LEGEND

- BRASS CAP IN A CASING ON D.O.T. CENTERLINE
- PRIMARY MONUMENT FOUND THIS SURVEY AS SHOWN
- PRIMARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT FOUND THIS SURVEY AS SHOWN
- SECONDARY MONUMENT FOUND BUT NOT SURVEYED
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- GREENBELT EASEMENT ANGLE POINT
- SURVEYED
- UNSURVEYED
- CENTERLINE
- SURVEY TIE
- EASEMENT
- UTILITY EASEMENT
- PEDESTRIAN/BIKE EASEMENT
- SETTLING POND EASEMENT

R= RECORD INFORMATION FROM U.S.S. NO. 1194
R-1 = RECORD INFORMATION FROM PLAT 86-20
R-2 = RECORD INFORMATION FROM PLAT 93-34
R-3 = RECORD INFORMATION FROM D.O.T. F-095-8(7)
R-4 = RECORD INFORMATION FROM PLAT 85-113
R&M = RECORD AND MEASURED

LINE TABLE

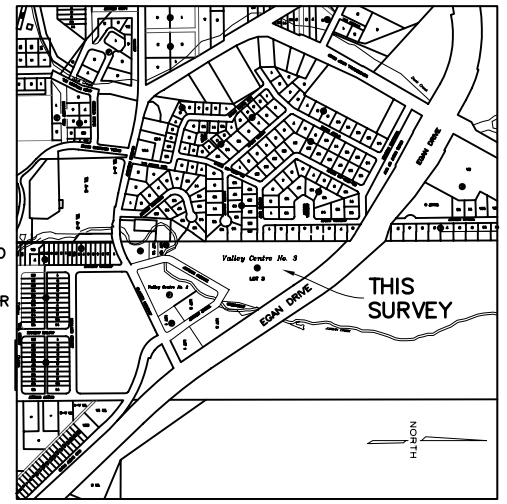
LINE	MEASURED BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	S 00°17'38" E	19.09	
L2	S 83°30'02" E	57.33	
L3	S 28°20'24" E	81.06	
L4	S 66°24'15" E	19.87	
L5	N 60°00'00" W	50.00	
L6	N 60°00'00" W	57.25	
L7	N 60°00'00" W	51.47	(51.53 R-2)
L8	N 19°33'04" E	80.40	(N 19°29'42" E, 80.41 R-2)
L9	N 01°06'32" E	67.80	
L10	N 48°03'40" E	65.00	
L11	N 16°06'18" W	65.00	
L12	N 15°02'17" W	34.55	
L14	N 08°02'28" E	53.64	
L15	N 03°44'43" E	81.41	
L16	N 16°48'48" E	146.62	
L17	N 56°29'23" W	10.86	
L18	N 36°44'07" E	27.91	
L19	N 00°17'35" W	17.37	
L20	S 34°12'59" E	57.70	
L21	S 89°07'52" W	63.98	
L22	S 89°07'52" W	63.98	

