

LINE	BEARING	DISTANCE
L1	N84°17'49"W	86.46
L2	N48°21'18"W	204.15
L3	S79°38'42"E	218.74
L4	N44°05'58"W	90.09
L5	N86°21'09"W	98.42
L6	N65°49'43"E	40.65
L7	N85°34'14"W	81.86
L8	N46°18'31"W	184.56
L9	S73°59'42"E	118.53
L10	N64°58'24"W	45.19
L11	S86°27'49"W	199.12
L12	S88°53'34"W	214.12
L13	S50°39'08"W	165.61
L14	N77°19'32"W	68.74
L15	S79°24'17"W	181.73
L16	S88°50'30"W	183.33
L17	S02°30'33"E	165.27
L18	S09°24'45"E	80.42
L19	S38°56'24"E	191.64
L20	S13°01'59"E	122.20
L21	S58°07'02"E	76.48
L22	S80°24'15"E	162.58
L23	S87°14'49"E	122.84
L24	N30°53'30"E	68.17
L25	S79°18'07"E	40.40
L26	S41°13'13"E	45.40
L27	S07°37'24"E	57.54
L28	S38°14'28"E	60.37
L29	S21°02'49"E	59.64
L30	S43°09'37"E	41.07
L31	N85°45'28"E	91.99
L32	S58°31'08"E	47.08
L33	S38°12'32"E	96.83
L34	N78°58'13"E	80.29
L35	N84°17'49"W	77.96
L36	N48°21'18"W	39.01
L37	S88°03'08"W	28.38
L38	N50°40'04"W	16.72

Notes:

1. Buffer Landscaping shall be installed with the building permit, and maintained by the property owner or his/her designee, and shall be provided in accordance with the requirements of AMC 21.45.125.C.2.
2. No Fill, excavation and/or clearing permits shall be issued on Tract "A" until future road alignments have been granted preliminary approval by the platting authority. Minimum clearing required for onsite soils investigation is permitted provided that all disturbed areas are stabilized as soon as possible upon completion of investigation.
3. Within the stream maintenance and protection easements, all structures and uses of land and structures shall conform with AMC 21.45.210.
4. Any future subdivision or development of Tract "A" shall require the dedication and construction of a trail through Tract "A" in accordance with the provisions of AMC 21.85.100.
5. Distances shown are in feet.
6. 1-1/4" plastic caps on 5/8" x 30" rebar set on all tract corners unless otherwise noted.
7. CEA Right of Way easements recorded Book 1549, Page 226 and Book 2493, Page 662 are not being dedicated this plat.
8. Public Use easements recorded Book 1117, Page 701 and Book 2891, Page 306 are not being recorded this plat.
9. The natural gasoline easement location is per the field location by Entor personnel. Refer to the Alaska Pipeline Easement, BLM document A051647.

Legend:

- Found Monument, as noted
- Set 3 1/4" Aluminum Cap Monument on 2 1/2" by 30" Aluminum Pipe
- T&E Telecommunication & Electric
- (R1) Record per Plat Number 84-154
- (R2) Record per Plat Number 76-262
- (R3) Record per B.L.M. plat approved October 28, 1954
- (R4) Record per Plat Number 68-97
- CEA Chugach Electric Association

SURVEYORS CERTIFICATE

I, Anthony P. Hoffman, professional land surveyor do hereby certify that this plat is a true and correct representation of lands actually surveyed, and that all 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 APPROVAL

Plat approved by the Municipal Platting Authority this 12th day of January 2006.



ACCEPTANCE OF DEDICATION

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to the easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this 12th day of January 2006.
 Attest:
 [Signature] Mayor of Anchorage

TAX CERTIFICATION

All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1 and the tax due date, there is no deposit with the chief fiscal officer or amount sufficient to pay estimated real property tax for the current year.

APPROVALS
 Platting Officer: [Signature] 1-19-06
 Municipal Surveyor: [Signature] 1/19/06
 Environmental Protection: [Signature]

Certificate of Ownership and Dedication

I (we), hereby certify that I (we) hold the herein specified property described hereon. I (we) hereby dedicate Anchorage all areas dedicated for use as public utility alleys, thoroughfares, parks, and other public areas shown be reserved adjacent to the dedicated streets shown reservation easement sufficient to contain cut and fill horizontal for each 1 foot vertical (1.5 to 1) of cut or fill providing and maintaining the lateral support of the core is reserved to the grantors, their heirs, successors and use such areas at any time upon providing and maintaining lateral support, as approved by the Municipality.

I (we) hereby agree to this plat, and to any restrictions appearing hereon and any such restrictions or covenants enforceable against present and successive owners of the property.

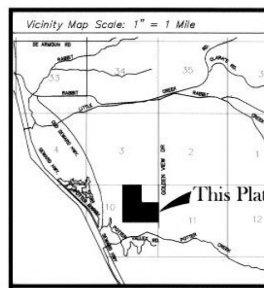
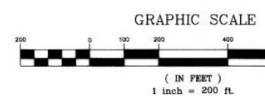
Owner: Forest Heights LLC
 4370 Business Park Blvd
 Suite H-14
 Anchorage, Alaska 99503

Notary Acknowledgment

Subscribed and sworn to before me this 12th day of January 2006.
 FOR: Authorized signers name here, if known
 My commission expires 2-11-2008
 Notary Public

Notary Acknowledgment

Subscribed and sworn to before me this 12th day of January 2006.
 FOR: Authorized signers name here, if known
 My commission expires 6-24-08
 Notary Public



2006-10
 ANCHORAGE REC DIST
 Date 1-24-06
 Time 10:59 AM
 Requested by MDA
 Address

Recorded - Filed
 Date 20
 Time AM / PM
 Requested by
 Address

PLAT OF
Legacy Point
 Tracts A and B

A SUBDIVISION OF NW1/4 NE1/4 AND S1/2 N 10, T11N, E3W, SEWARD MERIDIAN, ALASKA.
 RECORDING DISTRICT PER WARRANTY DEED 20 CONTAINING 119.88 ACRES AND 2 TRACTS

Lante
 LAND & CONSTRUCTION SURVEYORS
 440 W BENSON BLVD, SUITE 103
 ANCHORAGE, ALASKA 99503
 582-5291 (FAX) 581-6626

DATE: SW 3437 FILE: 1-2007 DATE: 1/3/2006
 DRAWN BY: TH CASE NO: S-14118 PERM: 581/11-14