

**VICINITY MAP**

SOURCE: CBJ/AEL&P ATLAS MAP  
SCALE: 1"=500'

**SYMBOLS**

- ⊕ CBJ PRIMARY MONUMENT (RECOVERED)
- ⊕ T & N PRIMARY MONUMENT (RECOVERED)
- ⊙ 7570-S SECONDARY MONUMENT (RECOVERED)
- ⊙ 7570-S PRIMARY MONUMENT (RECOVERED)
- ⊙ 7570-S PRIMARY MONUMENT (ESTABLISHED)
- ⊙ 7570-S SECONDARY MONUMENT (ESTABLISHED)
- NO MONUMENT RECOVERED OR ESTABLISHED THIS SURVEY
- PROPERTY/BOUNDARY LINE
- - - EASEMENT LINE
- OHW ORDINARY HIGH WATER

**SURVEYOR'S 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.

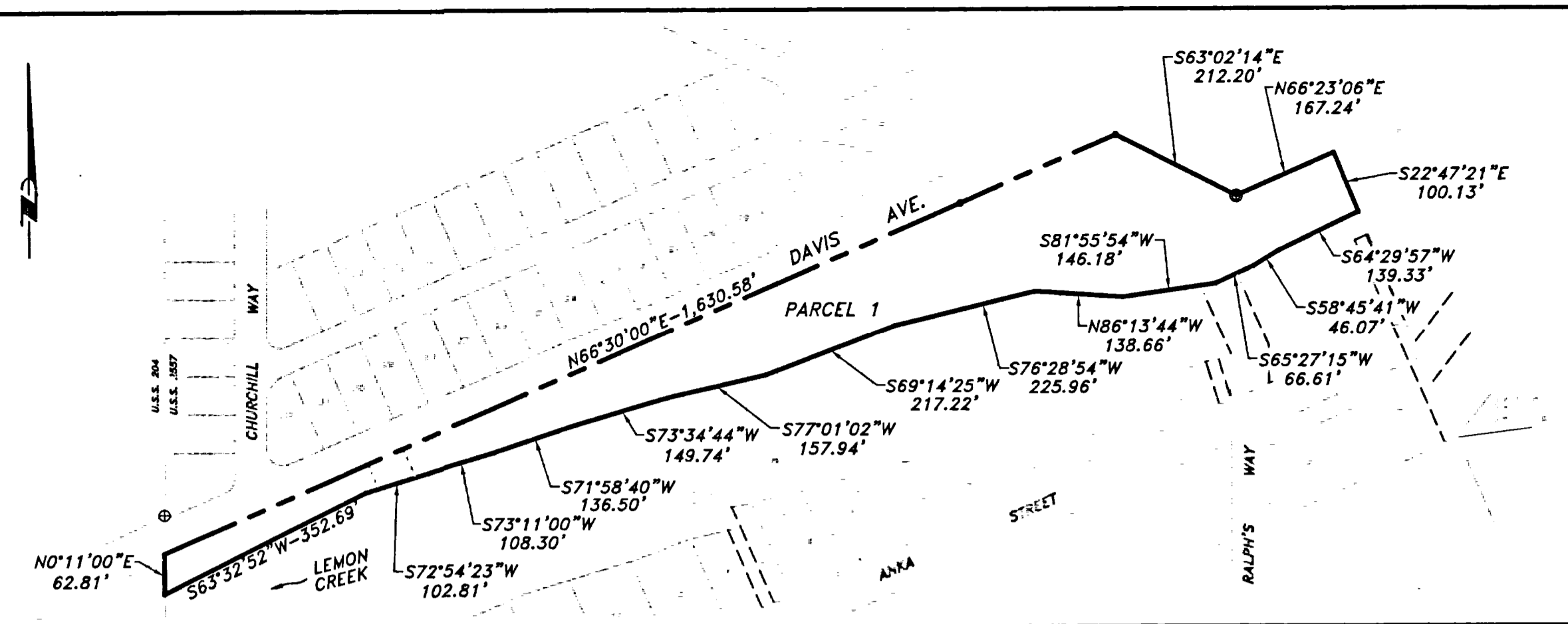
**CBJ FILE COPY**  
The official recorded copy of this document is on file at the Juneau Recording District as:  
No. 2013-8  
dated on 3/13/2013  
J No:  
SmN2013.0003



