

GENERAL NOTES

1. CONSULT RECORDED PLATS FOR ADDITIONAL RESTRICTIONS AND NOTES RELATING TO PROPERTIES SHOWN HEREON. MANY OF THE PLATS ALONG THE EAGLE RIVER ROAD CORRIDOR INCLUDE A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES FOR THE PURPOSE OF PROVIDING AND MAINTAINING LATERAL SUPPORT OF CONSTRUCTED STREETS.
2. COMPLETE TITLE REPORTS WERE NOT PREPARED IN ASSOCIATION WITH THIS RECORD OF SURVEY. ALTHOUGH A CONCERTED EFFORT HAS BEEN MADE TO SHOW PERTINENT TITLE INTEREST IN ADJOINING PROPERTIES, EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.
3. PARCELS 1 AND P-1 AS SHOWN ON THE PLAN SET OF ALASKA PROJECT NO. X-14594, EAGLE RIVER ROAD, MP 10-12 WERE ACQUIRED FROM STATE OF ALASKA DIVISION OF PARKS IN 1981. PARCEL 1 IS SHOWN AS A 100' PERMANENT RIGHT OF WAY CORRIDOR AND PARCEL P-1 WAS INTENDED TO ACCOMMODATE THE SLOPE LIMITS OF THE ROAD. THE PARCELS LIE ENTIRELY WITHIN SECTIONS 4 AND 5, TOWNSHIP 13 NORTH, RANGE 1 EAST, SEWARD MERIDIAN AND ALSO WITHIN POWER WITHDRAWAL CLASSIFICATION NO. 107, ESTABLISHED JUNE 6, 1925. THE PROPERTY REMAINS IN FEDERAL OWNERSHIP, SUBJECT TO A 1972 COOPERATIVE RECREATION MANAGEMENT AGREEMENT BETWEEN THE BUREAU OF LAND MANAGEMENT AND THE STATE OF ALASKA. AT PRESENT, NO BLM GRANT OR PERMIT EXISTS FOR PARCELS 1 AND P-1 AND IT IS NOT CONSIDERED EXISTING RIGHT OF WAY FOR PURPOSES OF THIS RECORD OF SURVEY.
4. MONUMENTATION ON O'REIDNER ROAD WAS SET FOR TWO DIFFERENT SUBDIVISIONS, BAUMER SUBDIVISION, PLAT #74-181, AND DONALD C. SCHROEDER SUBDIVISION NO. 3, UNIT NO. 1, PLAT #70-158 AND DOES NOT DEFINE A UNIFORM WIDTH FOR THE ROW ORIGINALLY DEDICATED ON THE PLAT OF DONALD C. SCHROEDER NO. 2, PLAT #68-94.
5. SEVERAL RECOVERED CORNERS OF BAUMER SUBDIVISION, PLAT #74-181, ALTHOUGH IN GOOD CONDITION, DO NOT MATCH RECORD DIMENSIONS ON THE PLAT. SIDE LOT LINES WERE DETERMINED BY PRORATING FRONTAGE DISTANCES ALONG EAGLE RIVER ROAD.
6. THE PLAT OF HAMANN SUBDIVISION, PLAT #73-133, ERRONEOUSLY LOCATED THE POSITION OF ROW CURVE PC AT RECORD STATION 295+43.62 OF ALASKA PROJECT NO. S-0550(1). ROW PLAN RECORD POSITION WAS HELD FOR PURPOSES OF THIS RECORD OF SURVEY.
7. MONUMENTATION RECOVERED ALONG CRYSTAL CREEK DRIVE DEFINES A CORRIDOR APPROXIMATELY 10 FEET WDER THAN THE RECORD WIDTH OF 60 FEET.
8. BLM PATENT #50-79-0094 PATENT RESTRICTIONS INCLUDE A 50 FOOT MATANUSKA ELECTRIC ASSOC. EASEMENT, 25 FEET EACH SIDE OF CENTERLINE, BLM FILE #F-046425. THE PATENT ALSO INCLUDES A RESERVATION 60 FEET IN WIDTH FOR EAGLE RIVER ROAD, IDENTIFIED AS EIN 59 C4, L. THE 60 FOOT RIGHT OF WAY IS APPLICABLE TO THE MAJORITY OF EKLUTNA INC. LANDS SHOWN ON THIS RECORD OF SURVEY. HOWEVER, THE PLAT OF ASLS 87-136, EAGLE RIVER GREENBELT, PLAT #88-34, PLACED THE BOUNDARY OF TRACT B OF THAT SURVEY 50' FEET