

VISTA MEADOW ESTATES SUBDIVISION
ROAD AND GRADING PLAN
2013

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PREPARED BY

BOBBY F. BURNETT

2941 Carriage Drive
Anchorage, Alaska 99507
(907) 350-5541

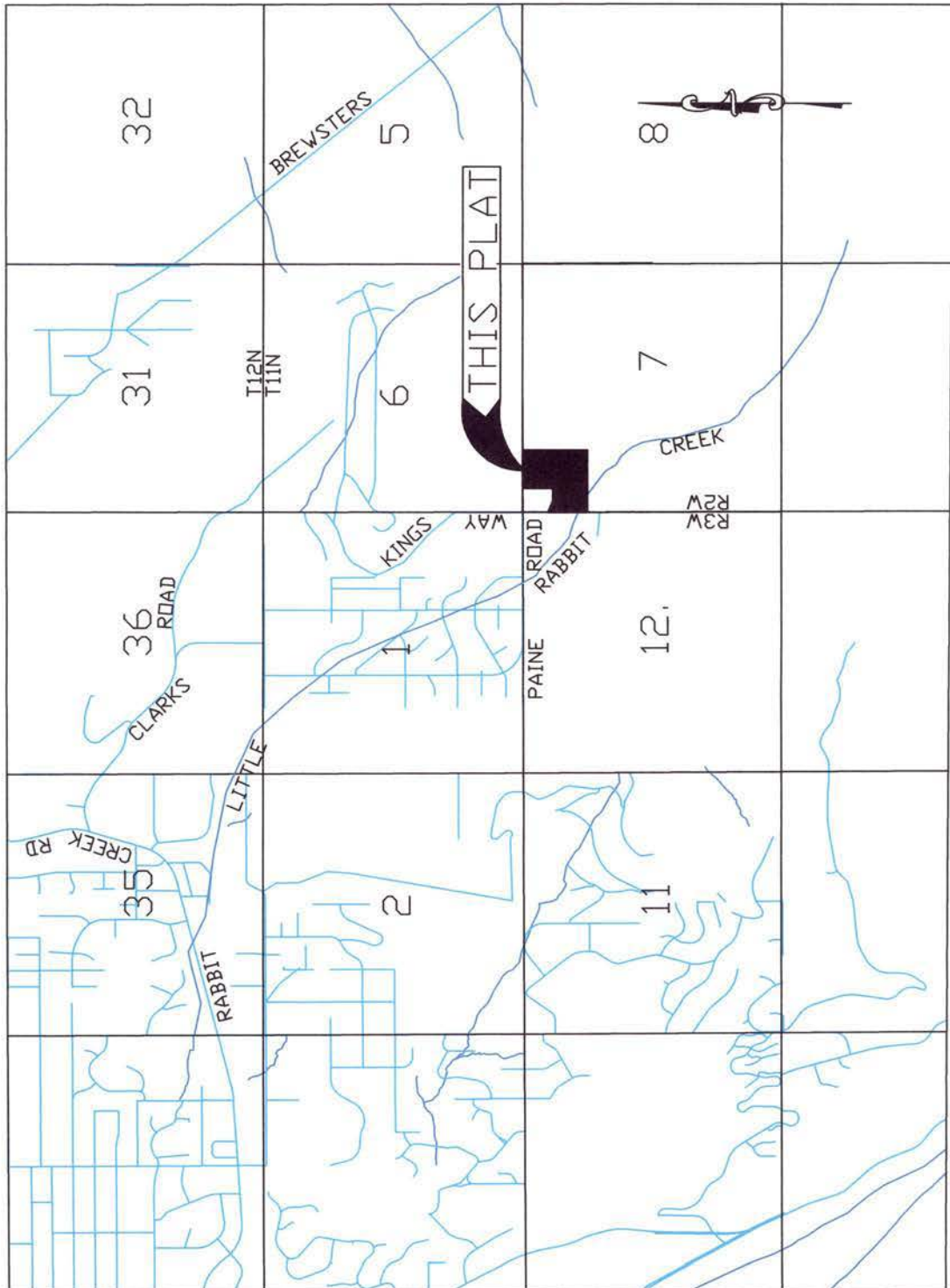
THIS PROJECT

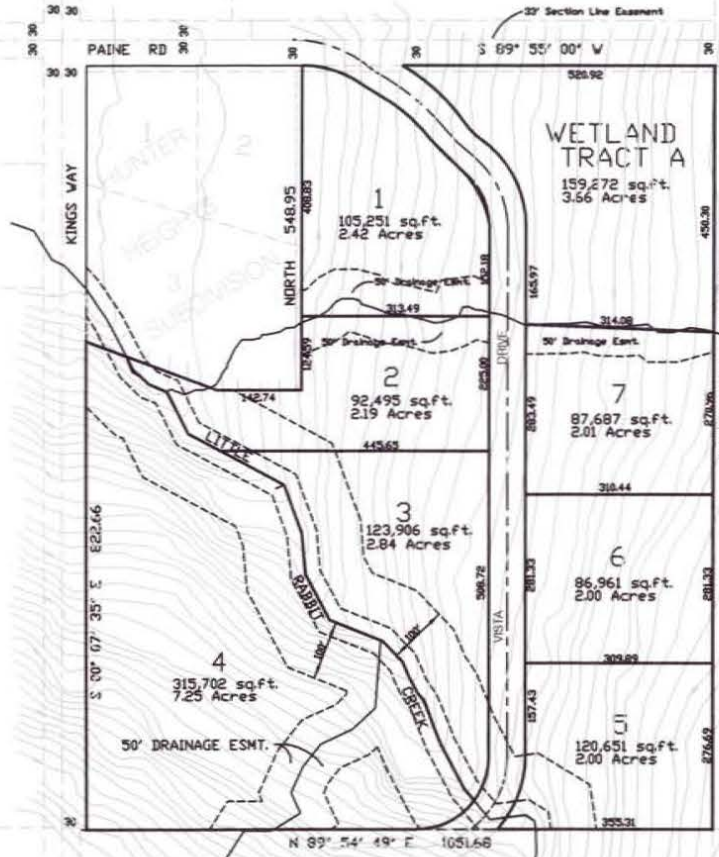
OWNER

EQUIVEST MORTGAGE INCOME TRUST
5313 Arctic Blvd.
ANCHORAGE, AK 99518
(907) 279-8551

Kenneth J. Gain
President of the Manager

VICINITY MAP





PRELIMINARY ZONED R10SL

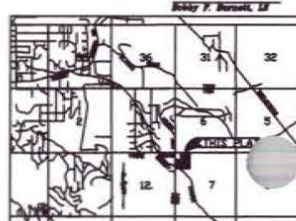
- LEGEND**
- ⊙ MEASUREMENT FOUND OR SET AS NOTED
 - ⊙ 5/8" IRON PIN SET
 - ⊙ 5/8" IRON BULLY FOUND
 - ⊙ ALUM CAP FOUND OVER MEASUREMENT DETAILS
 - ⊙ RECORDED
 - ⊙ MEASURED
 - ⊙ LOT BOUNDARY
 - N.T.S. NOT TO SCALE
 - ⊙ 1/4" = 1.00' PLANS OF RE-SET ALL BARS BY THE SURVEYOR
 - ⊙ TELEPHONE AND ELECTRIC
 - ⊙ U.S. UNDERGROUND
 - ⊙ R.R. BEARING BEARING INTERSECTION

CERTIFICATE OF OWNERSHIP & DEDICATION
 I (we), hereby certify that I am (we are) the owner(s) of the property described herein. I (we) hereby dedicate to the public all easements for public utility, streets, alleys, thoroughfares, parks and other public uses shown herein. There shall be reserved to the dedicated right-of-way shown herein, a slope remaining sufficient to provide cut & fill slopes of 1 1/2:1 but asymmetrically for each but not less than 1:1, of cut or fill, for the purpose of providing a maintaining interest support of the constructed