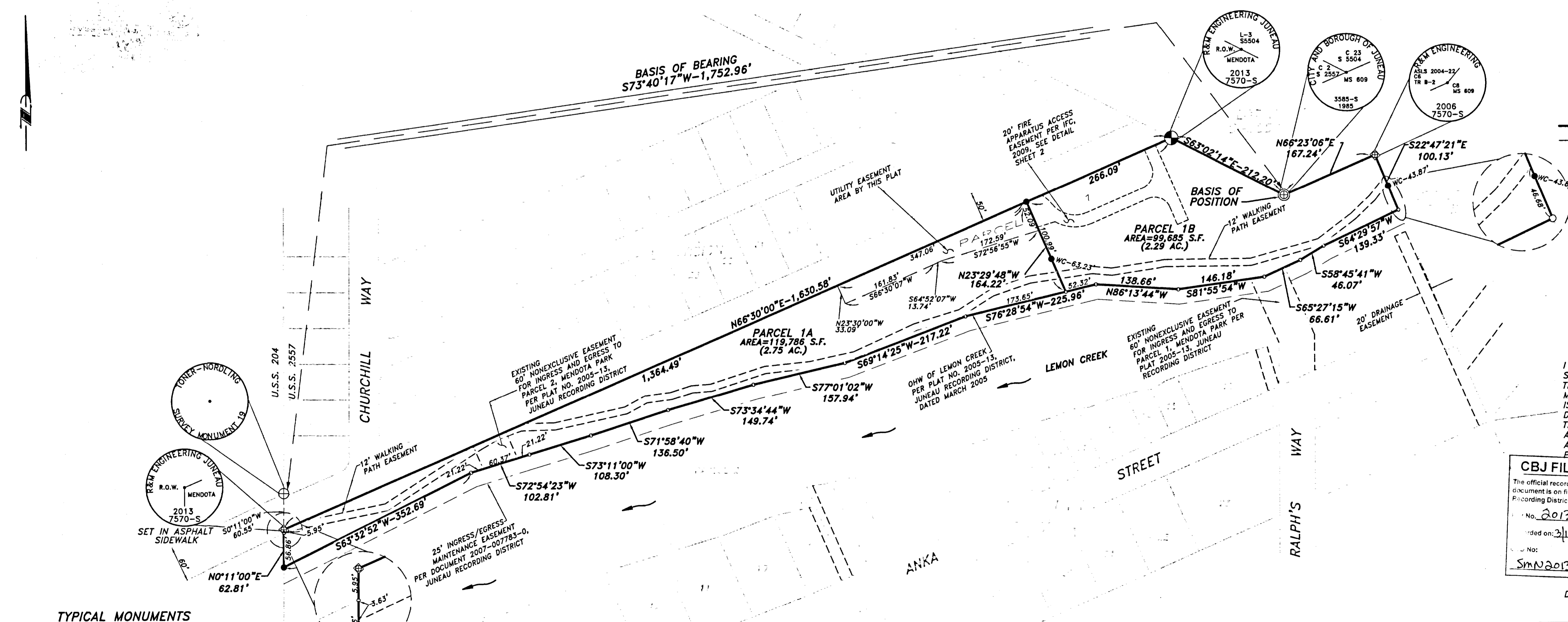
DATE: 3-13-13

**GENERAL NOTES**

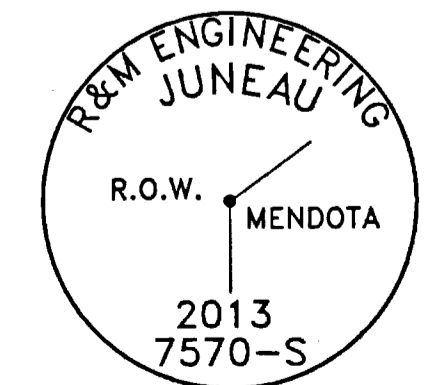
1. THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN A RECOVERED C.B.J. PRIMARY MONUMENT FOR CORNER 2, U.S. SURVEY NO. 2557 AND A T & N PRIMARY MONUMENT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF DAVIS AVENUE WITH THE COMMON BOUNDARY BETWEEN U.S. SURVEY NO'S. 204 AND 2557, AS DELINEATED ON PLAT 2005-13, HAVING A RECORD BEARING OF S73°40'17"W.
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED SURVEY COURSES BY THIS SURVEY, RECORD SURVEY COURSE IS SHOWN WITHIN PARENTHESIS WHILE 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-3000 SERIES TOTAL STATION AND RANGING PRISM.
4. THE RECORD INFORMATION UTILIZED TO CONDUCT THIS SURVEY WAS "A PLAT DENOTING MENDOTA PARK, A SUBDIVISION OF THREE FRACTIONS OF U.S. SURVEY NO.2557 AND LOT 26, RSH III SUBDIVISION WITHIN MINERAL SURVEY NO.609 DATED MARCH, 2005 ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE AS PLAT 2005-13.
5. THE ON LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
6. PARTS OF THIS SUBDIVISION MAY BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE COMMUNITY-PANEL #020009885B, NATIONAL FLOOD INSURANCE RATE MAP, DATED FEBRUARY 4, 1981, OF THE CITY & BOROUGH OF JUNEAU, ALASKA. SPECIAL REGULATIONS MAY APPLY.
7. THE DOMESTIC WATER AND SANITARY SEWER DISPOSAL SYSTEMS FOR PARCEL 1A AND 1B ARE PRIVATE UTILITIES AND MANAGED AS OUTLINED IN THE MENDOTA PARK SUBDIVISION, PARCEL 1A AND 1B SANITARY SEWER LINE AND PRIVATE WATER SYSTEM, JOINT MAINTENANCE AND HOLD HARMLESS AGREEMENT, RECORDED WITH THIS PLAT.
