

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY AGREE TO THIS SITE PLAN AND TO ANY RESTRICTIONS OR COVENANTS APPEARING HEREON AND ANY SUCH RESTRICTIONS OR COVENANTS SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS PROPERTY.

OWNER:

ALYESKA RESORT DEVELOPMENT, LLC
 1825 W. 24th Avenue
 GIRDWOOD ALASKA 99587

BY: *Donald Call*
 SIGNATURE

J. Randall Call
 PRINTED NAME

*President & Vice Pres
 of the Anchorage
 Metropolitan
 Municipality*
 TITLE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF June 2009, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

J. Randall Call
 PERSONALLY APPEARED

Donald Call
 NOTARY PUBLIC

5/10/09
 MY COMMISSION EXPIRES

State of Alaska
 NOTARY PUBLIC
 Alena G. Gaud
 My Commission Expires 12/31/12

APPROVALS

Donald Call
 PLANNING OFFICER

James M. Smith
 MUNICIPAL SURVEYOR

9.30.09
 DATE

8/11/09
 DATE

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS 22nd DAY OF September 2009.

James M. Smith
 AUTHORIZED OFFICIAL

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL. IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

8.31.09
 DATE

Scott Hansen
 AUTHORIZED OFFICIAL

SURVEYOR'S CERTIFICATE

I, STANLEY E. PONSNESS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS FRAMEMENT LOT SITE PLAN SHOWS A TRUE AND CORRECT REPRESENTATION OF THE RECORD BOUNDARY OF ALYESKA SUBDIVISION, PRINCE ADDITION, TRACT D, PER PLAT NO. 87-131.



