

SURVEYOR'S CERTIFICATE

I, **Scott A. Menzies**, in my capacity as a professional land surveyor 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 12/5/18 Registration Number: LS-10398

Scott A. Menzies
Registered Land Surveyor

LEGEND

- Original G.L.O./B.L.M. monument recovered
- Primary monument recovered
- Secondary monument recovered
- Monument set this survey
- Easement boundary created this survey
- Easement boundary N.A.P. this survey
- Existing property line N.A.P. this survey
- Existing property line this survey
- New property line this survey
- Right-of-Way Centerline
- Boundary dimension-Record (307.80')
- Boundary dimension-Found (307.80')
- Juneau Recording District J.R.D.
- Not A Part N.A.P.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I hereby certify that the plat hereon has been found to comply with Title 49 of the Code of the City and Borough of Juneau, and is approved by the City and Borough of Juneau, Department of Community Development, for recording in the office of the Juneau Recording District, Juneau, Alaska.

Jill Macdonald Date 12/14 2018
Jill Macdonald, Director
City and Borough of Juneau
Community Development Department

Attest:
Greg Chaney 12/14/2018
Municipal Clerk
City and Borough of Juneau



OWNERSHIP CERTIFICATE

The City and Borough of Juneau hereby certifies that the City and Borough of Juneau is the owner of the property shown and described hereon and that it hereby adopts this plat of subdivision with its free consent, and dedicates all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date: December 13, 2018
Greg Chaney, Manager
City and Borough of Juneau
Lands and Resources Department

NOTARY ACKNOWLEDGEMENT

United States of America)
State of Alaska) SS

This is to certify that on the 13 day of December, 2018, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me Greg Chaney, known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he 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.

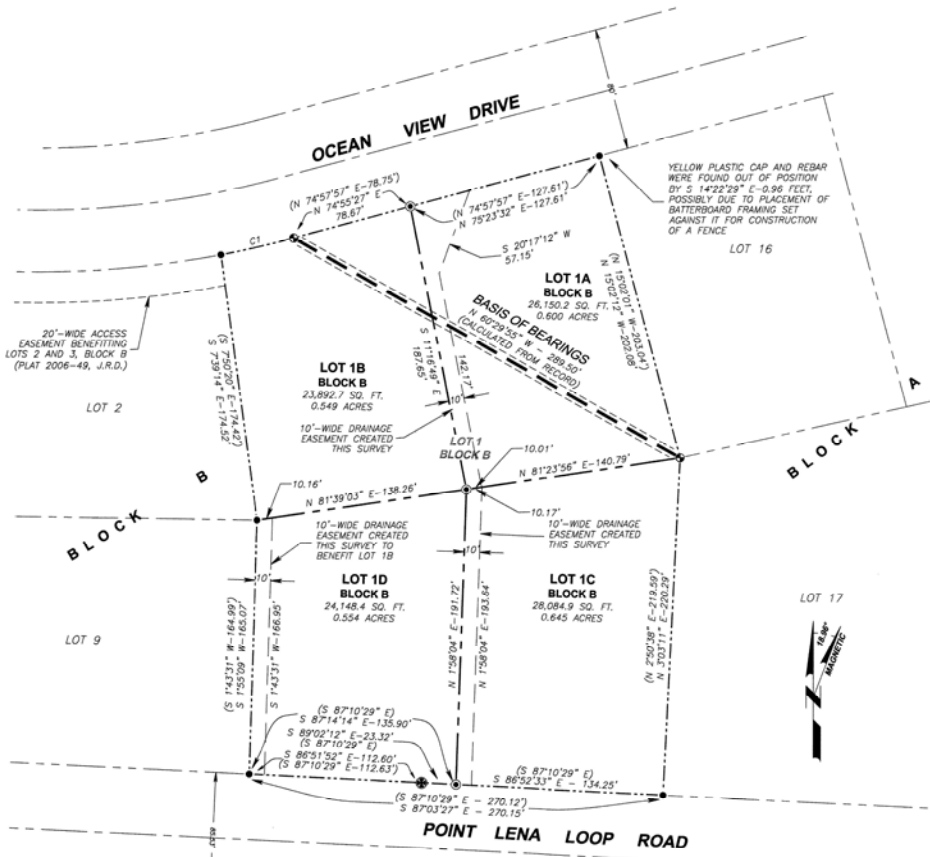
Notary Public for Alaska Patricia Overman
My Commission Expires 11/02/22



