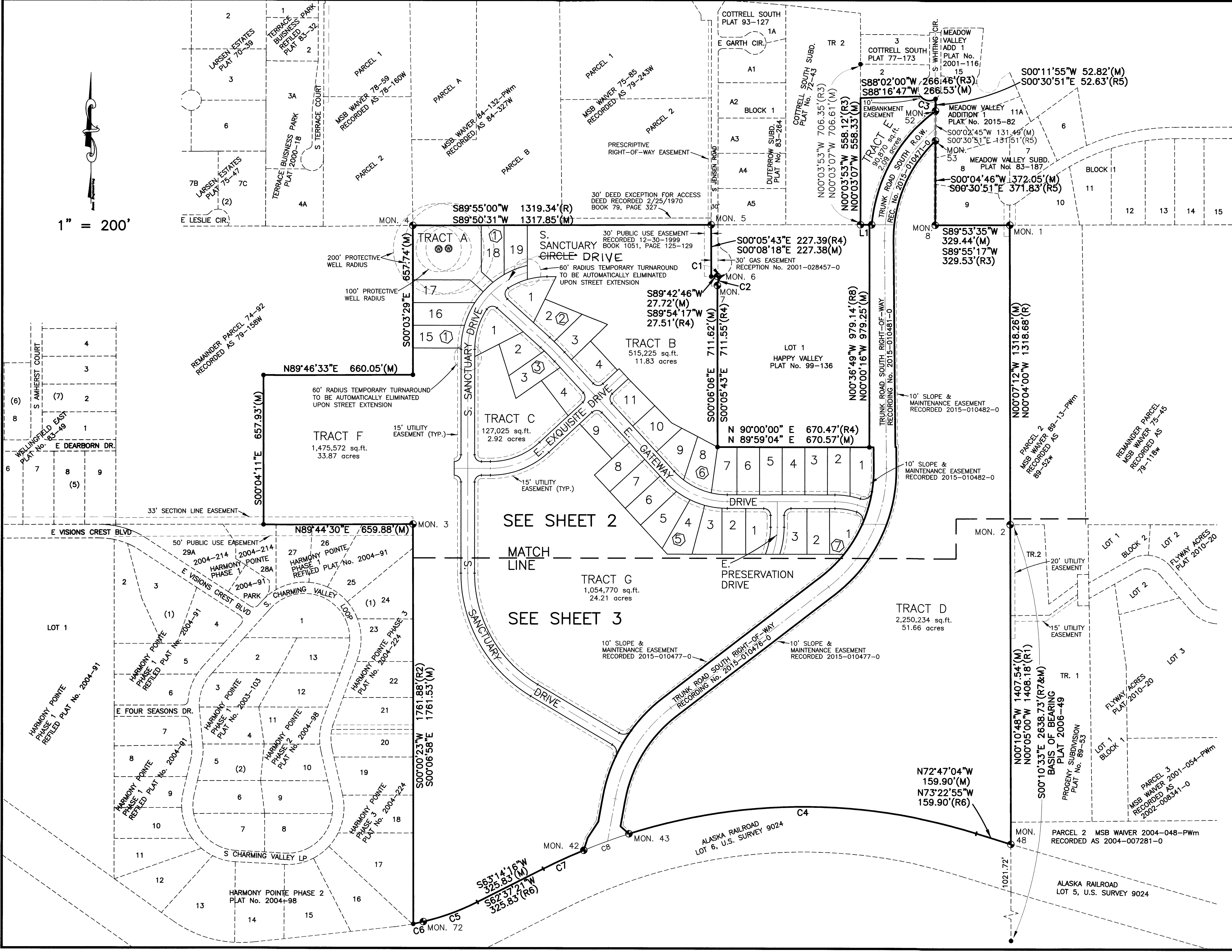
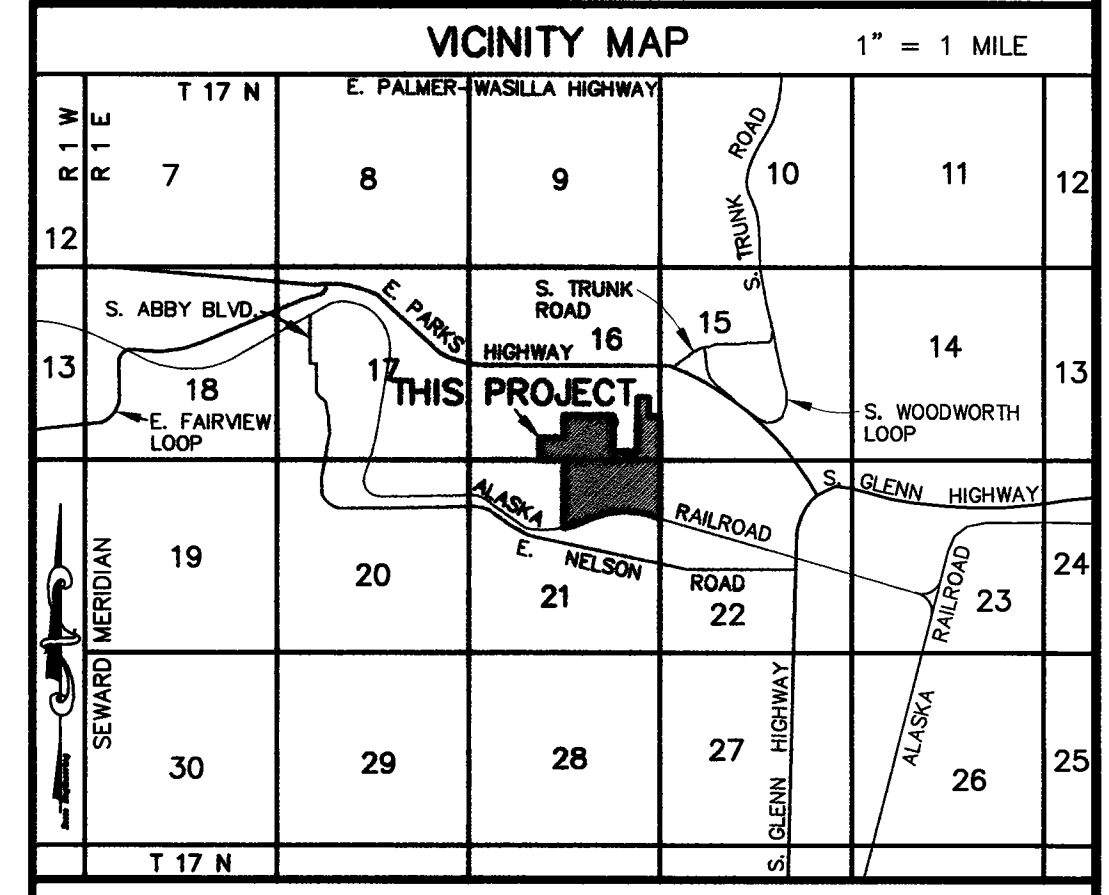
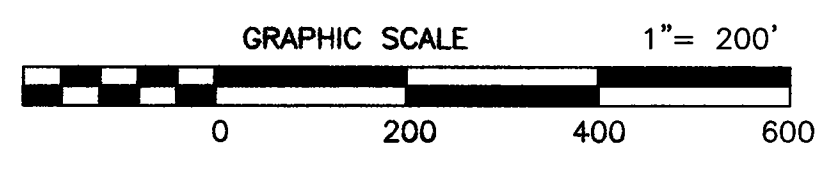




- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR
 - EXISTING WELL
 - (R) RECORD INFORMATION FROM GENERAL LAND OFFICE SURVEY FEBRUARY 11, 1938
 - (R1) RECORD INFORMATION FROM BUREAU OF LAND MANAGEMENT US SURVEY 9024
 - (R2) RECORD INFORMATION FROM PLAT OF HARMONY POINTE PHASE 1 (REFILED PLAT 2004-91)
 - (R3) RECORD INFORMATION FROM PLAT OF COTTRELL SOUTH SUBDIVISION (PLAT 77-173)
 - (R4) RECORD INFORMATION FROM PLAT OF HAPPY VALLEY SUBDIVISION (PLAT 99-136)
 - (R5) RECORD INFORMATION FROM WARRANTY DEED 2015-010471-0
 - (R6) RECORD INFORMATION FROM WARRANTY DEED 2015-010476-0
 - (R7) RECORD INFORMATION FROM PLAT OF THE RANCH SUBDIVISION, PHASE 4 (REFILED PLAT No. 2006-49)
 - (R8) RECORD INFORMATION FROM WARRANTY DEED 2015-010481-0
 - (M) MEASURED INFORMATION
 - ⊥ TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS
 - ⊥ SET 5/8" x 30" REBAR WITH 1" PLASTIC CAP