LINE DATA TABLE

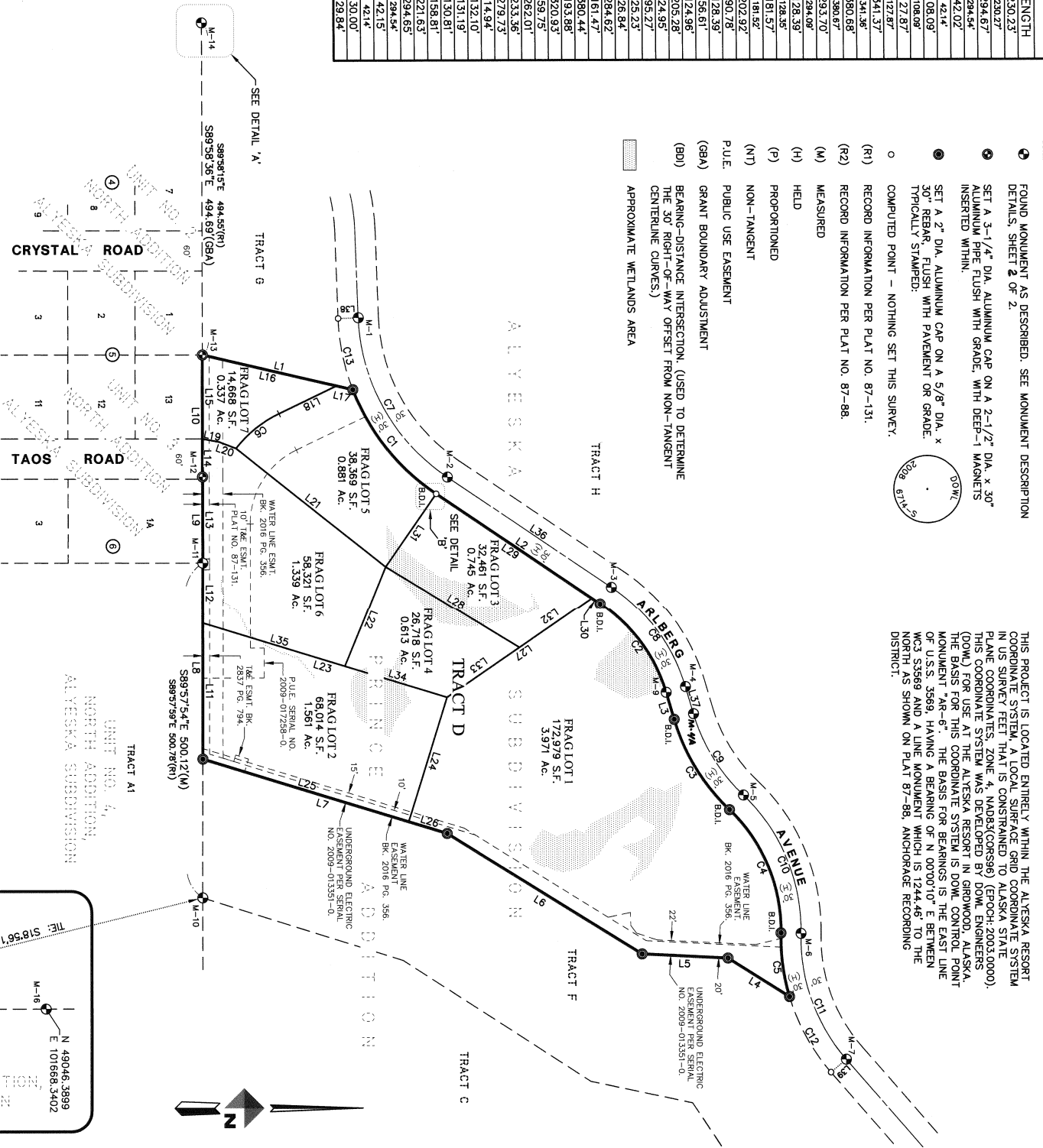
LINE	BEARING	LENGTH
L1	(N)	N130°08'25"E 230.23
L2	(N)	N34°03'07"E 294.67
L3	(N)	N4°01'09"E 294.54
L4	(N)	N73°34'48"E 42.02
L5	(N)	N23°10'06"E 42.14
L6	(N)	N32°12'45"W 108.09
L7	(N)	N32°12'45"W 108.09
L8	(N)	N27°40'56"W 127.87
L9	(N)	N02°52'35"W 127.87
L10	(N)	N02°53'55"W 127.87
L11	(N)	N31°49'11"W 341.37
L12	(N)	N31°50'31"W 341.37
L13	(N)	N17°03'59"W 380.68
L14	(N)	N17°03'59"W 380.68
L15	(N)	N89°57'54"W 294.70
L16	(N)	N89°57'54"W 294.70
L17	(N)	N89°57'54"W 294.70
L18	(N)	N89°57'54"W 294.70
L19	(N)	N89°57'54"W 294.70
L20	(N)	N89°57'54"W 294.70
L21	(N)	N89°57'54"W 294.70
L22	(N)	N89°57'54"W 294.70
L23	(N)	N89°57'54"W 294.70
L24	(N)	N89°57'54"W 294.70
L25	(N)	N89°57'54"W 294.70
L26	(N)	N89°57'54"W 294.70
L27	(N)	N89°57'54"W 294.70
L28	(N)	N89°57'54"W 294.70
L29	(N)	N89°57'54"W 294.70
L30	(N)	N89°57'54"W 294.70
L31	(N)	N89°57'54"W 294.70
L32	(N)	N89°57'54"W 294.70
L33	(N)	N89°57'54"W 294.70
L34	(N)	N89°57'54"W 294.70
L35	(N)	N89°57'54"W 294.70
L36	(N)	N89°57'54"W 294.70
L37	(N)	N89°57'54"W 294.70
L38	(N)	N89°57'54"W 294.70
L39	(N)	N89°57'54"W 294.70

LEGEND

- ① FOUND MONUMENT AS DESCRIBED. SEE MONUMENT DESCRIPTION DETAILS, SHEET 2 OF 2.
- ② SET A 3-1/4" DIA. ALUMINUM CAP ON A 2-1/2" DIA. x 30" ALUMINUM PIPE FLUSH WITH GRADE, WITH DEEP-1 MAGNETS INSERTED WITHIN.
- ③ SET A 2" DIA. ALUMINUM CAP ON A 5/8" DIA. x 30" REBAR, FLUSH WITH PAVEMENT OR GRADE. TYPICALLY STAMPED:
 - o COMPUTED POINT - NOTHING SET THIS SURVEY.
 - o RECORD INFORMATION PER PLAT NO. 87-131.
 - o RECORD INFORMATION PER PLAT NO. 87-88.
- (M) MEASURED
- (H) HELD
- (P) PROPORTIONED
- (N1) NON-TANGENT
- P.U.E. PUBLIC USE EASEMENT
- (GBA) GRANT BOUNDARY ADJUSTMENT
- (BDD) BEARING-DISTANCE INTERSECTION (USED TO DETERMINE THE 30' RIGHT-OF-WAY OFFSET FROM NON-TANGENT CENTERLINE CURVES)
- APPROXIMATE WETLANDS AREA

