

### CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through December 31, 2021 against the property included in the subdivision or resubdivision shown hereon have been paid.

Bonnie Hobbs  
Tax Collection Official  
Matanuska-Susitna Borough

09/08/2021  
Date

### CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

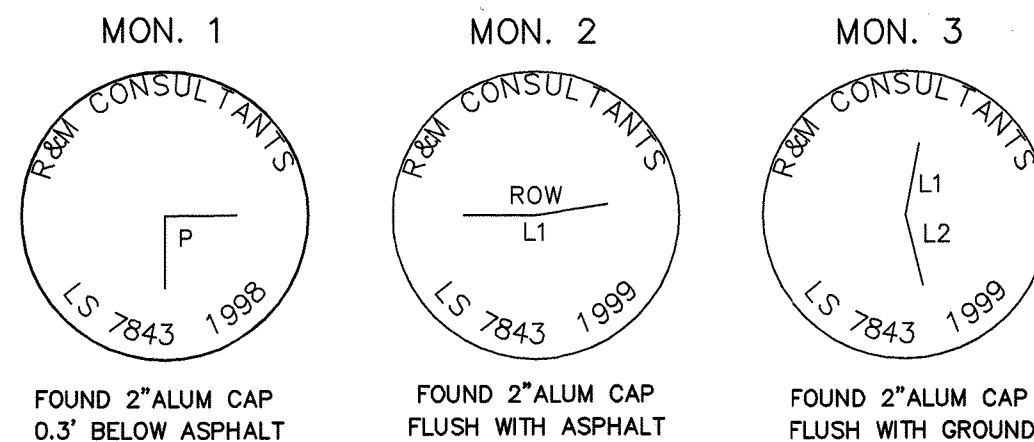
I hereby certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution No. 2021-092, dated 02/26, 2021, and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Date: 9/9/2021

Attest: Matthew Hobbs  
Planning & Land Use Director  
Platting Clerk



### MONUMENTATION



### 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

Rexford Turner Pres. 8/21/21  
By: Rexford Turner Title: President Date

### NOTARY ACKNOWLEDGMENT

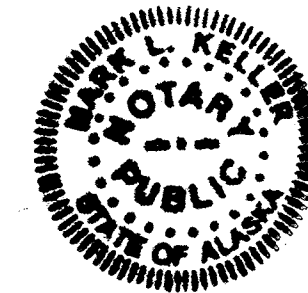
THIS IS TO CERTIFY THAT ON THIS 26<sup>th</sup> day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

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.

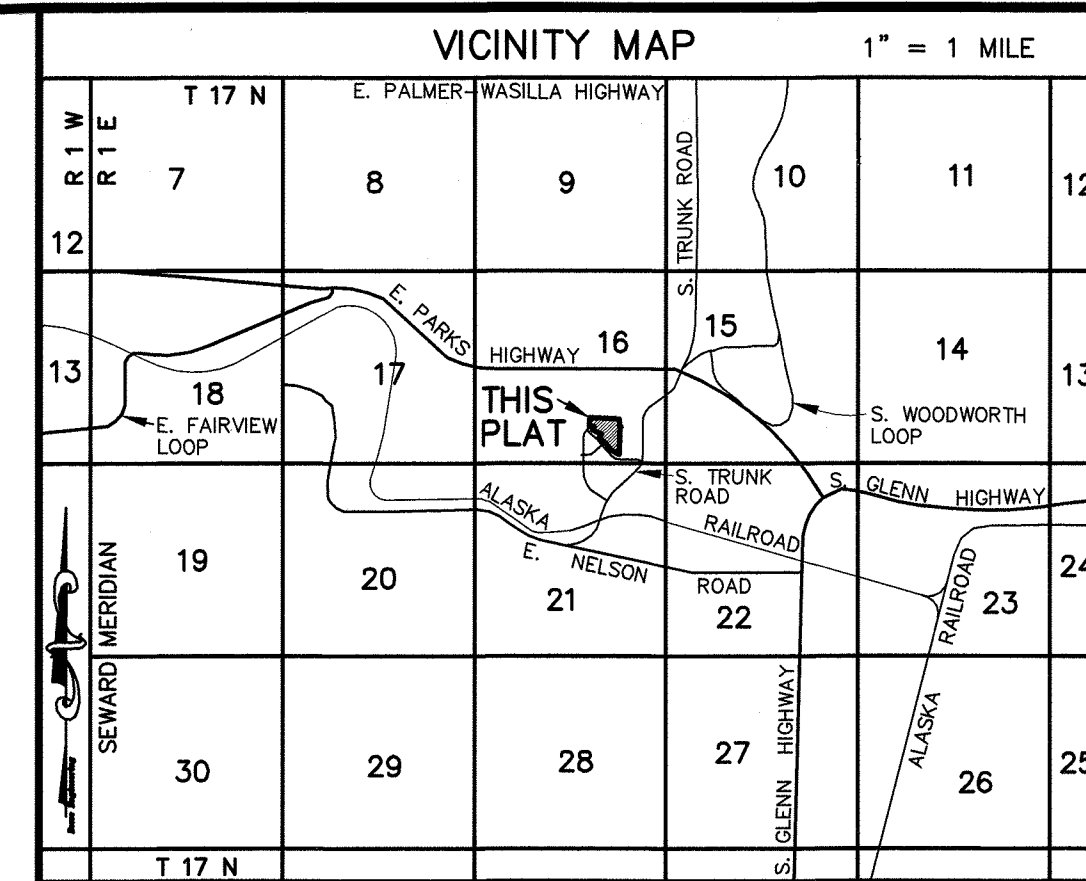
Richard L. Besse  
Notary Public in and for Alaska.  
My commission expires: 7/15/2025