**PLAT OF
VIEW POINTE AT THE RANCH**

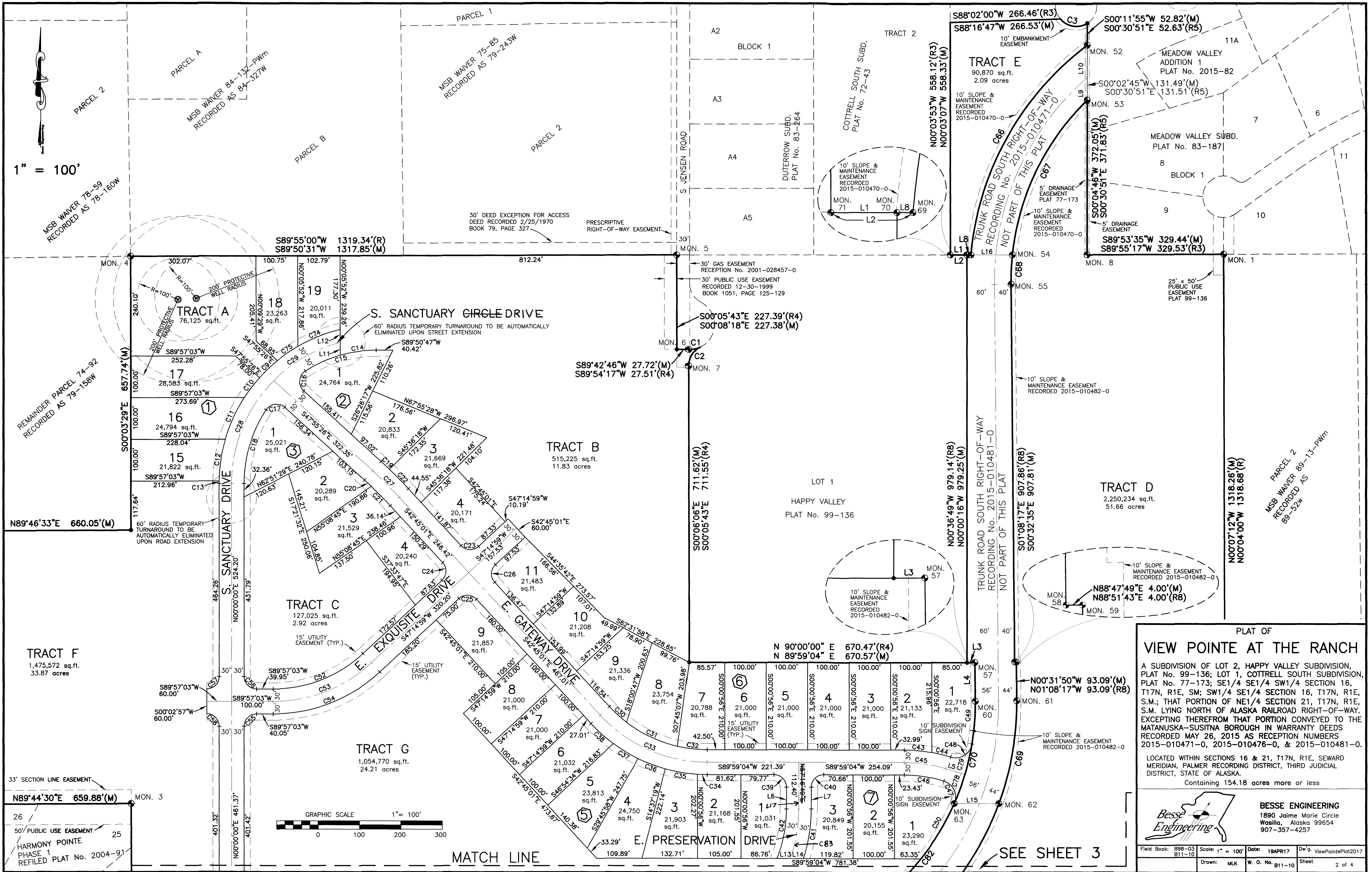
A SUBDIVISION OF LOT 2, HAPPY VALLEY SUBDIVISION, PLAT No. 99-136; LOT 1, COTTRELL SOUTH SUBDIVISION, PLAT No. 77-173; SE1/4 SE1/4 SW1/4 SECTION 16, T17N, R1E, SM; SW1/4 SE1/4 SECTION 16, T17N, R1E, S.M.; THAT PORTION OF NE1/4 SECTION 21, T17N, R1E, S.M. LYING NORTH OF ALASKA RAILROAD RIGHT-OF-WAY. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MATANUSKA-SUSITNA BOROUGH IN WARRANTY DEEDS RECORDED MAY 26, 2015 AS RECEPTION NUMBERS 2015-010471-0, 2015-010476-0, & 2015-010481-0.

LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Containing 154.18 acres more or less

BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Field Book: B98-03 B11-10	Scale: 1" = 200'	Date: 19APR17	Dwg: ViewPointePlat2017
Drawn: MLK	W. O. No. B11-10	Sheet	1 of 4