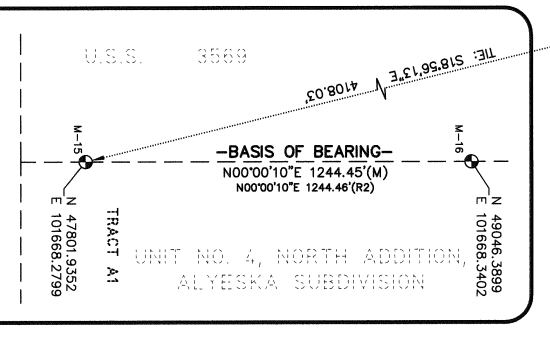
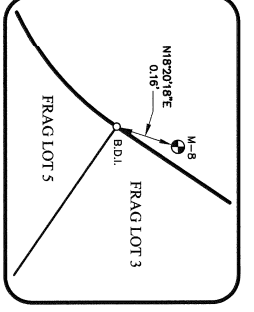
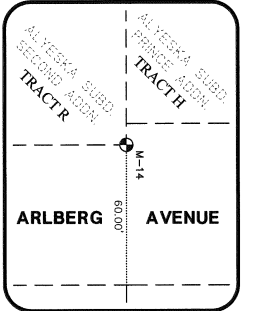
HORIZONTAL CONTROL STATEMENT

THIS PROJECT IS LOCATED ENTIRELY WITHIN THE ALYESKA RESORT COORDINATE SYSTEM. SURFACE (GRID) COORDINATE SYSTEM IN US SURVEY FEET THAT IS CONSTRAINED TO ALASKA STATE PLANE COORDINATE SYSTEM, ZONE 4, NAD83(CORS96) (GEOCH-2003.0000). THIS COORDINATE SYSTEM WAS DEVELOPED BY DOWL ENGINEERS (DOWL) FOR USE AT THE ALYESKA RESORT IN GIRDWOOD, ALASKA. THE BASIS FOR THIS COORDINATE SYSTEM IS DOWL CONTROL POINT MONUMENT FAR-6". THE BASIS FOR BEARINGS IS THE EAST LINE OF U.S.S. 3569, HAVING A BEARING OF N 00°00'10" E BETWEEN W03 S3569 AND A LINE MONUMENT WHICH IS 1244.46' TO THE NORTH AS SHOWN ON PLAT 87-88, ANCHORAGE RECORDING DISTRICT.



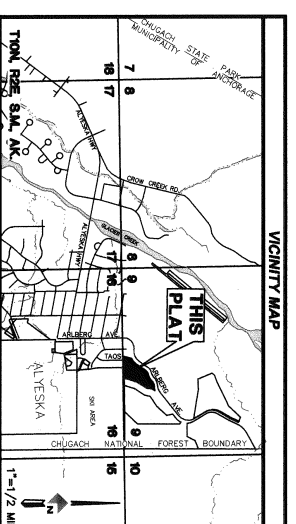
CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1(N)	(P)	3501.13	330.00	201.70	198.58
C2(N)	(N)	3928.25	245.00	168.79	165.47
C3(N)	(N)	3928.25	245.00	168.79	165.47
C4(N)	(N)	2959.07	305.00	159.57	157.76
C5(N)	(N)	4753.04	245.00	204.76	198.85
C6	(N)	1801.56	305.00	95.99	95.59
C7(N)	(M)	2610.17	182.00	83.13	82.41
C8(N)	(M)	5353.03	300.00	282.14	271.85
C9(N)	(M)	3928.25	275.00	189.47	185.75
C10(N)	(M)	4228.35	275.00	189.51	185.78
C11(N)	(M)	4228.35	275.00	189.51	185.78
C12(N)	(P)	2426.17	305.00	130.09	129.11
C13(N)	(P)	1853.17	330.00	108.79	108.30