CURVE TABLE

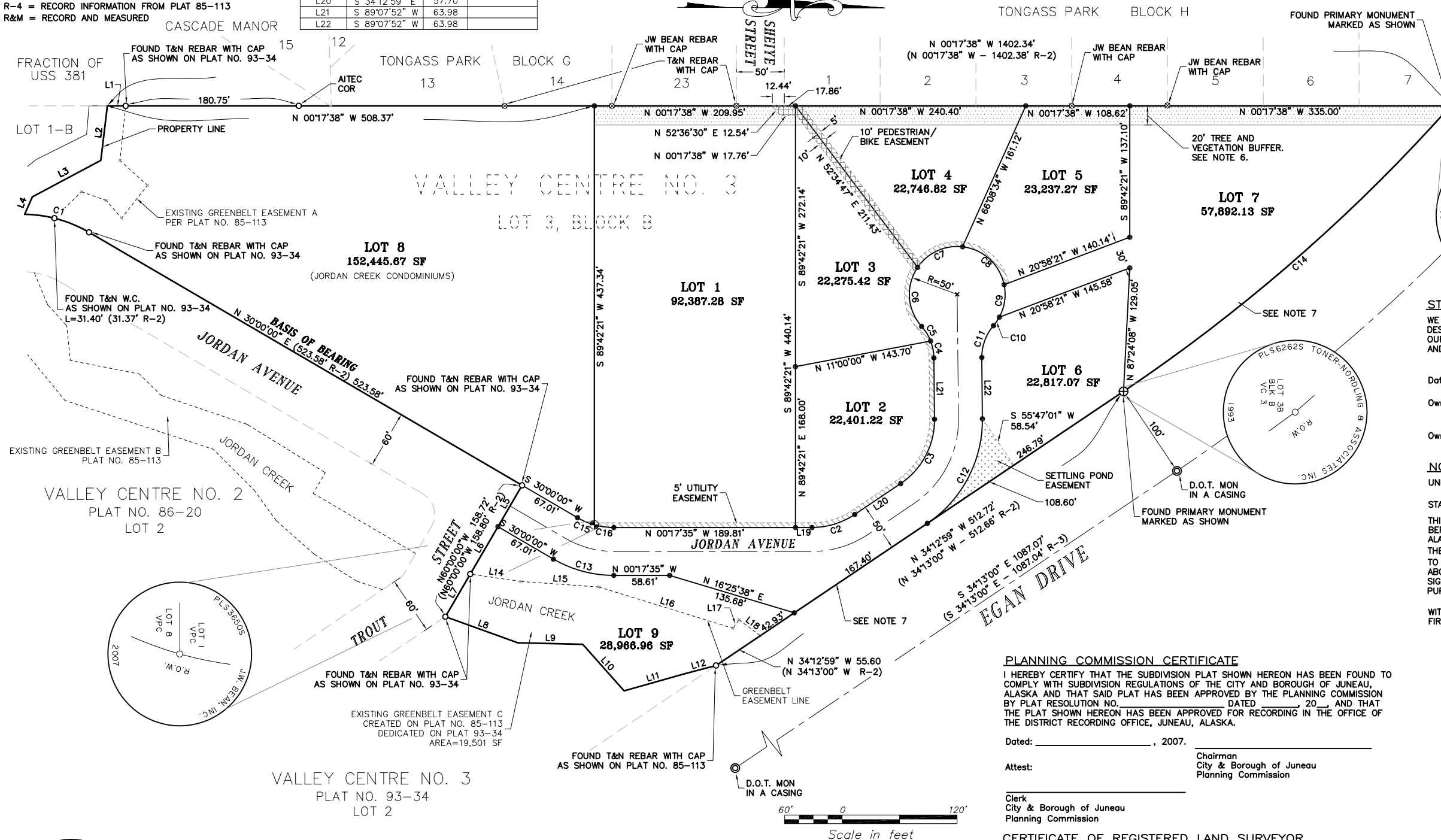
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & LENGTH
C1	29°21'56"	137.73'	70.59'	N 15°18'26" E 69.82'
C2	33°56'25"	80.00'	47.39'	N 17°19'17" W 46.64'
C3	56°39'09"	80.00'	79.10'	N 62°32'34" W 75.92'
C4	20°42'55"	50.00'	18.08'	N 78°46'24" E 17.98'
C5	20°41'39"	50.00'	18.06'	N 58°04'07" E 17.96'
C6	76°14'04"	50.00'	66.53'	N 85°50'20" E 61.73'
C7	62°06'26"	50.00'	54.20'	S 24°59'26" E 51.58'
C8	71°57'55"	50.00'	62.80'	N 42°02'45" E 58.75'
C9	40°09'05"	50.00'	35.04'	S 81°53'45" E 34.33'
C10	12°21'40"	50.00'	10.79'	N 55°38'23" W 10.77'
C11	41°24'35"	50.00'	36.14'	S 70°09'51" E 35.36'
C12	56°39'09"	130.00'	128.54'	S 62°32'34" E 123.37'
C13	30°17'29"	125.00'	66.09'	S 14°51'13" W 65.32'
(C14	14°23'19"	1809.86'	(454.50')	N 41°24'39" W 453.31')
C14	14°23'07"	1809.86'	454.40'	N 41°24'39" W 453.40'
C15	14°35'50"	75.00'	19.11'	N 22°42'00" E 19.05'
C16	15°34'55"	75.00'	20.40'	N 07°36'39" E 20.33'