8. PRIVATE JOINT USE WATER AND SEWER AND SEWER LINES DO NOT EXTEND TO PARCEL 1B PROPERTY LINE. LOT 1B RESPONSIBLE TO EXTEND THOSE LINES.



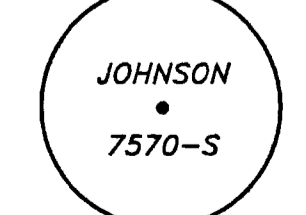
**ORIGINAL PARCEL 1 LAYOUT**  
PER PLAT NO. 2005-13  
SCALE: 1"=200'



**TYPICAL MONUMENTS**  
(ESTABLISHED THIS SURVEY)



**PRIMARY MONUMENT**  
3.5" DIA. ALUMINUM BERNTSEN FEDERAL  
A-1 MAGNETIZED CAP ON 2-1/2" DIA.  
SHANK SET 24" IN GROUND OR AS NOTED



**SECONDARY MONUMENT**  
1-1/4" DIA. YELLOW PLASTIC SURV-CAP  
ON 5/8" DIA. x 36" IRON PIN EXPOSED 2"



REC DIST \_\_\_\_\_  
DATE \_\_\_\_\_, 20\_\_\_\_  
TIME \_\_\_\_\_ M  
Requested By \_\_\_\_\_  
Address \_\_\_\_\_

PLAT OF  
**PARCELS 1A AND 1B,  
MENDOTA PARK**  
A SUBDIVISION OF  
**PARCEL 1, MENDOTA PARK**  
WITHIN U.S.S. 2557 & U.S.M.S. 609  
CITY AND BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT

OWNER:  
ANIACHAK, INC.  
10518 FOX FARM TRAIL  
JUNEAU, ALASKA 99801

SURVEYOR:  
MARK A. JOHNSON, R.L.S.  
R&M ENGINEERING, INC.  
6205 GLACIER HIGHWAY  
JUNEAU, ALASKA 99801  
R&M PROJ. NO. 131708

SCALE: 1"=100'  
DATE: MARCH 13, 2013  
SHEET 1 OF 2

2013.03.13 10:08 AM 1:27 PM 2013.03.13 10:08 AM 1:27 PM

**OWNERSHIP CERTIFICATE**

I HEREBY CERTIFY THAT RIVEREDGE PARK ASSOCIATION IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN SUBJECT TO CERTAIN DEVELOPMENT RIGHTS AND THAT I, AS PRESIDENT AND AUTHORIZED REPRESENTATIVE OF RIVEREDGE PARK ASSOCIATION 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.