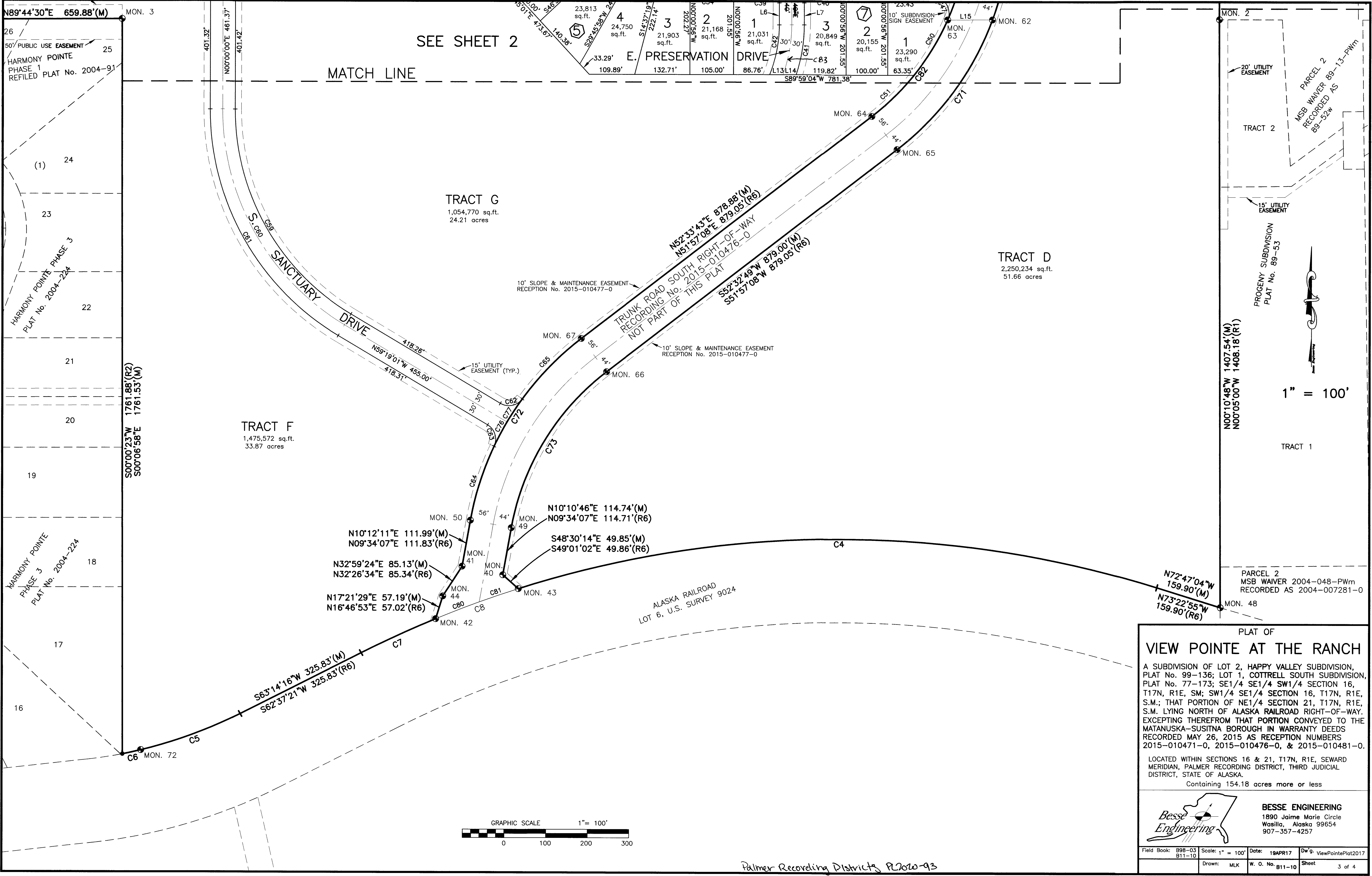
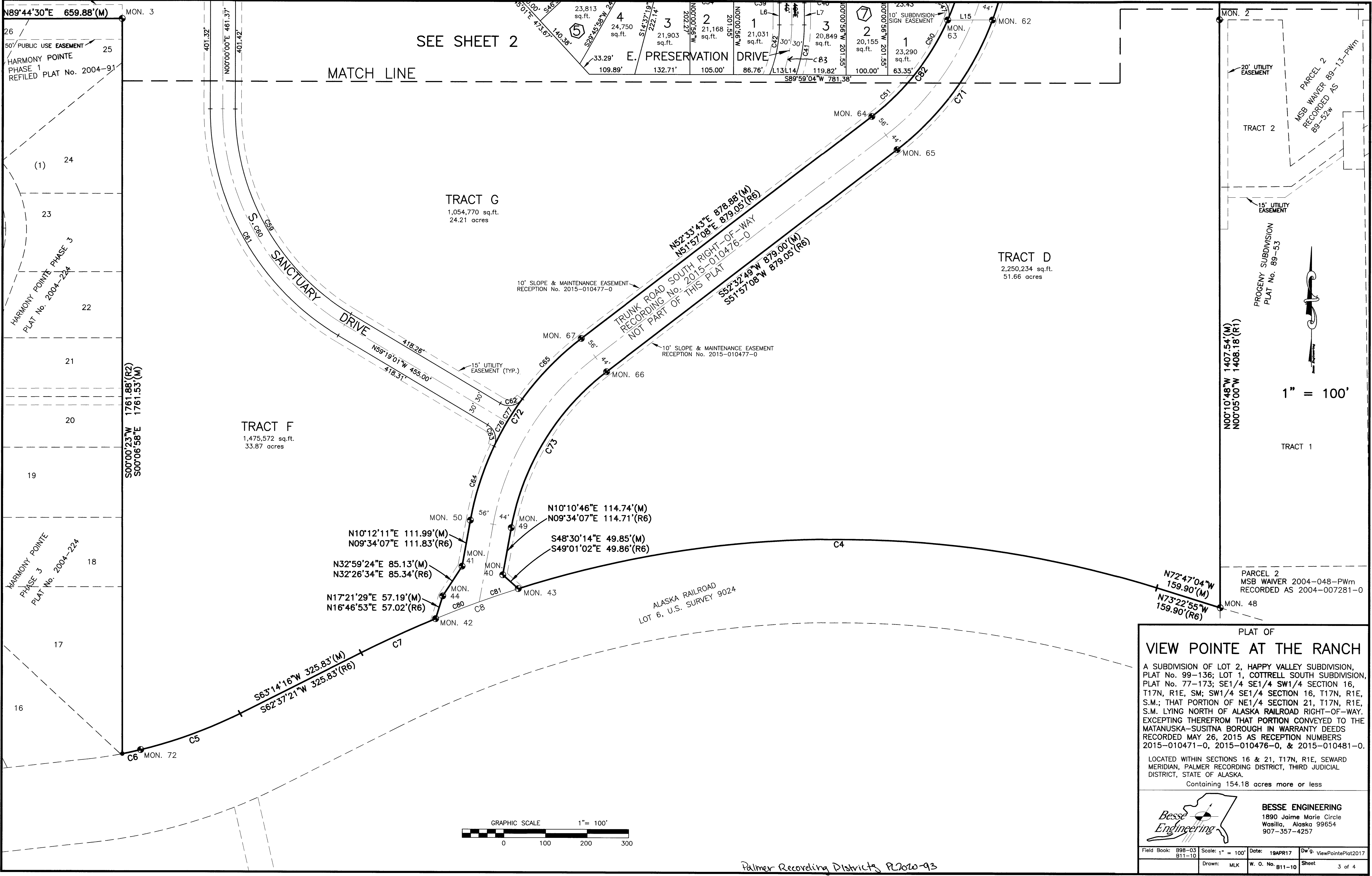
PLAT OF
VIEW POINT AT THE RANCH