1" = 100'

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1(M&R)	28.64	60.00	14.60	28.37	N78°16'38"E
C2(M&R)	56.55	50.00	31.89	53.47	N31°56'51"E
C3(M&R)	87.72	320.00	44.14	87.44	S81°59'37"W
C4	87.50	350.00	43.98	87.27	S82°41'04"W
C5	156.41	350.00	79.53	155.11	N77°02'40"E
C6	63.94	350.00	32.06	63.85	N37°30'59"W
C7	206.08	350.00	106.13	203.12	N30°22'53"E
C8	87.33	380.00	43.86	87.14	S83°15'46"W
C9	6.39	320.00	3.20	6.39	N89°16'27"E
C10	57.82	320.00	28.99	57.74	N83°31'33"E
C11	44.38	50.00	23.77	42.94	N52°55'24"E
C12	80.19	60.00	47.36	74.35	S65°46'59"W
C13	51.57	60.00	27.50	50.00	N51°18'22"W
C14	77.56	60.00	45.27	72.27	N10°21'04"E
C15	50.00	60.00	26.55	48.57	N71°15'26"E
C16	19.19	60.00	9.68	19.11	S75°42'26"E
C17	33.20	50.00	17.24	32.59	N85°34'00"W
C18	34.60	380.00	17.31	34.59	N78°01'10"E
C19	61.14	380.00	30.64	61.07	N85°14'14"E
C20	100.78	320.00	50.81	100.36	N09°58'24"E
C21	157.80	320.00	80.54	156.21	N33°07'21"E
C22	128.72	380.00	64.98	128.11	N37°32'44"E
C23	47.12	30.00	30.00	42.43	N87°45'01"W
C24	41.54	50.00	22.05	40.35	N18°57'04"W
C25	56.47	60.00	30.52	54.41	S22°06'47"E
C26	53.28	60.00	28.54	51.54	S74°30'43"E
C27	46.13	60.00	24.27	45.00	N58°01'36"E
C28	81.59	60.00	48.51	75.45	N02°57'19"W
C29	41.42	60.00	21.58	40.61	N61°41'28"W
C30	33.79	50.00	17.57	33.15	S62°06'35"E
C31	47.12	30.00	30.00	42.43	S02°14'59"W

LINE TABLE		
CURVE	LENGTH	BEARING
L1(M&R)	60.00	S42°45'01"E
L2(M&R)	10.19	S47°14'59"W
L3(M&R)	40.42	S89°50'47"W
L4	30.00	N89°54'08"E
L5	41.43	N89°53'54"E
L6	20.17	N89°54'08"E
L7	100.00	S42°45'01"E



### LEGEND

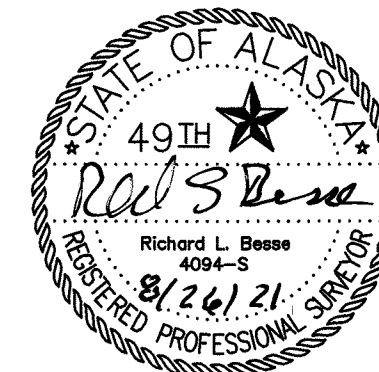
- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- (R) RECORD INFORMATION FROM PLAT OF VIEW POINT AT THE RANCH, PLAT 2020-93
- (M) MEASURED INFORMATION
- TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS
- SET 5/8" x 30" REBAR WITH 1" PLASTIC CAP

### 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.
- 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: JUNE 10, 2021 AT RECEPTION No. 2021-016906-0.
- THE FOLLOWING BLANKET EASEMENTS GRANTED TO ENSTAR NATURAL GAS COMPANY, A DIVISION OF SEMCO ENERGY, INC. AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: MAY 25, 2021 AT RECEPTION No. 2021-015988-0.

### 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.

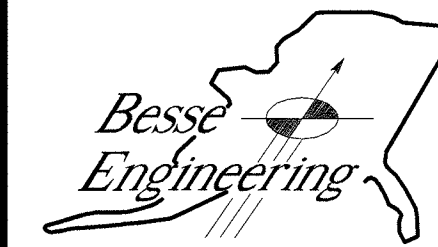


### PLAT OF VIEW POINT AT THE RANCH ADDITION No. 1, PHASE 1

A SUBDIVISION OF TRACT B, VIEW POINT AT THE RANCH, PLAT No. 2020-93.

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

Containing 11.83 acres more or less



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

Field Book: B98-03 B11-10 Scale: 1" = 100' Date: 26AUG21 W. O. No. B11-10  
Dwg: ViewPointeAdd1Phase1Plat.DWG Drawn: MLK Sheet 1 of 1