NOTES

1. THIS SITE PLAN IS PREPARED IN ACCORDANCE WITH THE ANCHORAGE MUNICIPAL CODE 21.15.134.
2. THIS SITE PLAN IS BASED ON RECORD INFORMATION FROM THE PLAT OF TRACT D, ALYESKA SUBDIVISION, PRINCE ADDITION, PER PLAT NO. 87-131. SEE SAID PLAT FOR ADDITIONAL INFORMATION.
3. ALL FEDERAL AND STATE EASEMENTS/PERMITS/LICENSES REFERENCED BY CASE NUMBERS AND ALL EASEMENTS REFERENCED BY BOOK AND PAGE NUMBERS AND ALL EASEMENTS REFERENCED BY BOUNDARY AND AREA NUMBERS AND ALL EASEMENTS REFERENCED BY BOUNDARY AND AREA NUMBERS SHOULD ONLY BE USED FOR GENERAL INFORMATION. DOCUMENTS THAT CREATED THE EASEMENTS, PERMITS, AND LICENSES SHALL GOVERN THE LOCATION, CONTENT, AND INTENT.
4. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (I.E. 30 = 30.00').
5. SEE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, RECORDED UNDER SERIAL NO. 2008-068741-0.
6. ALL EASEMENTS THAT ARE REFERENCED BY A RECORDED PLAT NUMBER WERE CREATED BY THOSE RESPECTIVE PLATS, AND ARE NOT DEDICATED BY THIS SITE PLAN.
7. DEVELOPMENT OF THIS SITE SHALL BE IN CONFORMANCE WITH AN APPROVED DEVELOPMENT MASTER PLAN.
8. PLANNING AND ZONING COMMISSION RESOLUTION 2007-089 CONDITIONS 2, 5 AND 7 SHALL BE RESOLVED PRIOR TO THE DEVELOPMENT OF ANY OF THE FRAGMENT LOTS.
9. ALL LOTS WITHIN THE SUBDIVISION SHALL CONFORM TO THE DRAINAGE PATTERNS SHOWN ON THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY OF ANCHORAGE, AS APPLICABLE.
10. FRAGMENT LOTS 1-6 CONTAIN WETLANDS THAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORP. OF ENGINEERS. DEVELOPMENT OF THESE AREAS IS SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT. NO DRAINAGE PATTERNS CAN OCCUR ON THESE LOTS UNTIL ONE OF THE FOLLOWING OCCURS:
 - A. A SECTION 404 PERMIT HAS BEEN ISSUED TO ALLOW PLACEMENT OF FILL WITHIN THE JURISDICTIONAL WETLAND IN ACCORDANCE WITH AN APPROVED DEVELOPMENT MASTER PLAN FOR EACH SPECIFIC FRAGMENT LOT.
 - B. THE DEVELOPMENT ACTIVITY IS DETERMINED TO BE OUTSIDE THE DELINEATED JURISDICTIONAL WETLANDS AND NOT SUBJECT TO A SECTION 404 PERMIT.
11. THE PROPERTY OWNER SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
12. PROPERTY OWNERS SHALL NOT OBSTRUCT, IMPERE OR ALTER APPROVED DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS OF WAY.
13. IN THE EVENT SUBSURFACE FLOWS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER MUST IMMEDIATELY COORDINATE WITH THE MOA PROJECT MANAGEMENT & ENGINEERING WATERSHED MANAGEMENT SERVICES DIVISION TO DETERMINE THE APPROPRIATE RESOLUTION.
14. FOOTING DRAINS ARE REQUIRED ON ANY STRUCTURES BUILT IN THIS SUBDIVISION.



COMMERCIAL TRACT
 FOR
 FRAGMENT LOTS 1 THROUGH 7
 (PER PLAT NO. 87-131)
 ALYESKA SUBDIVISION PRINCE ADDITION, TRACT D
 CONTAINING 9.447 ACRES, 7 FRAGMENT LOTS
 LOCATED WITHIN ANCHORAGE RECORDING DISTRICT