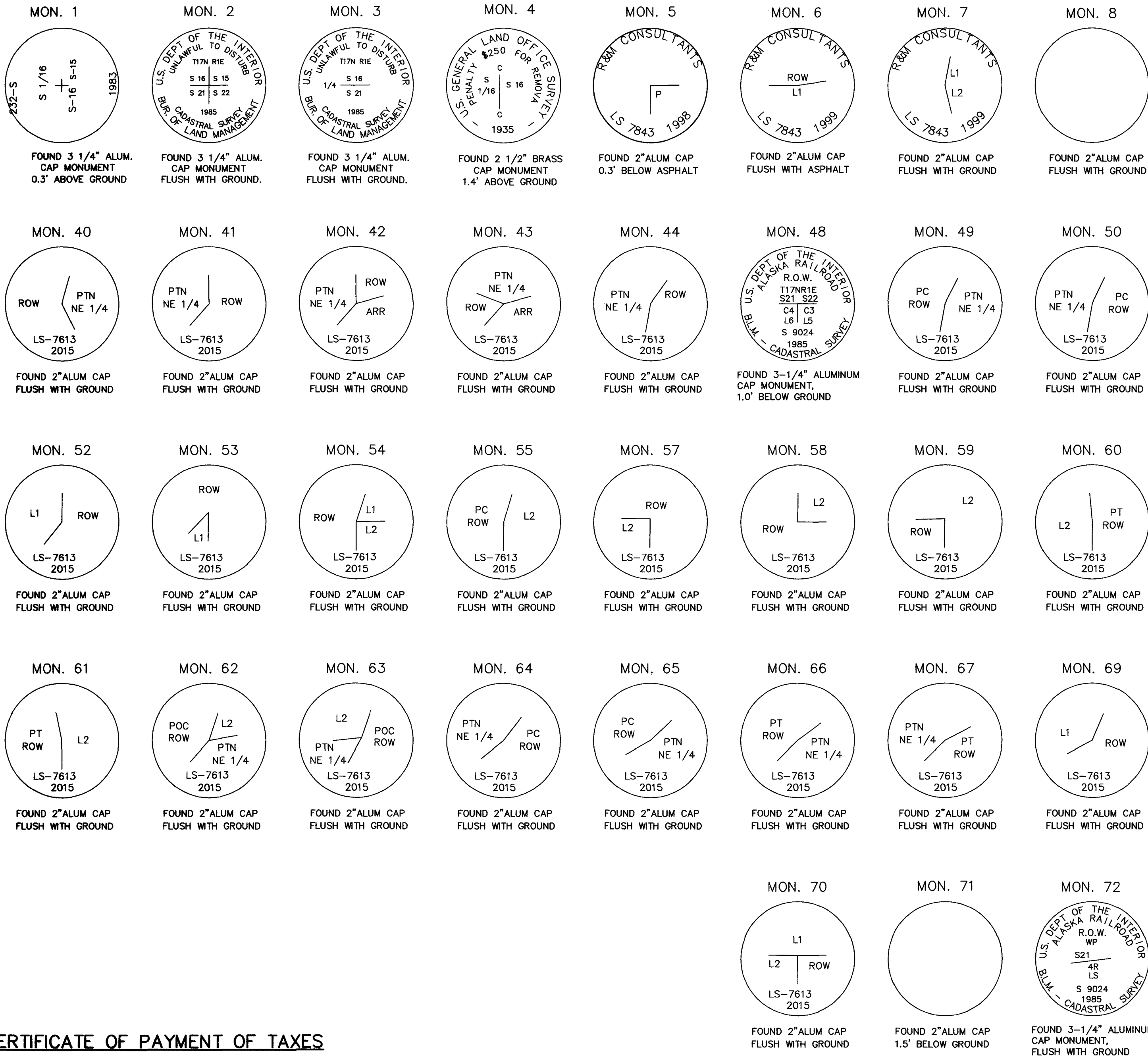
A SUBDIVISION OF LOT 2, HAPPY VALLEY SUBDIVISION, PLAT No. 99-136; LOT 1, COTTRELL SOUTH SUBDIVISION, PLAT No. 77-173; SE1/4 SE1/4 SW1/4 SECTION 16, T17N, R1E, SM; SW1/4 SE1/4 SECTION 16, T17N, R1E, S.M.; THAT PORTION OF NE1/4 SECTION 21, T17N, R1E, S.M. LYING NORTH OF ALASKA RAILROAD RIGHT-OF-WAY. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MATANUSKA-SUSITNA BOROUGH IN WARRANTY DEEDS RECORDED MAY 26, 2015 AS RECEPTION NUMBERS 2015-010471-0, 2015-010476-0, & 2015-010481-0.

LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
Containing 154.18 acres more or less

BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Field Book: 898-03 B11-10	Scale: 1" = 100'	Date: 19APR17	Dwg: ViewPointPlat2017
Drawn: MLK	W. O. No. B11-10	Sheet	2 of 4





CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through Dec 31, 2020 against the property included in the subdivision or resubdivision shown hereon have been paid.

M. Singhachuet 10/22/20
Tax Collection Official Date
Matanuska-Susitna Borough

CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution No. 2020-103, dated 9-22-2015, and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Date: 10/22/2020
Attest: Kimberly A. McElwee
Planning & Land Use Director Platting Clerk



MONUMENTATION

NOTES

- ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
- NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- TRACT A IS DEDICATED FOR UTILITY PURPOSES WITH NO ON-LOT SEWER AS PER MSB43.20.281(D).
- THIS SUBDIVISION IS SERVED BY AN ADEC APPROVED MUNICIPAL WATER SYSTEM. NO ON-LOT WATER SUPPLY SYSTEM PERMITTED.
- THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: AUGUST 2, 2002 AT RECEPTION No. 2002-016356-0. RECORDED: AUGUST 2, 2002 AT RECEPTION No. 2002-016357-0. RECORDED: JANUARY 8, 2020 AT RECEPTION No. 2020-00496-0