street, and there is reserved to the grantor, their heirs, successors & assigns, the right to remove said slope at any time upon providing & maintaining other adequate interest support, as approved by the Municipality of Anchorage. I (we) hereby agree to this plat, and to any restrictions or conditions affecting interests and any such restrictions or conditions shall be binding and enforceable against present and successive owners of this subdivided property.

NOTARY'S ACKNOWLEDGMENT FOR KENNETH GAIN
 Subscribed and sworn before me this day of 2013
 Notary for Alaska My Commission Expires
 RONALD B. GIBSON
 1408 WEST BERTHOUD BLVD.
 ANCHORAGE, ALASKA 99502

NOTARY'S ACKNOWLEDGMENT FOR RONALD B. GIBSON
 Subscribed and sworn before me this day of 2013
 Notary for Alaska My Commission Expires
ACCEPTANCE OF DEDICATION
 The Municipality of Anchorage hereby accepts for public use and for public payment the real property delineated on this plat including but not limited to the easements, right-of-way, alleys, roadways, thoroughfares, and parks shown herein.
 Dated at Anchorage, Alaska this day of 2013
 Mayor

SURVEYOR'S CERTIFICATE
 I, Bobby F. Burnett, Professional Land Surveyor, do hereby certify that the plat of Vista Meadows Estates is a true and correct representation of lands actually surveyed and that all the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments and lot corners have been set and staked.



