S. SURVEY NO. 3809
JUNEAU RECORDING DISTRICT
CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT:
CITY & BOROUGH OF JUNEAU
155 S. SEWARD ST.
JUNEAU, ALASKA 99801

SURVEYOR:
MARK A. JOHNSON, P.L.S.
R&M ENGINEERING, INC.
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801

DATE: JUNE 9, 2006
SHEET 5 OF 5
SCALE: 1"=50'
R&M PROJ. NO. 011839

