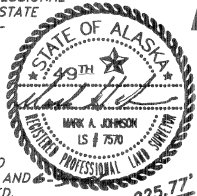


SURVEYORS CERTIFICATE

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.



BLOCK E

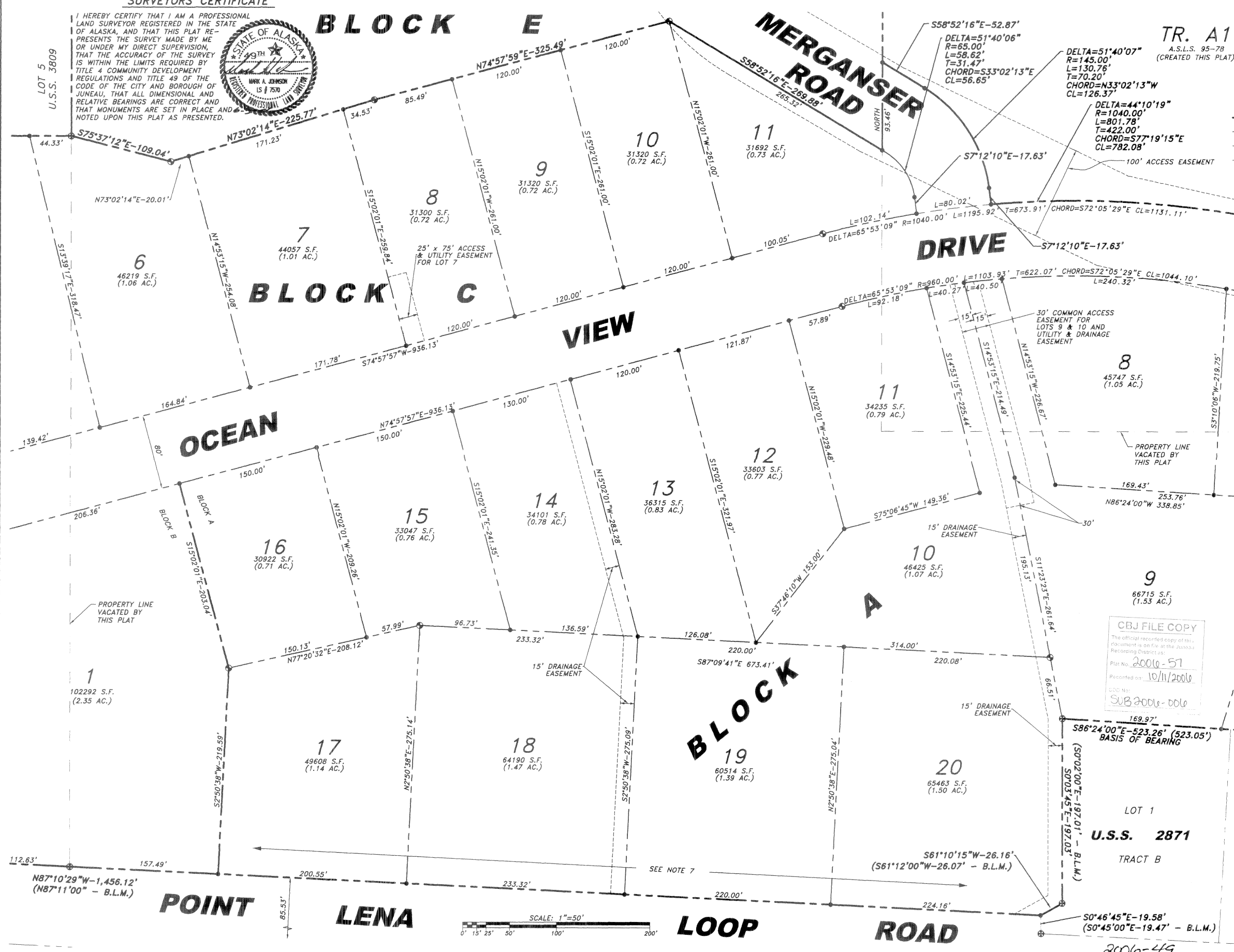
MERGANSER ROAD

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

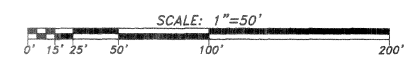
- SYMBOLS**
- ⊗ ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
 - ⊙ 1410-S PRIMARY MONUMENT (RECOVERED)
 - ⊕ 7570-S PRIMARY MONUMENT (ESTABLISHED)
 - ⊖ 7570-S SECONDARY MONUMENT (ESTABLISHED)
 - NO MONUMENT RECOVERED OR ESTABLISHED
- BOUNDARY / PROPERTY LINE
- - - EASEMENT LIMITS
- - - PROPERTY LINE VACATED 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-285.47'; 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



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Plat No. 2006-57
Recorded on: 10/11/2006
CDD No: SUB 2006-006



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
SCALE: 1"=50'
R&M PROJ. NO. 011839

A:\2006\2006-57\2006-57.dwg Plot: June 09, 2006 at: 12:56m Mark