**PLAT OF
VISTA MEADOWS ESTATES
Subdivision
LOTS 1-7 & TRACT A**

BOBBY F. BURNETT RLS
 3941 CARRIAGE DRIVE
 ANCHORAGE, ALASKA 99507
 (907) 565-8641

Approved by: **BPB**
 Date: **4/2/13**
 Approved by: **BPB**
 Date: **3-13-13**
 City of Anchorage
 Mayor

NOTE:
 1. TRACT A WILL BE A WETLAND RESERVE.

PLAT APPROVAL
 Plat approved by the Anchorage Planning Authority, this day of 2013.

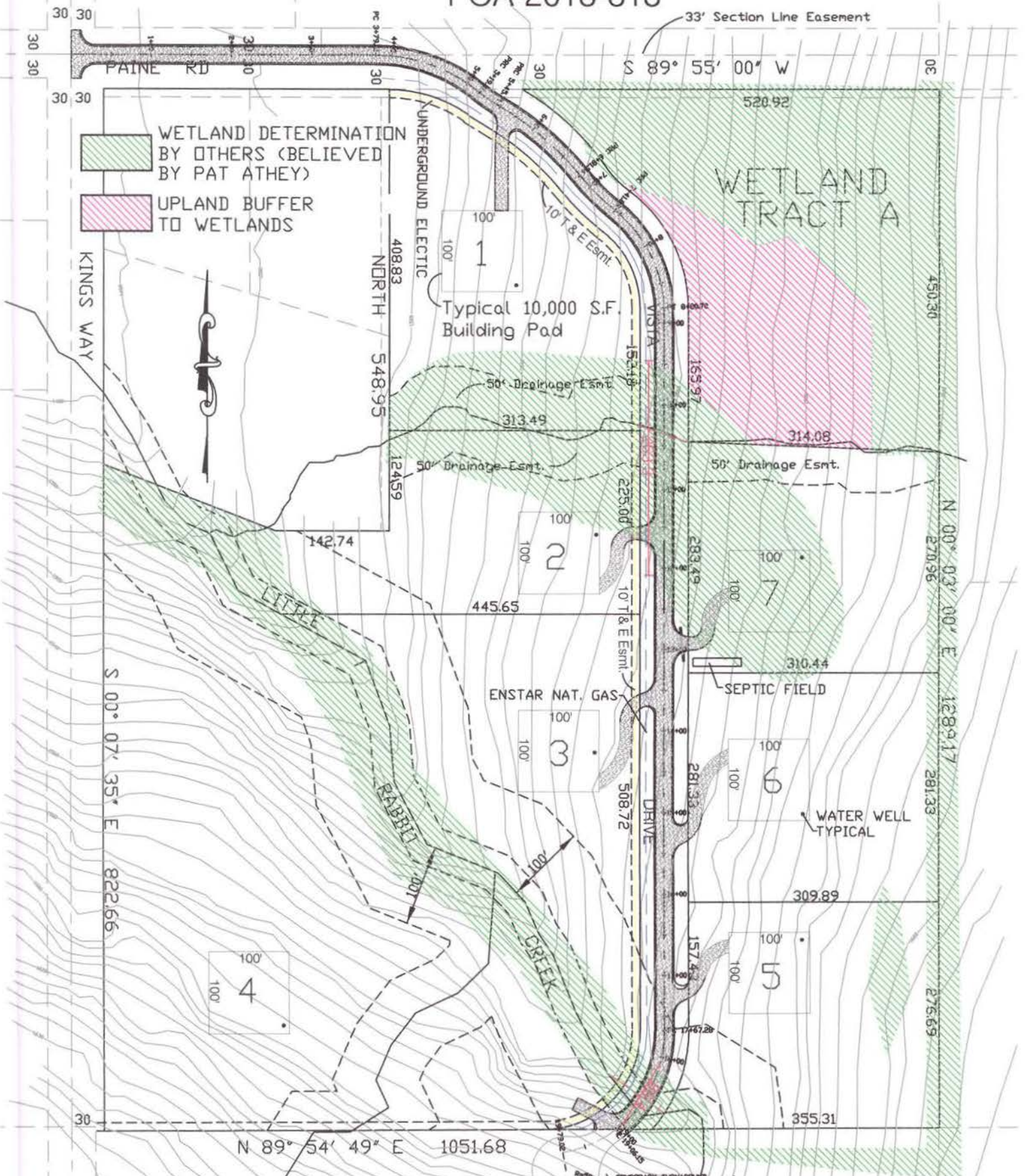
TAX CERTIFICATE
 All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approved in writing between January 1 and the last day of the year in an amount with the chief fiscal officer an amount sufficient to pay attached real property tax for the current year.

