

**ACCESS & UTILITY EASEMENT**

**CURVE TABLE**

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	Δ ANGLE
CE1	75.00'	30.63'	30.42'	S 28°42'39" W	23°23'56"
CE2	381.63'	94.64'	94.40'	N 37°59'58" E	14°12'33"
CE3	75.00'	36.47'	36.11'	N 19°36'37" E	27°51'33"
CE4	175.00'	45.97'	45.84'	N 02°32'07" W	5°03'07"
CE5	75.00'	89.69'	84.44'	S 41°44'14" E	68°31'10"
CE6	175.00'	113.31'	111.34'	S 57°26'54" E	37°05'52"
CE7	175.00'	40.93'	40.84'	S 17°54'24" E	13°24'01"
CE8	75.00'	34.12'	33.83'	S 16°18'46" W	26°03'58"
CE9	60.00'	318.35'	56.33'	S 46°41'40" E	304°00'15"
CE10	125.00'	26.21'	26.16'	S 18°36'02" E	12°00'46"
CE11	125.01'	81.30'	79.88'	N 57°21'51" W	37°15'54"
CE12	125.00'	149.49'	140.74'	S 41°44'14" E	68°31'10"
CE13	225.00'	57.91'	57.75'	N 02°22'57" W	14°44'49"
CE14	125.00'	60.78'	60.18'	S 19°36'37" W	27°51'33"
CE15	427.22'	100.62'	100.39'	N 37°56'18" E	13°29'42"
CE16	25.00'	10.21'	10.14'	S 28°42'39" W	23°23'56"

**ACCESS & UTILITY EASEMENT**

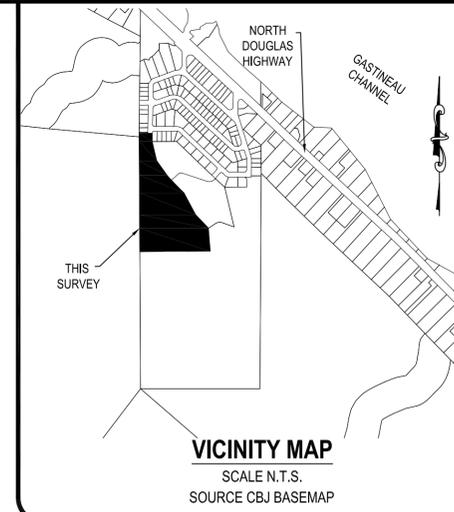
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 17°00'41" E	27.98'
L2	N 05°40'50" E	94.45'
L3	S 04°59'27" W	90.72'
L4	S 07°28'39" E	78.14'
L5	N 75°59'50" W	162.21'
L6	N 38°53'58" W	6.64'
L7	S 24°36'24" E	28.60'
L8	N 03°38'50" W	3.58'
L9	S 24°36'24" E	22.33'
L10	S 75°59'50" E	162.21'
L11	N 07°28'39" W	77.08'
L12	N 04°59'27" E	91.02'
L13	S 05°40'50" W	94.75'
L14	N 17°00'41" E	12.64'

**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: 27 JUNE 2023



**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
- 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

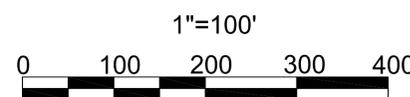


5/8" x 36" REBAR WITH RED PLASTIC CAP  
N.T.S.

**TYPICAL SET MONUMENT DETAIL**

N.T.S.

TRACT C  
PLAT No. 2021-32



PLAT OF  
**BLACKTAIL MOUNTAIN ESTATES B**  
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" = 100'      MIP 20210008      DATE: 27 JUNE 2023      SHEET NO. 1 OF 2

**NOTES:**

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 471, DATED 11 NOVEMBER 1915; US SURVEY 1762, DATED 22 SEPTEMBER 1927; US SURVEY 3174, DATED 25 JULY 1953; US SURVEY 3272 DATED 18 AUGUST 1953; US SURVEY 3559 DATED 19 JULY 1961; BONNIE BRAE ESTATES UNIT No. I DATED 10 JULY 1984 PLAT No. 81-47; BONNIE BRAE ESTATES UNIT NO. II DATED 10 JULY 1984 PLAT NO. 84-110; PLAT OF LOT 4A & LOT 4B A SUBDIVISION OF LOT 4, BLOCK H BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-18W; AS BUILT PLAT OF LOT 3A & LOT 3B A SUBDIVISION OF LOT 3, BLOCK F BONNIE BRAE SUBDIVISION II DATED JANUARY 85 PLAT NO. 85-30W; LOT 3, INTO LOTS 3-A & 3-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-12; A SUBDIVISION OF LOT 2 INTO LOTS 2-A & 2-B, BLOCK H, BONNIE BRAE ESTATES SUBDIVISION UNIT NO. II DATED 7 MAY 1987 PLAT NO. 87-13; BLACKTAIL MOUNTAIN ESTATES PLAT 2021-32 RECORDED 08 OCTOBER 2021 ON FILE WITHIN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FORM MEASURED OR CALCULATED RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER DRAINAGE PLAN BLACKTAIL MOUNTAIN ESTATES SUBDIVISION APPROVED FOR CONSTRUCTION. ALL REQUIRED BLACKTAIL MOUNTAIN ESTATES SUBDIVISION IMPROVEMENTS, INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
- 8) WETLANDS MAY EXIST ON PARTS OF THE SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- 9) ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION 2 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS B1, B2, B3, & B4 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, UTILITY AND MAINTENANCE AGREEMENT.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 00°02'00" W BETWEEN FOUND G.L.O. BRASS CAP MONUMENTS. DETAILED THIS PLAT, WHICH MARK CORNER 3 US SURVEY 471 AND CORNER 1, US SURVEY 3559, AS DEPICTED UPON BONNIE BRAE UNIT II PLAT 84-110 DATED 23 JULY 1984, ON FILE AT THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