GENERAL NOTES

- The basis of bearings for this plat is a bearing calculated from the official Amended Plat of the South Lena Subdivision, dated June 9, 2006, between found primary monuments which mark the southeast corner of Lot 1A and the Point of Curvature on the Ocean View Drive right-of-way boundary, also the north boundary of Lot 1, Block B, of the Amended Plat of the South Lena Subdivision as shown on this plat, having a calculated record bearing of North 60°29'55" West and a calculated distance of 289.50 feet.
- Where record survey courses (bearings and/or distances) differ from measured and/or computed courses by this survey, the record survey course is shown in parentheses and the field measured and/or computed course is shown without parenthesis.
- All distances and dimensions are in U.S. Survey Feet and reduced to their horizontal values.
- Field closure for conventional horizontal traverse does not exceed 1:10,000.
- The field survey was conducted using conventional on-the-ground surveying methods utilizing a Topcon fully robotic IS total station and ranging prism.
- This plat subdivides Lot 1, Block B, of the Amended Plat of the South Lena Subdivision into four lots.
- The Alaska Dept. of Environmental Conservation has suspended their program of subdivision review. Owners of lots shown on this plat should contact that department to ensure compliance with regulations before development.
- Domestic water provided by the City and Borough of Juneau. On-site wastewater disposal per approval of the Alaska Department of Environmental Conservation.
- Ground cover shall be retained for 25 feet bordering Lena Loop Road unless it is demonstrated to the Community Development Department staff that wetlands can be preserved through other means.
- 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 allowed by the U.S. Army Corps of Engineers permit PCA-1996-19-M must be approved in advance by the U.S. Army Corps of Engineers.
- The toe of on-site septic system drainfields built on these lots shall be set back from the nearest down-slope property line using the following formula:
Percent of ground slope = Setback in feet
Examples: 15% ground slope = 15 foot setback
20% ground slope = 25 foot setback
50% ground slope = 50 foot setback
- Monuments set this survey are 2-inch diameter aluminum monuments set on 5/8-inch diameter rebar driven 36 inches or to refusal.

Typical monument set this survey



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 1 MILE
GRAPHIC SCALE
SCALE IN FEET

CURVE DATA

NO.	RADIUS	ARC	DELTA	BEARING	CHORD	DISTANCE
(1)	640.00'	48.78'	4°22'02"	S 77°08'51" W	48.77'	
				S 77°18'04" W	48.56'	

RECORD INFORMATION

Record information for this subdivision is derived from official plats: South Lena Subdivision, Juneau Recording District dated October 11, 2006 (Plat 2006-49) (R1); Amended Plat of South Lena Subdivision, Juneau Recording District dated December 15, 2006 (R2); U.S. Survey 3800, Juneau Recording District dated March 3, 1960 (R3).

PLAT NOTES

- No. of Lots before this plat: 1
- No. of Lots after this plat: 4
- Zoning before this plat: D3 (Single Family/Duplex)
- Zoning after this plat: No change
- Right-of-way dedicated: None
- Total area of plat: 102,293 Square Feet
2.348 Acres



PLAT OF
LOTS 1A, 1B, 1C & 1D
A SUBDIVISION OF
LOT 1, BLOCK B, SOUTH LENA SUBDIVISION
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT JUNEAU

OWNER:
CITY AND BOROUGH OF JUNEAU
116 S. KENYON STREET
JUNEAU, ALASKA 99801

ENGINEER:
SCOTT A. MENZIES
No. LS 10398
1212 1/2 4th St. Box 2000, Suite 301
JUNEAU, ALASKA 99801
PH: 907-586-2200 FAX: 907-586-2200

PROJECT NO. 18711 SCALE: 1" = 40' DRAWN BY: S.A.M.
CND BY: S.A.M. DATE: 12/5/18 SHEET # OF 1

2018-59
Plat #
Juneau
FILED
12-14 2018
TIME: 1:50 PM