Anchorage Recording District Plat No. 2009-69

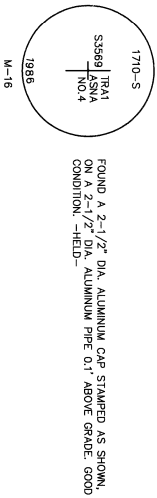
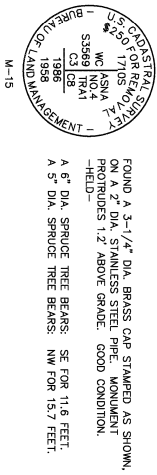
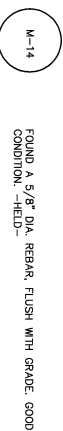
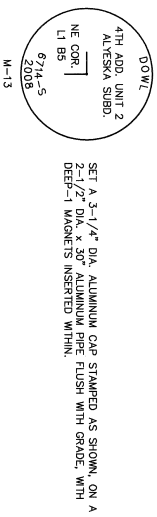
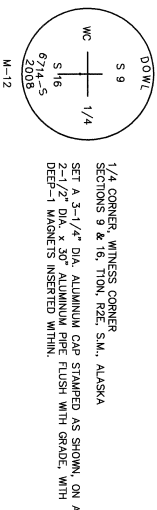
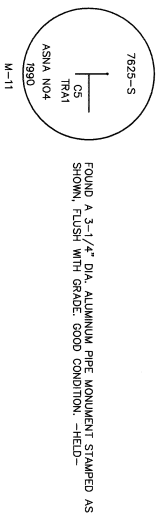
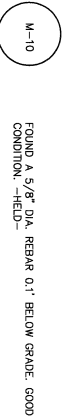
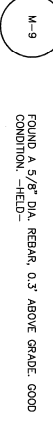
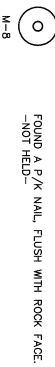
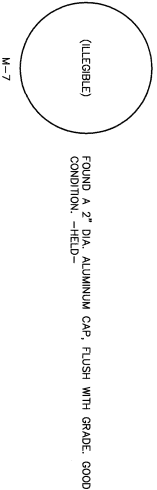
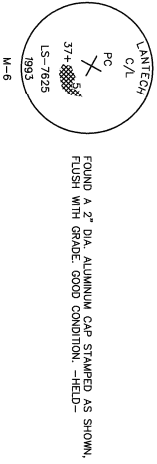
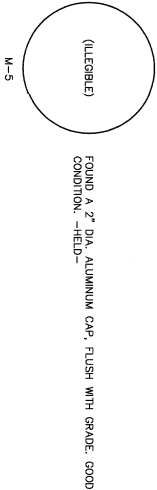
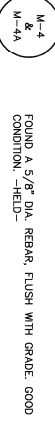
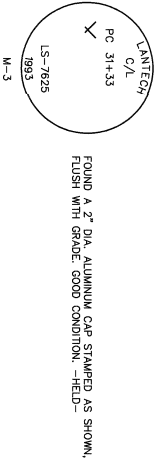
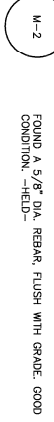
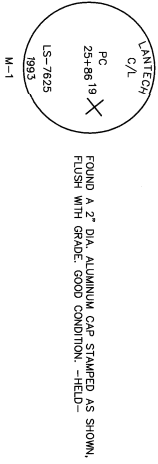
DRAWN:	MAR-19-2009	SURVEYED:	JUL-AUG, 2008
C-P: F1A04 NO. F-18570	MOA CASE FILE: S-11671-1		

4441 B STREET, ANCHORAGE, ALASKA 99503 PH: (907) 562-2000 FAX: (907) 565-3893

CHK:	KET	W.O.:	DS9810C
SCALE:	1"=100'	FRK:	Z209, 2099
		GRD:	SK716-4717
		DRWN:	MAR-19-2009
		SURVEYED:	JUL-AUG, 2008
		C-P:	F1A04 NO. F-18570

DOWL HKM
 150-22 SHEET
 1 OF 2

MONUMENT DESCRIPTION DETAILS



CURVE DATA TABLE

CURVE	DELTA (DEG)	RADIUS (FEET)	CHORD LENGTH (FEET)	CHORD BEARING
C14	162°28'29"	305.00'	87.40'	N81°41'12"E
C15	140°4'05"	305.00'	74.89'	N80°29'00"E