Date: **4/2/13**
 Approved by: **BPB**

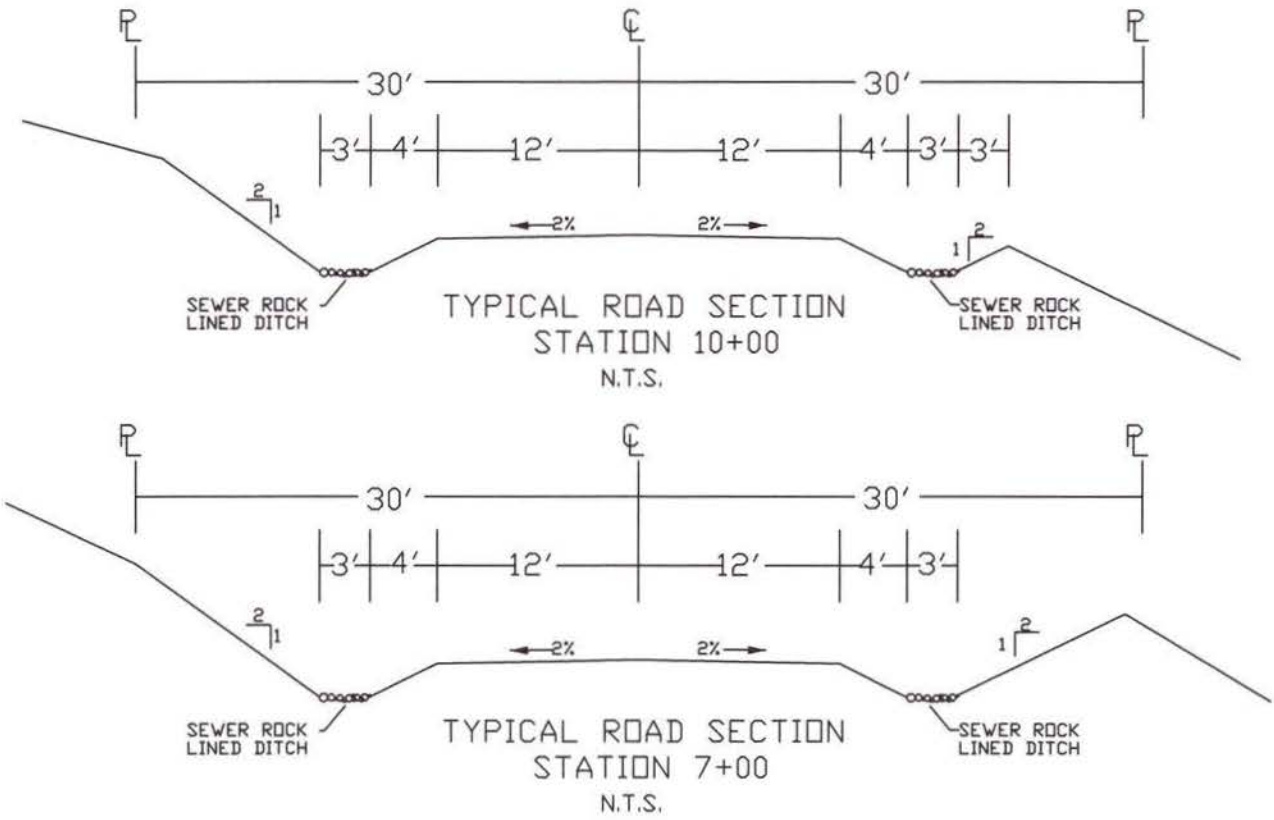
APPROVALS
 Planning Officer: **BOBBY F. BURNETT**
 Municipal Surveyor: **BOBBY F. BURNETT**