FROM THE PLATTED CENTERLINE. THOSE PORTIONS OF EAGLE RIVER ROAD DIRECTLY ADJOINING TRACT B OF ASLS 87-136 ARE SHOWN SUBJECT TO THIS 50 FOOT HALF-WIDTH RIGHT OF WAY ESTABLISHED BY THE AGREEMENT AND ACTION OF THE ORIGINAL PROPERTY OWNERS IN DEVELOPING AND SIGNING THE ASLS PLAT. PRESCRIPTIVE RIGHTS MAY EXIST WITHIN EKLUTNA INC. LANDS FOR THOSE PORTIONS OF THE CONSTRUCTED ROAD LYING OUTSIDE THE RIGHT OF WAY RESERVED BY PATENT.
9. BLM PATENT #50-86-0069 INCLUDES A PATENT RESTRICTION 1000 FEET WDE FOR THE IDITAROD TRAIL. THE TRAIL LOCATION HAS NOT BEEN DETERMINED AND IS NOT SHOWN ON THIS RECORD OF SURVEY PLAT.
10. THE 15' GAS EASEMENT SHOWN ON THE REPLAT OF BOB WELLS SUBDIVISION, PLAT #2000-110, IS CITED WITH AN INCORRECT BOOK AND PAGE NUMBER.
11. THE RIGHT OF WAY SHOWN IN THIS AREA ON SHEET 12 IS A SMALL TRIANGULAR PORTION OF EAGLE RIVER ROAD RIGHT OF WAY DEDICATED BY THE PLAT OF VALLEY VIEW ESTATES SUBDIVISION, ADDITION NO. 1, PLAT # 76-116, AND DIFFERS SLIGHTLY FROM THE CALLS SHOWN ON THE ACQUISITION DEED FOR PARCEL 2, AK. PROJ. NO. X-11740.
12. THE PLAT OF BOB WELLS SUBDIVISION, PLAT #79-32, APPARENTLY PLATTED AND MONUMENTED A RIGHT OF WAY FOR EAGLE RIVER ROAD THAT WAS BASED ON THE PHYSICAL LOCATION OF THE ROAD AND NOT THE DOT&PF RIGHT OF WAY PLANS FOR ALASKA PROJ. NO. X-11740. THE RIGHT OF WAY SHOWN IS BASED ON THE PLAT OF DENALY SUBDIVISION AND RECOVERED MONUMENTATION THEREOF TO ESTABLISH THE ROW LINE. RECOVERED MONUMENTS OF PLAT #79-32 DO NOT FIT THIS RIGHT OF WAY ALIGNMENT.
13. CHARLICE SUBDIVISION, PLAT #77-294, SHOWS A SECTION LINE EASEMENT 50 FEET IN WIDTH ON EACH SIDE OF THIS SECTION LINE. RESEARCH INDICATES THAT THE SECTION LINE EASEMENT IS 33 FEET EACH SIDE OF THE SECTION LINE.
14. THE 60' RIGHT OF WAY SHOWN FOR VANTAGE AVENUE WAS CREATED BY AN AGREEMENT BETWEEN EKLUTNA, INC. AND PRIVATE PARTIES WHICH WAS RECORDED AT THE BOOK AND PAGE CITED. NO GRANT OF EASEMENT DOCUMENT HAS BEEN RECORDED.
15. THE MEA OVERHEAD ELEC. PERMIT ADP #210966 WAS ACQUIRED FROM STATE OF ALASKA, DIVISION OF PARKS. NO BLM PERMIT OR GRANT WAS GRANTED FOR THIS FACILITY. SEE NOTE 3 THIS SHEET FOR FURTHER DETAILS.
16. NO SIGNED, RECORDED DEED FOR PARCEL 1A AS SHOWN ON THE PLANS OF ALASKA PROJ. NO. X-11740 WAS FOUND IN EITHER ADOT&PF RECORDS OR THOSE OF THE ANCHORAGE DISTRICT RECORDER'S OFFICE. THE REPLATS OF DONALD C. SCHROEDER SUBDIVISION, ADD. NO. 1, PLAT NOS. 71-199 AND 71-200 APPEAR TO HAVE DEDICATED A CORRIDOR FOR EAGLE RIVER ROAD WHICH IS HARMONIOUS WITH THE ALIGNMENT SHOWN ON THE ROW PLANS OF PROJ. X-11740. THESE PLATS ARE THE BASIS OF THE RIGHT OF WAY SHOWN ON SHEETS 11 AND 12 OF THIS RECORD OF SURVEY. SOME MONUMENTATION RECOVERED FROM SUBSEQUENT REPLATS DOES NOT CONFORM TO THE ORIGINAL DEDICATED CORRIDOR.