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C83	121.58	360.00	61.41	120.97	N09°56'11"E	19°54'13"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(M)	28.64	60.00	14.60	28.37	N78°16'38"E	27°21'05"
C1(R4)	28.98	60.00	14.78	28.70	N78°26'48"E	27°40'23"
C2(M)	56.55	50.00	31.89	53.47	N31°56'51"E	66°03'05"
C2(R4)	56.47	50.00	31.67	53.51	N32°15'27"E	64°42'19"
C3(M)	71.38	50.00	43.31	65.47	N81°21'33"W	81°47'41"
C3(R3)	69.45	50.00	41.65	64.00	N80°16'31"W	79°35'01"
C4(M)	1558.75	2562.12	804.34	1534.82	S89°47'12"W	34°51'28"
C4(R6)	1558.73	2562.12	N/A	N/A	N/A	N/A
C5(M)	254.33	1086.23	127.75	253.75	N69°56'43"E	13°24'55"
C5(R6)	254.33	1086.23	N/A	N/A	N/A	N/A
C6(M)	45.46	1086.23	22.73	45.45	N77°27'45"E	2°23'52"
*C6(R6)	45.54	1086.23	N/A	N/A	N/A	N/A
*C7(M)	197.02	2562.12	98.56	196.97	S65°26'26"W	4°24'21"
C7(R6)	197.02	2562.12	N/A	N/A	N/A	N/A
*C8(M)	211.58	2562.12	105.85	211.52	S69°56'44"W	4°43'53"
C8(R6)	211.61	2562.12	N/A	N/A	N/A	N/A
C9	60.02	380.00	30.07	59.96	S46°22'34"W	9°03'00"
C10	60.06	380.00	30.09	60.00	S37°19'23"W	9°03'22"
C11	110.31	380.00	55.54	109.92	S24°28'45"W	16°37'55"
C12	101.43	380.00	51.02	101.13	S08°31'00"W	15°17'36"
C13	5.77	380.00	2.89	5.77	S00°26'06"W	0°52'12"
C14	87.72	320.00	44.14	87.44	S81°59'37"W	15°42'21"
C15	181.20	320.00	93.10	178.79	S73°37'30"W	32°26'35"
C16	55.15	30.00	39.33	47.71	S04°44'23"W	105°19'38"
C17	51.62	30.00	34.88	45.49	S82°46'42"W	98°35'45"
C18	186.99	320.00	96.25	184.34	S16°44'25"W	33°28'49"
C19	27.13	1030.00	13.57	27.13	N47°10'09"W	1°30'33"
C20	22.41	970.00	11.21	22.41	N47°15'43"W	1°19'26"
C21	65.17	970.00	32.60	65.16	N44°40'31"W	3°50'59"
C22	65.87	1030.00	32.95	65.86	N44°34'57"W	3°39'51"
C23	47.12	30.00	30.00	42.43	S87°45'01"E	90°00'00"
C24	47.12	30.00	30.00	42.43	N02°14'59"E	90°00'00"
C25	47.12	30.00	30.00	42.43	N87°45'01"W	90°00'00"
C26	47.12	30.00	30.00	42.43	S02°14'59"W	90°00'00"
C27	90.29	1000.00	45.18	90.26	N45°20'13"W	5°10'25"
C28	273.69	350.00	144.27	266.77	S22°24'07"W	44°48'14"
C29	187.65	350.00	96.14	185.41	S60°09'47"W	30°43'06"
C30	55.98	320.00	28.06	55.91	S47°45'42"E	10°01'22"
C31	136.78	320.00	69.45	135.74	S65°01'05"E	24°29'24"
C32	71.22	320.00	35.76	71.08	S83°38'21"E	12°45'09"
C33	288.73	350.00	153.15	280.61	S66°22'58"E	47°15'55"
C34	23.39	380.00	11.70	23.39	S88°15'06"E	3°31'38"
C35	77.75	380.00	39.01	77.61	S80°37'36"E	11°43'22"
C36	70.10	380.00	35.15	70.00	S69°28'50"E	10°34'10"
C37	70.10	380.00	35.15	70.00	S58°54'40"E	10°34'10"
C38	72.13	380.00	36.18	72.03	S48°11'18"E	10°52'34"
C39	47.12	30.00	30.00	42.43	N45°00'56"W	90°00'00"
C40	47.12	30.00	30.00	42.43	S44°59'04"W	90°00'00"
C41	121.19	380.00	61.11	120.68	N09°07'15"E	18°16'22"
C42	122.09	320.00	61.79	121.35	N10°54'51"E	21°51'34"
C43	67.37	320.00	33.77	67.28	N84°56'12"W	10°09'27"
C44	46.85	380.00	23.46	46.82	N76°19'34"W	7°03'51"
C45	101.83	350.00	51.27	101.47	N81°40'51"W	16°40'09"
C46	97.76	320.00	49.26	97.38	N81°15'50"W	17°30'12"
C47	66.86	40.00	44.24	59.34	N24°37'49"W	95°45'49"
C48	68.29	40.00	45.87	60.30	N58°17'42"E	97°49'20"
C49	102.86	594.00	51.56	102.74	N04°25'22"E	9°55'19"
C50	156.01	594.00	78.46	155.56	N31°22'52"E	15°02'53"
C51	141.61	594.00	71.14	141.28	N45°44'06"E	13°39'34"
C52	238.49	320.00	125.09	233.01	N68°36'01"E	42°42'04"
C53	260.85	350.00	136.82	254.85	N68°36'01"E	42°42'04"
C54	283.21	380.00	148.54	276.70	N68°36'01"E	42°42'04"
C55	47.10	30.00	29.97	42.41	S44°58'32"W	89°57'03"
C56	47.15	30.00	30.03	42.44	S45°01'28"E	90°02'57"
C57	47.10	30.00	29.97	42.41	N44°58'32"E	89°57'03"
C58	47.15	30.00	30.03	42.44	N45°01'28"W	90°02'57"
C59	590.11	570.00	324.57	564.10	S29°39'30"E	59°19'01"
C60	621.17	600.00	341.66	593.79	S29°39'30"E	59°19'01"
C61	652.22	630.00	358.74	623.48	S29°39'30"E	59°19'01"
C62	59.09	40.00	36.42	53.86	N78°21'55"E	84°38'08"
C63	59.06	40.00	36.39	53.84	N17°01'08"W	84°35'46"
C64	186.47	706.00	93.78	185.93	S17°42'46"W	15°07'59"
C65	203.17	706.00	102.29	202.47	S44°17'30"W	16°29'18"
C66(M)	593.93	710.00	315.59	576.76	S29°09'06"W	47°55'45"
*C66(R5)	594.22	710.00	N/A	N/A	N/A	N/A
C67(M)	422.15	610.00	219.92	413.78	S25°54'00"W	39°39'06"
C67(R5)	422.03	610.00	N/A	N/A	N/A	N/A
*C68(M)	70.48	610.00	35.28	70.44	S02°46'29"W	6°37'13"
C68(R8)	70.52	610.00	N/A	N/A	N/A	N/A
*C69(M)	252.08	694.00	127.45	250.70	N09°51'26"E	20°48'42"
C69(R8)	251.93	694.00	N/A	N/A	N/A	N/A
*C70(M)	252.95	594.00	128.42	251.05	N11°39'41"E	24°23'58"
C70(R8)	253.10	594.00	N/A	N/A	N/A	N/A
*C71(M)	391.15	694.00	200.92	385.99	N36°24'28"E	32°17'33"
C71(R6)	391.13	694.00	N/A	N/A	N/A	N/A
*C72(M)	522.33	706.00	273.77	510.50	S31°20'27"W	42°23'22"
C72(R6)	522.25	706.00	N/A	N/A	N/A	N/A
*C73(M)	448.28	606.00	234.95	438.13	S31°21'42"W	42°23'01"
C73(R6)	448.28	606.00	N/A	N/A	N/A	N/A
C74	110.93	380.00	55.86	110.54	S68°18'58"W	16°43'34"
C75	60.03	380.00	30.08	59.97	S55°25'38"W	9°03'06"
C76	66.33	706.02	33.19	66.31	S27°58'15"W	5°22'59"
C77	66.36	705.93	33.20	66.33	S33°21'18"W	5°23'09"
C78	74.85	594.00	37.47	74.80	N20°15'05"E	7°13'10"
C79	75.24	594.00	37.67	75.19	N13°00'46"E	7°15'28"
C80	112.41	2562.14	56.21	112.40	S68°50'12"W	2°30'49"
C81	99.17	2562.14	49.59	99.16	S71°12'08"W	2°13'03"
*C82(M)	297.60	594.00	151.99	294.50	N38°12'43"E	28°42'20"
C82(R6)	297.30	594.00	N/A	N/A	N/A	N/A