HUNTER HEIGHTS SUBDIVISION LITTLE RABBIT CREEK POA-2013-318

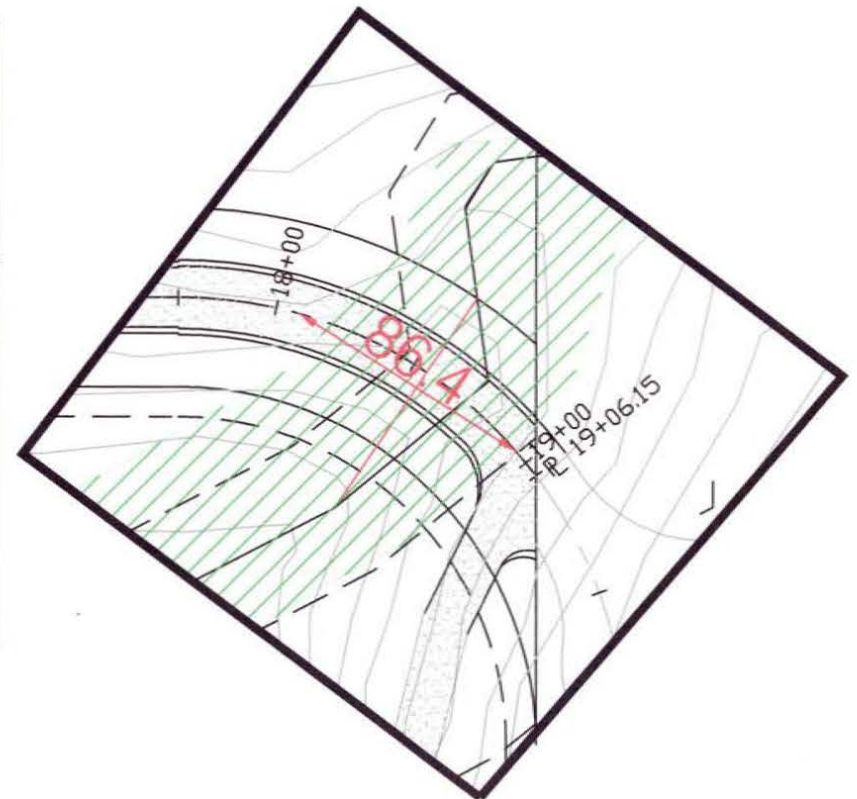