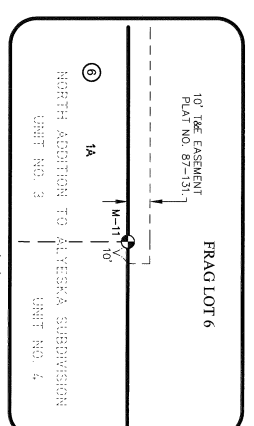
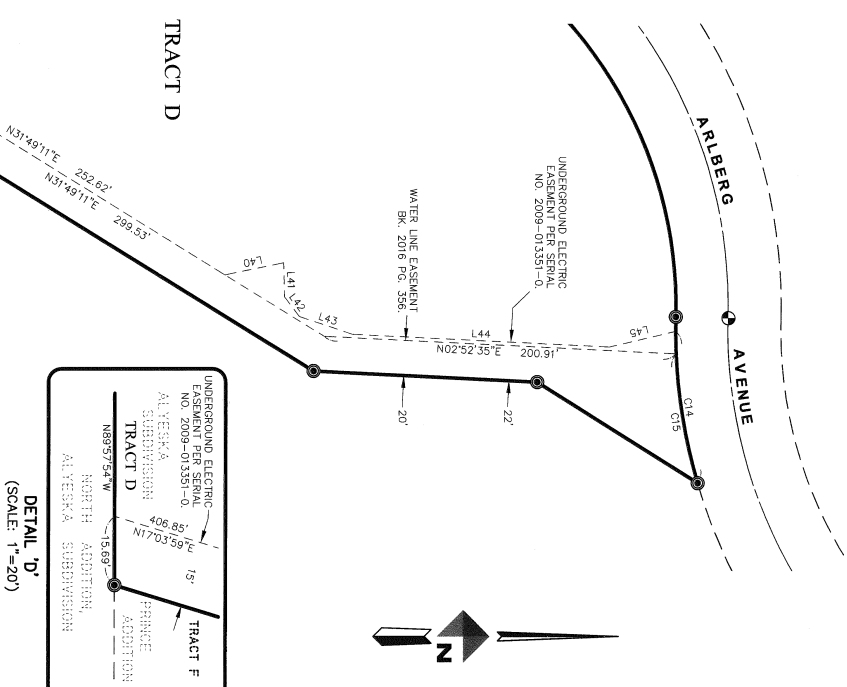
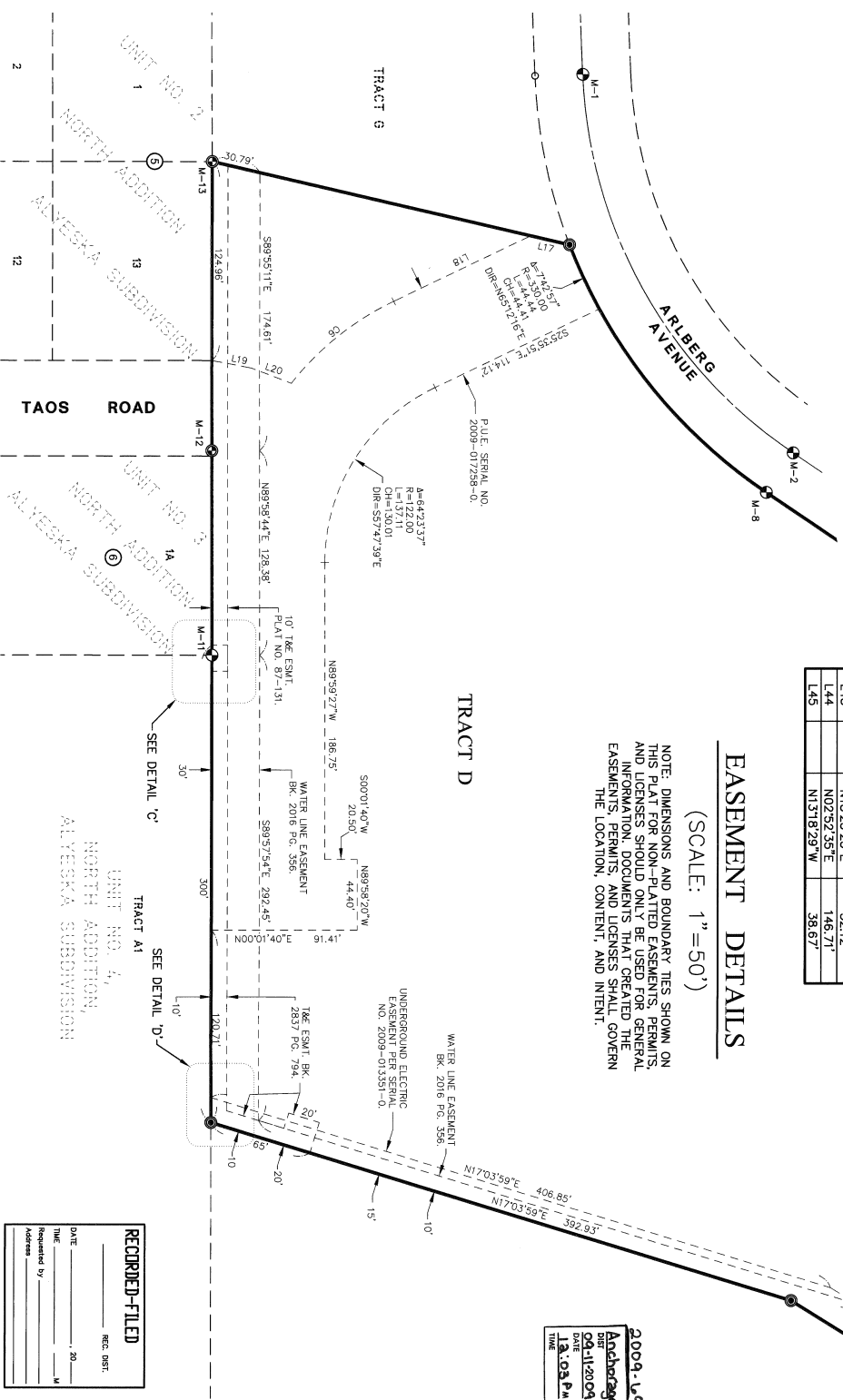
LINE DATA TABLE