**OWNERSHIP CERTIFICATE:**

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: \_\_\_\_\_, 2023

\_\_\_\_\_  
PETER PEEL

**NOTARY ACKNOWLEDGEMENT:**

UNITED STATES OF AMERICA )  
 )SS  
STATE OF ALASKA )

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PETER PEEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

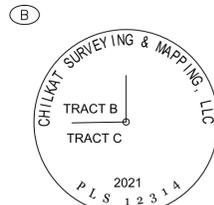
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_



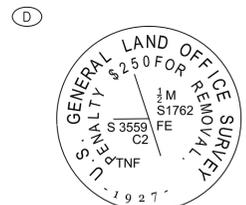
PRIMARY MONUMENT  
2.5" x 30" ALUMINUM PIPE WITH 3.25"  
DIAMETER ALUMINUM CAP WITH CLEAR  
DEEP 1" MAGNET AT THE BASE



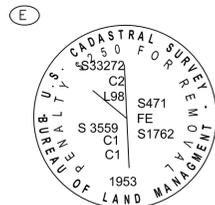
PRIMARY MONUMENT  
2.5" x 30" ALUMINUM PIPE WITH 3.25"  
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2.5" BRASS CAP ON 1" IRON PIPE



2.5" BRASS CAP ON 1" IRON PIPE



3.25" BRASS CAP

**RECOVERED MONUMENT DETAILS**

N.T.S.

**PLANNING COMMISSION 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. \_\_\_\_\_, DATED \_\_\_\_\_, 2023, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

\_\_\_\_\_, DATED \_\_\_\_\_, 2023

\_\_\_\_\_  
CHAIRMAN OF THE PLANNING COMMISSION  
CITY AND BOROUGH OF JUNEAU

ATTEST:

\_\_\_\_\_  
MUNICIPAL CLERK  
CITY AND BOROUGH OF JUNEAU



5/8" x 36" REBAR WITH  
RED PLASTIC CAP

**TYPICAL SET MONUMENT DETAIL**

N.T.S.

**CORPORATE OWNERSHIP CERTIFICATE:**

I HEREBY CERTIFY THAT CREATIVE DEVELOPMENT, INC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I, AS PRESIDENT, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: \_\_\_\_\_, 2023

\_\_\_\_\_  
BRUCE GRIGGS, PRESIDENT  
CREATIVE DEVELOPMENT, INC

**NOTARY ACKNOWLEDGEMENT:**

UNITED STATES OF AMERICA )  
 )  
 )SS  
STATE OF ALASKA )

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE GRIGGS, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE PRESIDENT OF CREATIVE DEVELOPMENT, INC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

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

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA

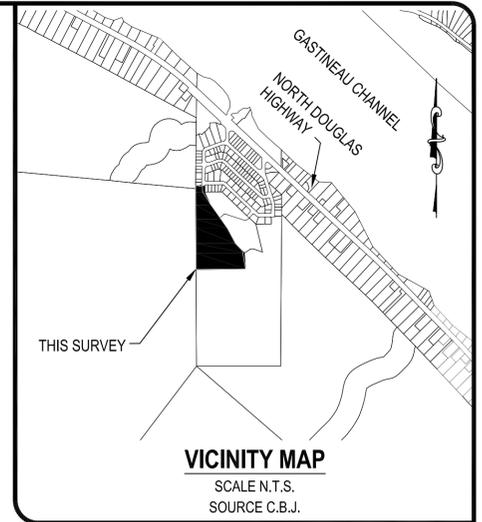
\_\_\_\_\_  
MY COMMISSION EXPIRES:



**SURVEYOR'S CERTIFICATE**

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DATED: 27 JUNE 2023



**VICINITY MAP**

SCALE N.T.S.  
SOURCE C.B.J.

PLAT OF  
**BLACKTAIL MOUNTAIN ESTATES B**  
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 CREATIVE DEVELOPMENT, LLC  
800 6TH STREET JUNEAU, AK 99801 PO BOX 032076 JUNEAU, ALASKA 99803

SCALE:  
NTS

MIP 20210008

DATE:  
27 JUNE 2023

SHEET NO.  
1 OF 2