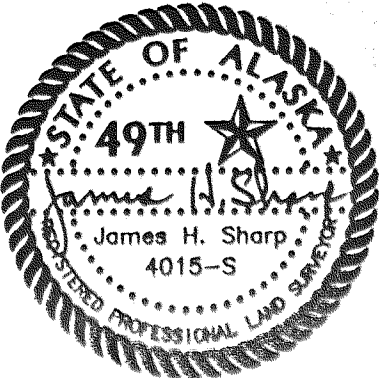
SOURCE DOCUMENTS

THE EAGLE RIVER ROAD RIGHT OF WAY CORRIDOR DEPICTED HEREIN WAS DETERMINED FROM THE FOLLOWING PLANS AND DOCUMENTS:	
RECORD OF SURVEY SHEET NO.	PLAN OR DOCUMENT
8 ,9, 10	ADOT&PF AK. PROJ. S-0550(1) ROW PLANS, SHEETS 15 & 16 REPLAT TRACT 7, DONALD C. SCHROEDER SUBD. NO. 2, PLAT NO. 80-120
11, 12	ADOT&PF AK. PROJ. X-11740 ROW PLANS AND ACQUISITION DOCUMENTS REPLATS OF DONALD C. SCHROEDER SUBD. NO. 1, PLAT NO. 71-199 AND PLAT NO. 71-200
13	ADOT&PF AK. PROJ. X-11740 ROW PLANS H&H SUBDIVISION, PLAT NO. 73-49
14	DENALY SUBDIVISION, PLAT NO. 2000-12 REPLAT DENALY/BOB WELLS SUBDIVISION, PLAT NO. 2000-110 ASLS 87-136, EAGLE RIVER GREENBELT, PLAT NO. 88-34 BLM PATENT #50-79-0094, ROW RESERVATION FOR EIN 59 C4, L
15-POR. 18	ASLS 87-136, EAGLE RIVER GREENBELT, PLAT NO. 88-34 BLM PATENT #50-79-0094, ROW RESERVATION FOR EIN 59 C4, L (ROW BASED ON ASLS 87-136 ALIGNMENT - CURVE PARAMETERS BASED ON AK. PROJ. X-11740)
POR. 18, 19, POR. 20	BLM PATENT #50-79-0094, ROW RESERVATION FOR EIN 59 C4, L (ROW BASED ON AS-BUILT LOCATION OF EXISTING ROAD - CURVE PARAMETERS BASED ON AK. PROJ. X-11740)
POR. 20-24	ASLS 87-136, EAGLE RIVER GREENBELT, PLAT NO. 88-34 BLM PATENT #50-79-0094, ROW RESERVATION FOR EIN 59 C4, L (ROW BASED ON ASLS 87-136 ALIGNMENT - CURVE PARAMETERS BASED ON AK. PROJ. X-11740)
25-27	BLM PATENT #50-79-0094, ROW RESERVATION FOR EIN 59 C4, L (ROW BASED ON AS-BUILT LOCATION OF EXISTING ROAD - CURVE PARAMETERS BASED ON AK. PROJ. X-11740) ADOT&PF AK. PROJ. X-14594 ROW PLANS AND ACQUISITION DOCUMENTS
28-35	ADOT&PF AK. PROJ. X-14594 ROW PLANS AND ACQUISITION DOCUMENTS