LINE	BEARING	LENGTH
L40	N11°42'58"W	34.11'
L41	N88°51'55"E	19.41'
L42	N82°57'34"E	14.11'
L43	N18°25'25"E	32.12'
L44	N02°52'35"E	146.71'
L45	N131°28'29"W	38.87'

EASEMENT DETAILS

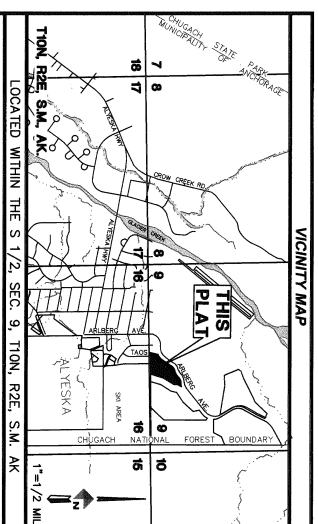
(SCALE: 1" = 50')

NOTE: DIMENSIONS AND BOUNDARY TIES SHOWN ON THIS PLAT FOR NON-PLATTED EASEMENTS, PERMITS, AND LICENSES SHOULD ONLY BE USED FOR GENERAL INFORMATION. DOCUMENTS THAT CREATED THE EASEMENTS, PERMITS, AND LICENSES SHALL GOVERN THE LOCATION, COMMENT, AND INTENT.



2009-169
 Alutiasa
 09-11-2009
 13.03 Pa

RECORDED-FILED
 REC. DIST.
 DATE
 TIME
 Requested by
 Address



COMMERCIAL TRACT
 FRAGMENT LOT SITE PLAN
 FOR
 ALYESKA SUBDIVISION PRINCE ADDITION, TRACT D
 (PER PLAT NO. 87-131)
 FRAGMENT LOTS 1 THROUGH 7
 CONTAINING 9.447 ACRES, 7 FRAGMENT LOTS

4411 B STREET ANCHORAGE, ALASKA 99503 PH. (907) 562-2000 FAX (907) 563-3683
DOWL HKM
 DWG: LTD
 CHK: RET
 W.O. D59810C
 SCALE: 1"=100'
 RBK: 2209, 2099
 SUPP: 4716-4717
 DRAWN: MAR-19-2009
 SURP: JLE-AUG-2008
 C-P: F1A0A NO. F-18570
 MOA CASE FILE: S-11671-1
 SHEET 2 OF 2