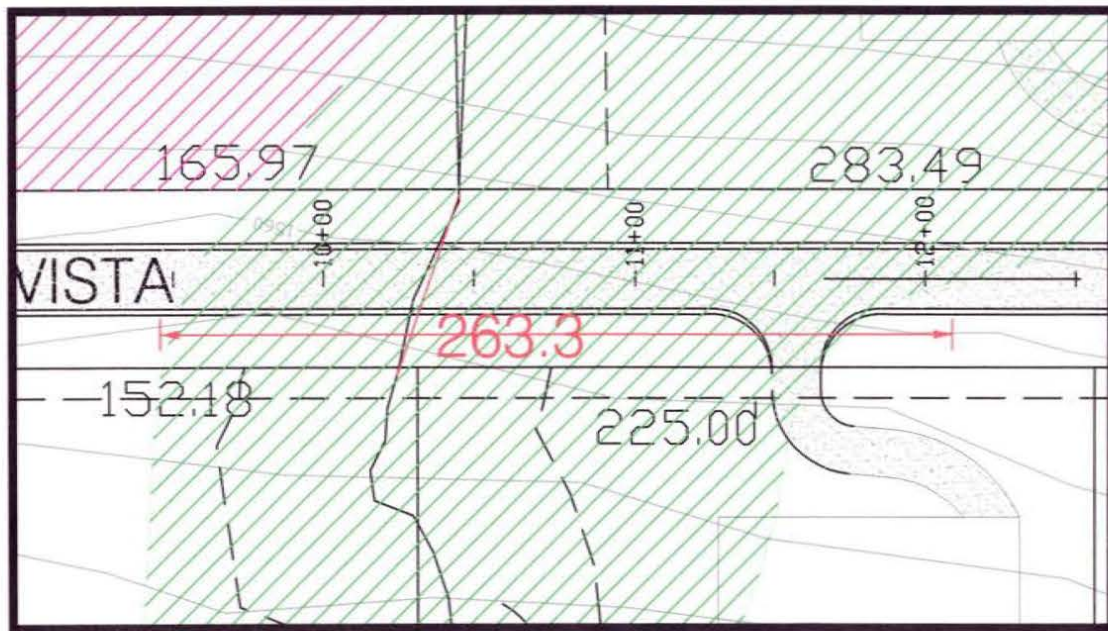
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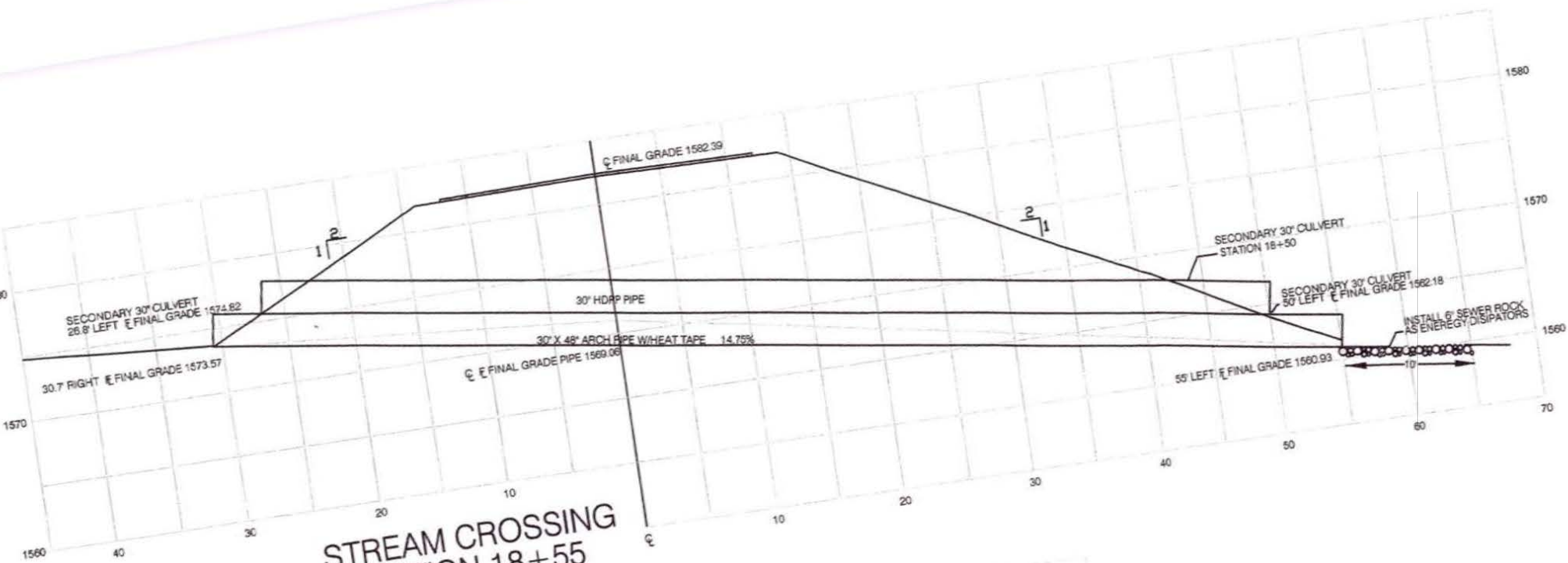


