

ACCESS & UTILITY EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.22	25.00	62°23'29"	S 30°28'44" W	25.90
C2	134.60	125.00	61°41'49"	S 30°49'34" W	128.19
C3	171.30	125.00	78°31'01"	S 39°16'51" E	158.20
C4	41.88	25.00	95°59'02"	S 30°32'51" W	37.15
C5	317.88	60.00	303°33'26"	N 79°13'23" E	56.74
C6	126.64	75.00	95°59'02"	N 30°32'51" E	111.46
C7	102.78	75.00	78°31'01"	N 39°16'51" W	94.92
C8	80.76	75.00	61°41'49"	N 30°49'34" E	76.92
C9	81.67	75.00	62°23'29"	N 30°28'44" E	77.70

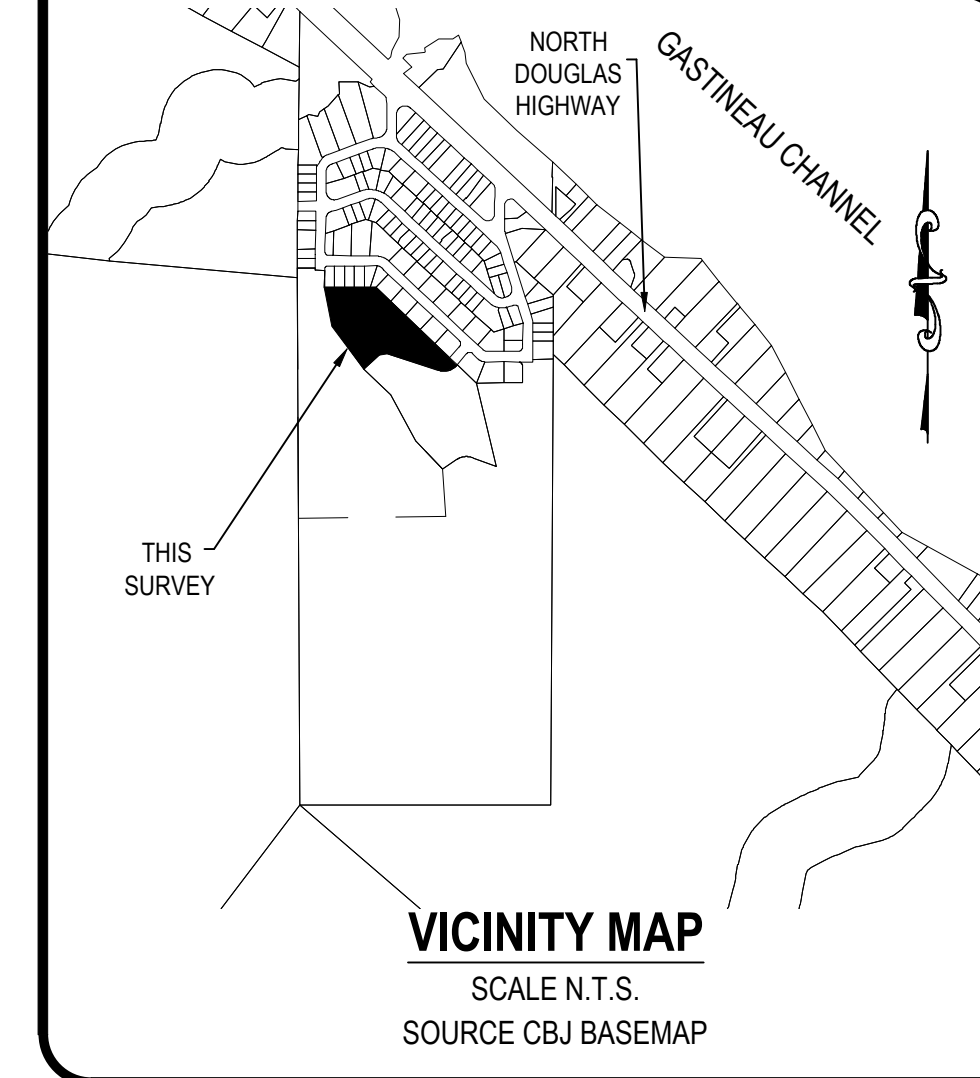
LINE TABLE

L1	S 00°43'01" E 20.57
L2	N 00°43'01" W 20.57

SURVEYOR'S CERTIFICATE

I, JOSHUA IVANISZEK, 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 DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

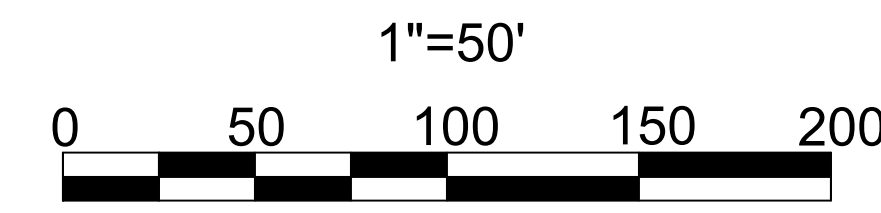
DATED: 16 MARCH 2022



VICINITY MAP
SCALE N.T.S.
SOURCE CBJ BASEMAP

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- 12314-S PRIMARY MONUMENT RECOVERED
- 3088S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- MONUMENT IDENTIFIER
- PROPERTY LINES
- UNSURVEYED LINES
- PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT LINES
- PUBLIC 20' ACCESS EASEMENT CREATED THIS PLAT
- PRIVATE 50' ACCESS, DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT PLAT 84-110
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 471
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 84-110
- (S 00°04'E)R3 RECORD INFORMATION FROM US SURVEY 4605
- (N 89°16'20" E)R4 RECORD INFORMATION FROM PLAT No. 2021-32



**TRACT B
PLAT No.
2021-32
JRD**

**PARK
SITE A
NOT
PART OF
THIS
SURVEY**

J F IVANISZEK
12314S

5/8" x 3/8" REBAR WITH
RED PLASTIC CAP

TYPICAL SET MONUMENT DETAIL
N.T.S.

PLAT OF
BLACKTAIL MOUNTAIN ESTATES A
A SUBDIVISION OF
BLACKTAIL MOUNTAIN ESTATES
A FRACTION OF US SURVEY 471
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
PETER PEEL 800 6TH STREET JUNEAU, AK 99801
CREATIVE DEVELOPMENT, LLC
PO BOX 032076 JUNEAU, ALASKA 99803

SCALE: 1" = 50' MIP 20210007 DATE: 16 MARCH 2022 SHEET NO. 1 OF 2