* NON-TANGENT, HELD RECORD RADIUS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision by my free consent, dedicate all rights of way to the Matanuska-Susitna Borough and grant all easements to the use shown.

OWNER

Arctic Devco, Inc.
P.O. Box 3489
Palmer, Alaska 99645

By: Rexford Turner Title: President Date: 10/05/20

NOTARY ACKNOWLEDGMENT

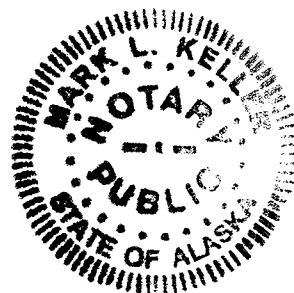
THIS IS TO CERTIFY THAT ON THIS 5th day of October, 2020, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Rexford Turner

known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Nat L. Besse
Notary Public in and for Alaska.
My commission expires: 7/4/2021



LEGEND

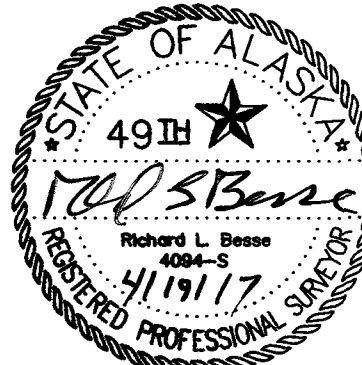
- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- ⊙ EXISTING WELL

- (R) RECORD INFORMATION FROM GENERAL LAND OFFICE SURVEY FEBRUARY 11, 1938
- (R1) RECORD INFORMATION FROM BUREAU OF LAND MANAGEMENT US SURVEY 9024
- (R2) RECORD INFORMATION FROM PLAT OF HARMONY POINTE PHASE 1 (REFILED PLAT 2004-91)
- (R3) RECORD INFORMATION FROM PLAT OF COTTRELL SOUTH SUBDIVISION (PLAT 77-173)
- (R4) RECORD INFORMATION FROM PLAT OF HAPPY VALLEY SUBDIVISION (PLAT 89-136)
- (R5) RECORD INFORMATION FROM WARRANTY DEED 2015-010471-0
- (R6) RECORD INFORMATION FROM WARRANTY DEED 2015-010476-0
- (R7) RECORD INFORMATION FROM PLAT OF THE RANCH SUBDIVISION, PHASE 4 (REFILED PLAT No. 2006-49)
- (R8) RECORD INFORMATION FROM WARRANTY DEED 2015-010481-0

- (M) MEASURED INFORMATION

TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS

SET 5/8" x 30" REBAR WITH 1" PLASTIC CAP



SURVEYOR'S CERTIFICATE

I, Richard L. Besse, registration No. 4094-S, hereby certify that I am a Professional Land Surveyor in the State of Alaska and that this plat represents a survey made by me, or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

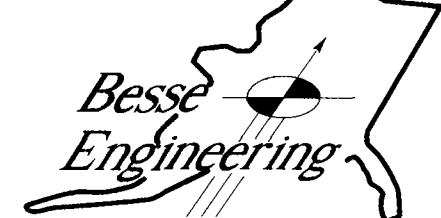
PLAT OF

VIEW POINTE AT THE RANCH

A SUBDIVISION OF LOT 2, HAPPY VALLEY SUBDIVISION, PLAT No. 99-136; LOT 1, COTTRELL SOUTH SUBDIVISION, PLAT No. 77-173; SE1/4 SE1/4 SW1/4 SECTION 16, T17N, R1E, SM; SW1/4 SE1/4 SECTION 16, T17N, R1E, S.M.; THAT PORTION OF NE1/4 SECTION 21, T17N, R1E, S.M. LYING NORTH OF ALASKA RAILROAD RIGHT-OF-WAY. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MATANUSKA-SUSITNA BOROUGH IN WARRANTY DEEDS RECORDED MAY 26, 2015 AS RECEPTION NUMBERS 2015-010471-0, 2015-010476-0, & 2015-010481-0.

LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Containing 154.18 acres more or less



BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Field Book: B98-03 Scale: N/A Date: 19APR17 Dw'g: ViewPointePlat2017
B11-10 Drawn: MLK W. O. No. B11-10 Sheet 4 of 4