TYPICAL ROAD SECTION

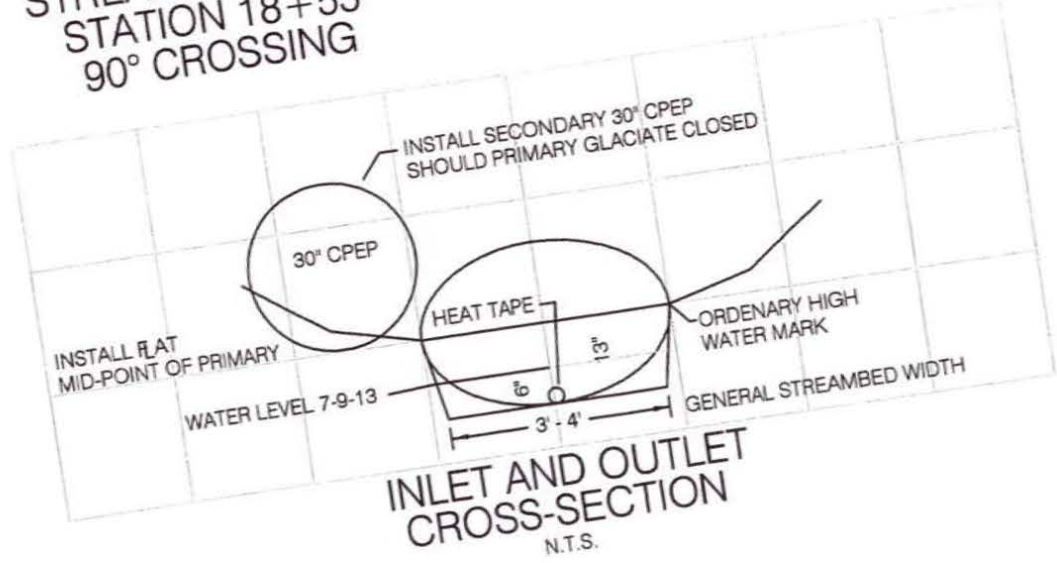


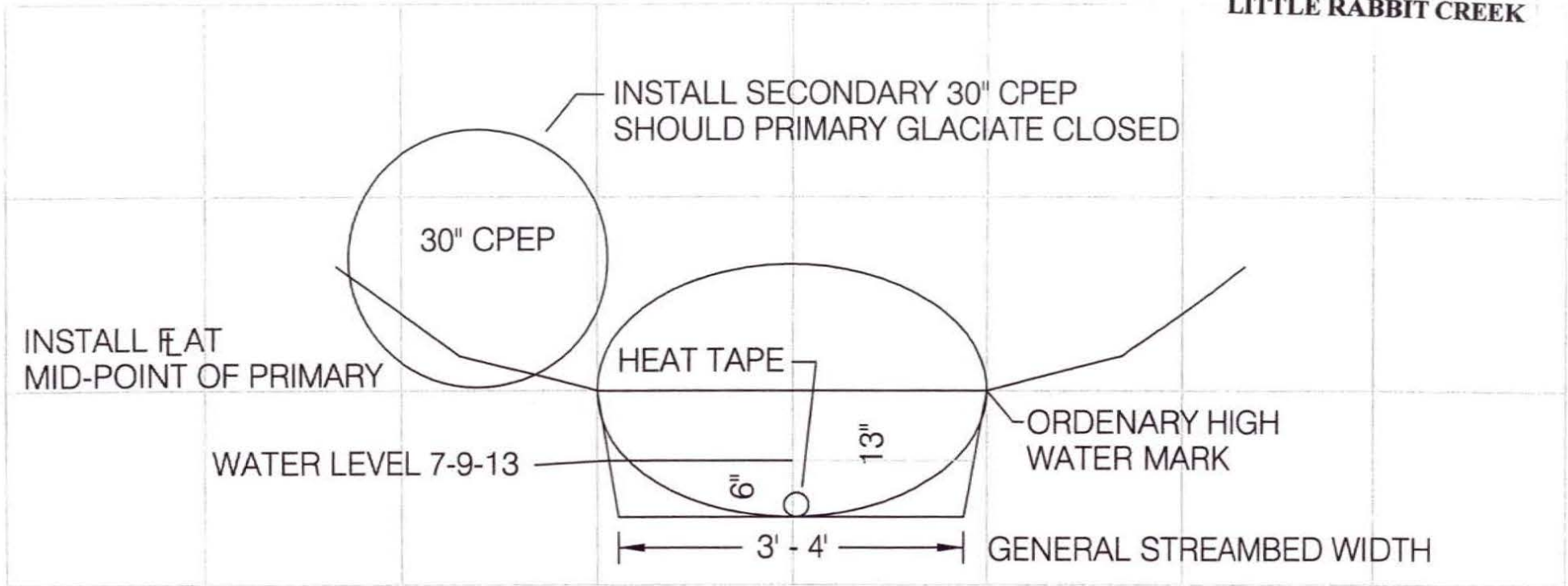
HUNTER HEIGHTS SUBDIVISION LITTLE RABBIT CREEK POA-2013-318 ELECTRIC EASEMENT DISTURBED AREA