GENERAL NOTES - (CONTINUED)

17. NOTE #2 ON THE PLAT OF EKLUND SUBDIVISION, PLAT #71-62, INDICATES THAT AN EASEMENT FOR THE EXTENSION OF EKLUND AVENUE WAS GRANTED BY THE ALASKA DIVISION OF PARKS IN 1971. THE UNDERLYING PROPERTY WAS PATENTED TO EKLUTNA, INC. NO EASEMENT DEED FROM EKLUTNA WAS FOUND IN TITLE COMPANY RECORDS.
18. MONUMENTATION RECOVERED ALONG BERRYHILL LANE DEFINES A CORRIDOR APPROXIMATELY 4 FEET WIDER THAN THE RECORD WIDTH OF 60 FEET.
19. HAMANN SUBDIVISION AND ADDITION NO. 1 THERETO, PLAT NOS. 73-133 AND 81-168, SHOW A SECTION LINE EASEMENT 33 FEET IN WIDTH ON THE SECTION LINES LYING WITHIN THE FORMER HOMESTEAD OF ROBERT VERNON LOWE, WHOSE DATE OF ENTRY OF 3/2/1955 PRECEDED THE PLAT APPROVAL OF THE SURVEY OF THE S 1/2 OF SEC. 15 AND SEC. 22 ON 6/13/1955. THE STATUS OF THIS EASEMENT IS UNCLEAR, THEREFORE IT IS NOT HATCHED AS EXISTING RIGHT OF WAY ON THIS PLAN SET.
20. THIS RECORD OF SURVEY IS BASED ON FIELD SURVEY DATA ACQUIRED BY THE ADOT&PF LOCATIONS SECTION FROM JULY, 1999 THROUGH MAY, 2001.
21. THE BASIS OF BEARINGS OF THE ADOT&PF FIELD SURVEY AND THIS RECORD OF SURVEY IS A LOCAL PLANE BEARING FROM NGS STATION HILAND (1986) TO NGS STATION ARMSTRONG (1986), WHICH IS NORTH 19° 04' 14" WEST. THE BASIS OF COORDINATES IS NGS STATION HILAND (1986), 369911.8238 NORTH, 400083.4352 EAST (METERS). THIS COORDINATE VALUE IS BASED ON THE ANCHORAGE MASTER 97 ADJUSTMENT, A METRIC LOCAL SURFACE GRID COORDINATE SYSTEM DEVELOPED BY ADOT&PF.
22. THE PURPOSE OF THIS RECORD OF SURVEY IS TO DELINEATE THE LIMITS OF THE EXISTING RIGHT OF WAY CORRIDOR OF EAGLE RIVER ROAD AND TO PERPETUATE THE LOCATION OF MONUMENTATION RECOVERED IN AND NEAR SAID CORRIDOR. NO RIGHT OF WAY MONUMENTATION WAS SET FOR THIS RECORD OF SURVEY.

PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
STP-0551(3)	R36	R39



DEPARTMENT LOCATION  
SURVEYORS' CERTIFICATE



CONSULTANT RIGHT-OF-WAY  
SURVEYORS' CERTIFICATE

THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION  
AS DEFINED BY AS 40.15.900(5).

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION a PUBLIC FACILITIES RECORD OF SURVEY - EXISTING RIGHT OF WAY ALASKA PROJECT NO. STP-0551(3) 53943 EAGLE RIVER ROAD REHABILITATION, MP 5.3-12.6		
DRAWN	KFT	DATE 11/27/2002
CHECKED	MHS/ADOT	DATE 11/19/2002
SCALE		N/A
SHEET		36 OF 39

COPY

Anchorage Recording District 2002-157