NOTES:

1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING.
2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
3. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESIS. MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESIS.
4. ALL LOTS ARE SERVED BY CBJ DOMESTIC WATER AND SEWER.
5. FLOOD HAZARD; PORTIONS OF THIS SUBDIVISION ARE WITHIN THE 100-YEAR FLOOD PLAIN OF JORDAN CREEK, WITH THE BASE BLOOD ELEVATION APPROXIMATELY 26 FEET MLLW, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR THE CITY AND BOROUGH OF JUNEAU. PANEL 880 (SEPTEMBER 26, 1990) AND PANEL 885 (FEBRUARY 4, 1981).
6. BUILDINGS SHALL BE SET BACK FROM THE WEST PROPERTY LINE BY 20 FEET MINIMUM. THE OWNERS OF LOTS 1, 4, 5 AND 7 SHALL MAINTAIN THE 20' WIDE TREE AND VEGETATIVE BUFFER DESIGNATED ON THE SUBDIVISION PLAT TO STANDARDS CONSISTENT WITH 04CBJ060.030(b).
7. A "POROUS" TREE AND VEGETATION BUFFER SHALL BE RETAINED ALONG THE PROPERTY LINE ABUTTING EGAN DRIVE.
8. BASIS OF BEARING IS FROM RECOVERED T&N RE-BAR AND CAP AT JORDAN AVENUE RIGHT-OF-WAY AND A RECOVERED T&N RE-BAR AND CAP AT TROUT STREET AND JORDAN AVENUE RIGHT-OF-WAY BEING N 30°00'00" E AS PER PLAT VALLEY CENTRE NO. 3, PLAT NO 93-34.
9. TO THE EXTENT POSSIBLE, STRUCTURES LOCATED ON LOTS 4, 5 AND 7 SHALL BE LOCATED TO MINIMIZE IMPACTS ON RESIDENCES IN THE ADJACENT NEIGHBORHOOD, BY PLACING THE BACKS OF BUILDINGS ALONG ZONING BOUNDARY AND USING THE BUILDINGS TO BUFFER RESIDENCES FROM PARKING LOTS AND LIGHTS.



VICINITY MAP
SOURCE: C.B.J. BASEMAP SERIES - SCALE: 1" = 600'



J.W. BEAN = L.S. 3650

TYPICAL SECONDARY MON. 1-1/4" YELLOW PLASTIC CAP 5/8" REBAR, 36" LONG

STATEMENT OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

Date _____, 2007

Owner _____ Owner _____
THEODORE J. SMITH FRANCES A. SMITH

Owner _____
SIDNEY J. SMITH

NOTARY ACKNOWLEDGMENT:

UNITED STATES OF AMERICA)
) S.S.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED THEODORE J. SMITH, FRANCES A. SMITH AND SIDNEY J. SMITH, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska _____

My Commission Expires _____

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____, 20__, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

Dated: _____, 2007.

Chairman
City & Borough of Juneau
Planning Commission

Attest:

Clerk
City & Borough of Juneau
Planning Commission

CERTIFICATE OF REGISTERED LAND SURVEYOR

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.

Date _____

A PLAT OF
VALLEY PROFESSIONAL CENTER
A SUBDIVISION OF VALLEY CENTRE NO. 3, LOT 3, BLOCK B, A FRACTION OF US SURVEY NO. 1194

CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

OWNERS:
THEODORE J. SMITH, FRANCIS A. SMITH, SIDNEY J. SMITH
DBA VALLEY CENTRE DEVELOPMENT CO.
P.O. BOX 2345, JUNEAU, ALASKA 99801

SURVEYOR:
JW BEAN, INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU, ALASKA 99801

STATE OF ALASKA 49TH — J.W. BEAN No. 3650-S REGISTERED PROFESSIONAL LAND SURVEYOR

	DRAWN BY: G.L.J.
	CHECKED BY: J.W.B.
	DRAWING DATE: 7-12-2007
	FIELD BOOK:
	SCALE: 1"=60'
	JOB No.: 8029-JENKINS/GRIGGS
REVISED:	GRID

J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER

SHEET 1 OF 1
SCALE: 1"=60' DATE: 7-12-2007 PROJ: 8029