**STREAM CROSSING
STATION 18+55
90° CROSSING**

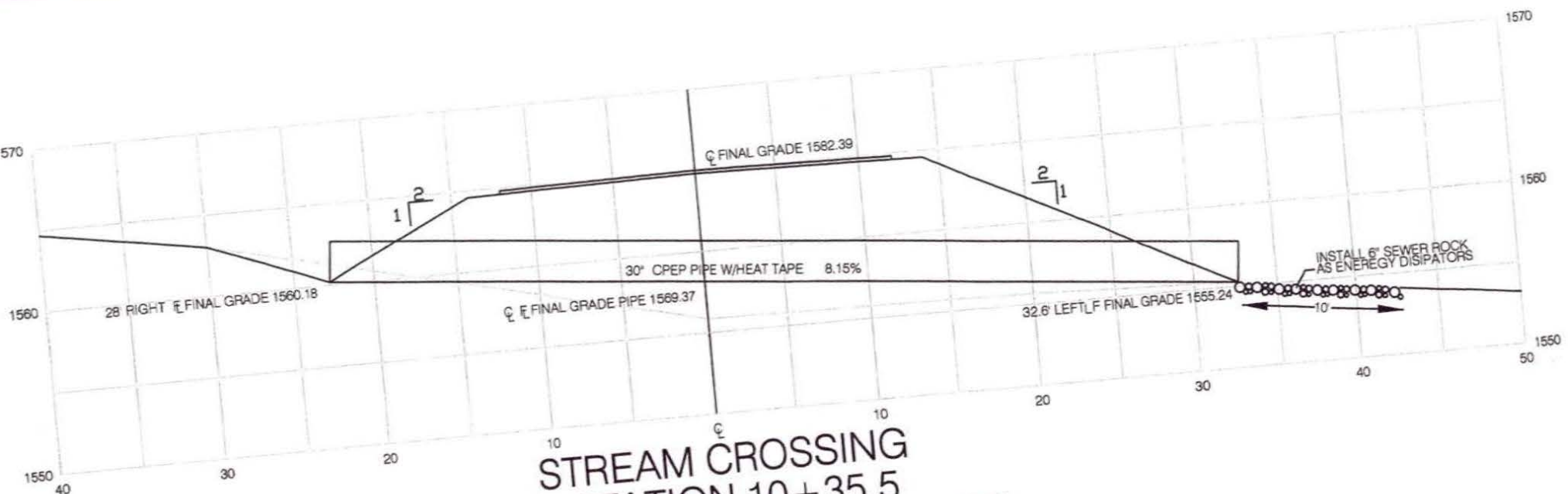




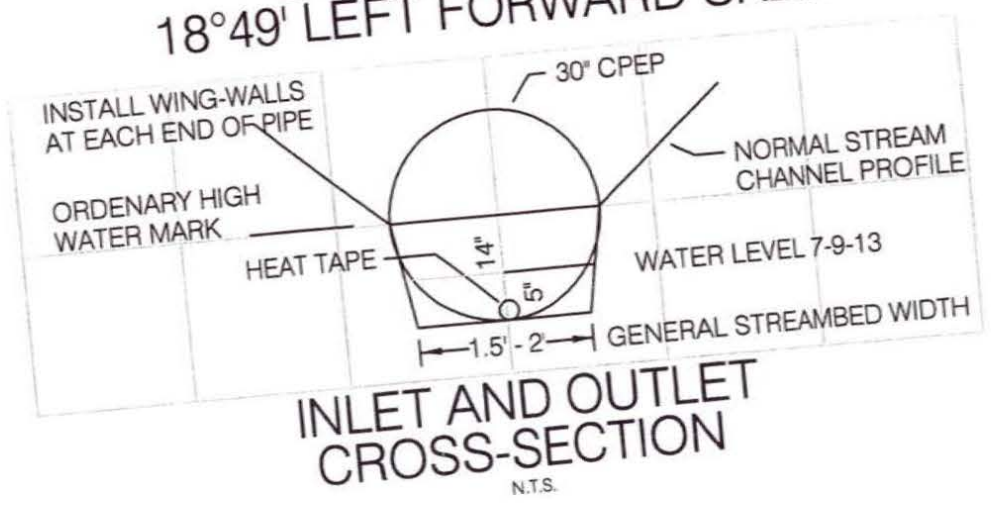
INLET AND OUTLET CROSS-SECTION

N.T.S.

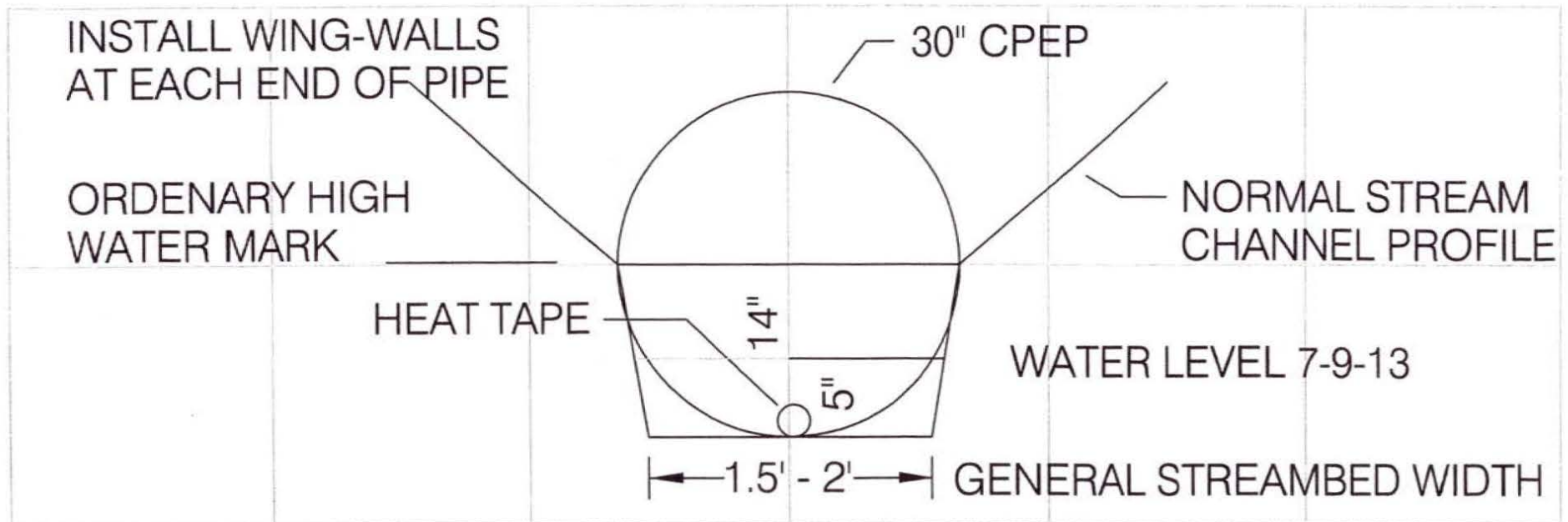
STREAM CROSSING STATION 18+55 90° CROSSING



STREAM CROSSING
STATION 10+35.5
18°49' LEFT FORWARD SKEW



STREAM CROSSING STATION 10+35.5 18°49' LEFT FORWARD SKEW



INLET AND OUTLET CROSS-SECTION

N.T.S.