DATED THIS 13 DAY OF March, 2013

RIVEREDGE PARK ASSOCIATION  
BY: [Signature]  
CORINNE SOLTIS, PRESIDENT

**CORPORATE OWNERSHIP CERTIFICATE**

I HEREBY CERTIFY THAT ANIAKCHAK, INC. IS THE OWNER OF DEVELOPMENT RIGHTS AFFECTING THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I, AS PRESIDENT AND AUTHORIZED REPRESENTATIVE, 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.

DATED THIS 13 DAY OF March, 2013

ANIAKCHAK, INC.  
BY: [Signature]  
JAN VAN DORT, PRESIDENT

**CERTIFICATE OF PLAT APPROVAL**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND 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.

DATED: MARCH 13, 2013  
[Signature]  
HAL HART, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY AND BOROUGH OF JUNEAU



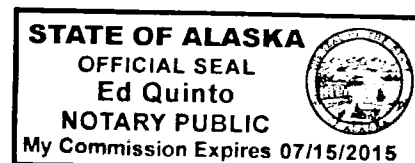
ATTEST:  
[Signature]  
CLERK,  
CITY AND BOROUGH OF JUNEAU

**NOTARY ACKNOWLEDGMENT**

STATE OF ALASKA )  
 ) SS.  
FIRST JUDICIAL DISTRICT )

THIS CERTIFIES THAT ON THE 13 DAY OF MARCH, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, PERSONALLY APPEARED CORINNE SOLTIS, KNOWN TO ME AND TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME ON BEHALF OF RIVEREDGE PARK ASSOCIATION, AN ALASKA NON-PROFIT CORPORATION, AS ITS PRESIDENT, PURSUANT TO ITS GOVERNING DOCUMENTS OR A RESOLUTION OF ITS BOARD OF DIRECTORS AND FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL AS OF THE DAY AND YEAR HEREINABOVE FIRST WRITTEN.



NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: 7/15/15

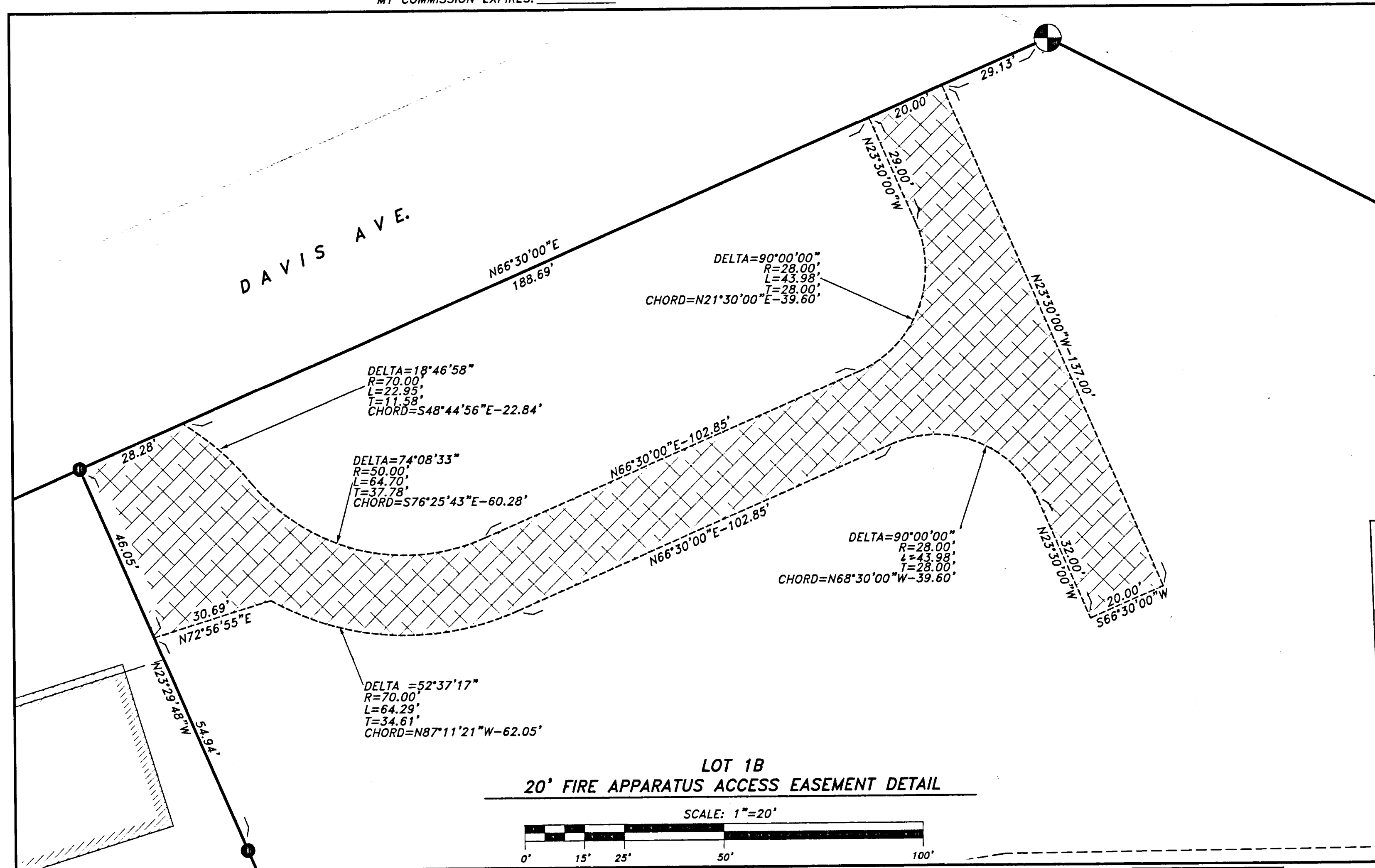
**NOTARY ACKNOWLEDGMENT**

STATE OF ALASKA )  
 ) SS.  
FIRST JUDICIAL DISTRICT )

THIS CERTIFIES THAT ON THE \_\_\_\_\_ DAY OF MARCH, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, PERSONALLY APPEARED JAN VAN DORT, KNOWN TO ME AND TO ME KNOWN TO BE THE PERSON WHO EXECUTED THIS INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF ANIAKCHAK, INC., AN ALASKA CORPORATION, AS ITS PRESIDENT, PURSUANT TO ITS GOVERNING DOCUMENTS OR A RESOLUTION OF ITS BOARD OF DIRECTORS AND FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

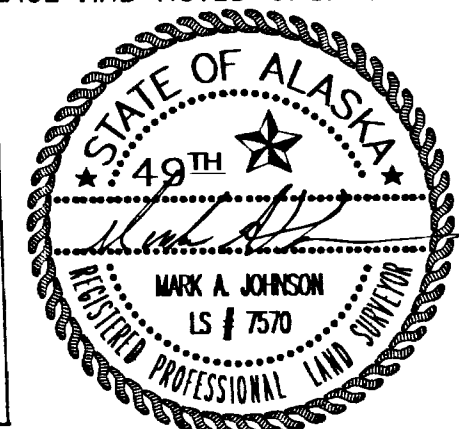
WITNESS MY HAND AND OFFICIAL SEAL AS OF THE DAY AND YEAR HEREINABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_



**SURVEYOR'S 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.



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A SUBDIVISION OF  
**PARCEL 1, MENDOTA PARK**  
WITHIN U.S.S. 2557 & U.S.M.S. 609  
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SCALE: N/A  
DATE: MARCH 13, 2013  
R&M PROJ. NO. 131708  
SHEET **2** OF 2

A:\2013\131708\131708-8.DWG PLOT: March 13, 2013 at: 8:11am mjohnson