

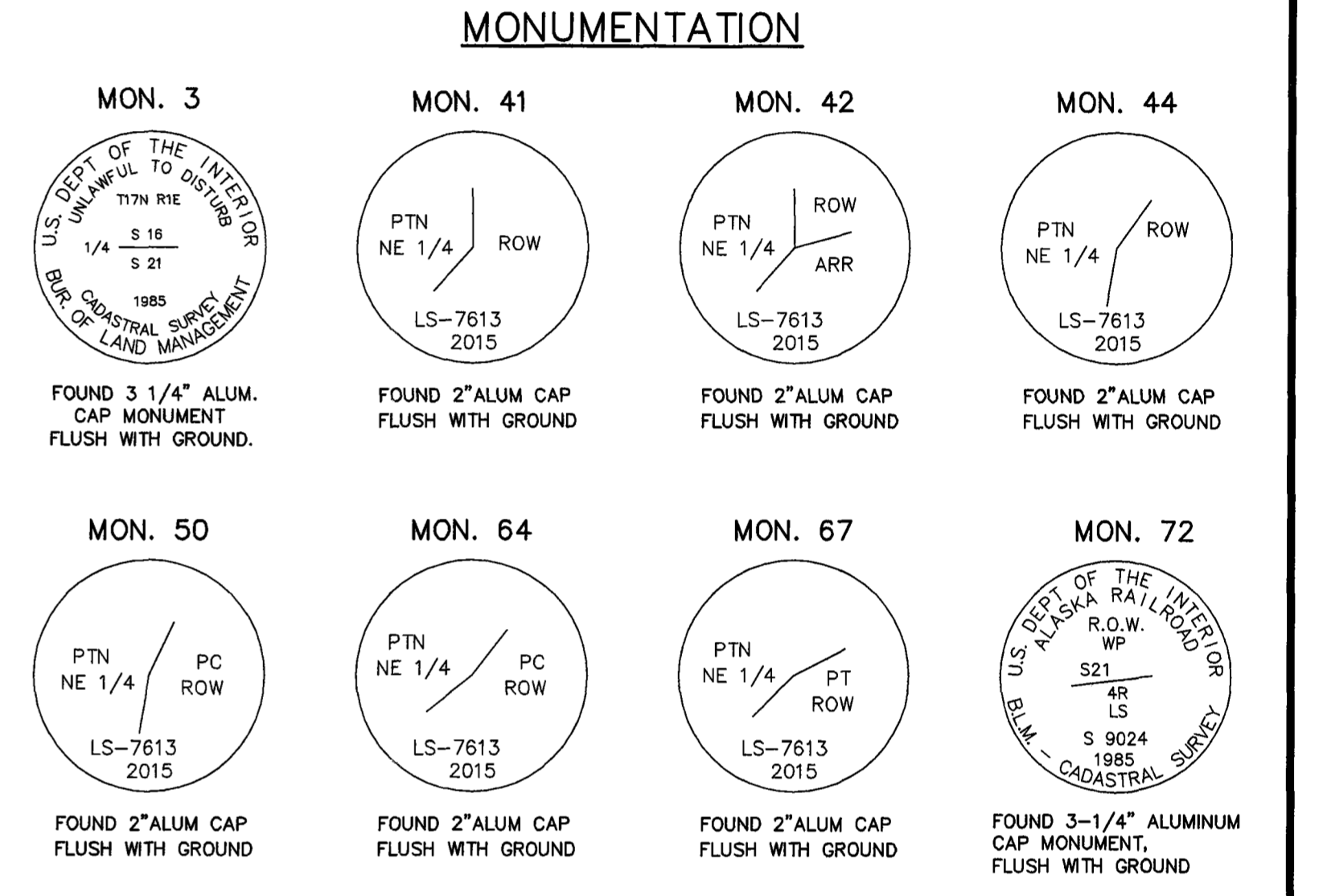
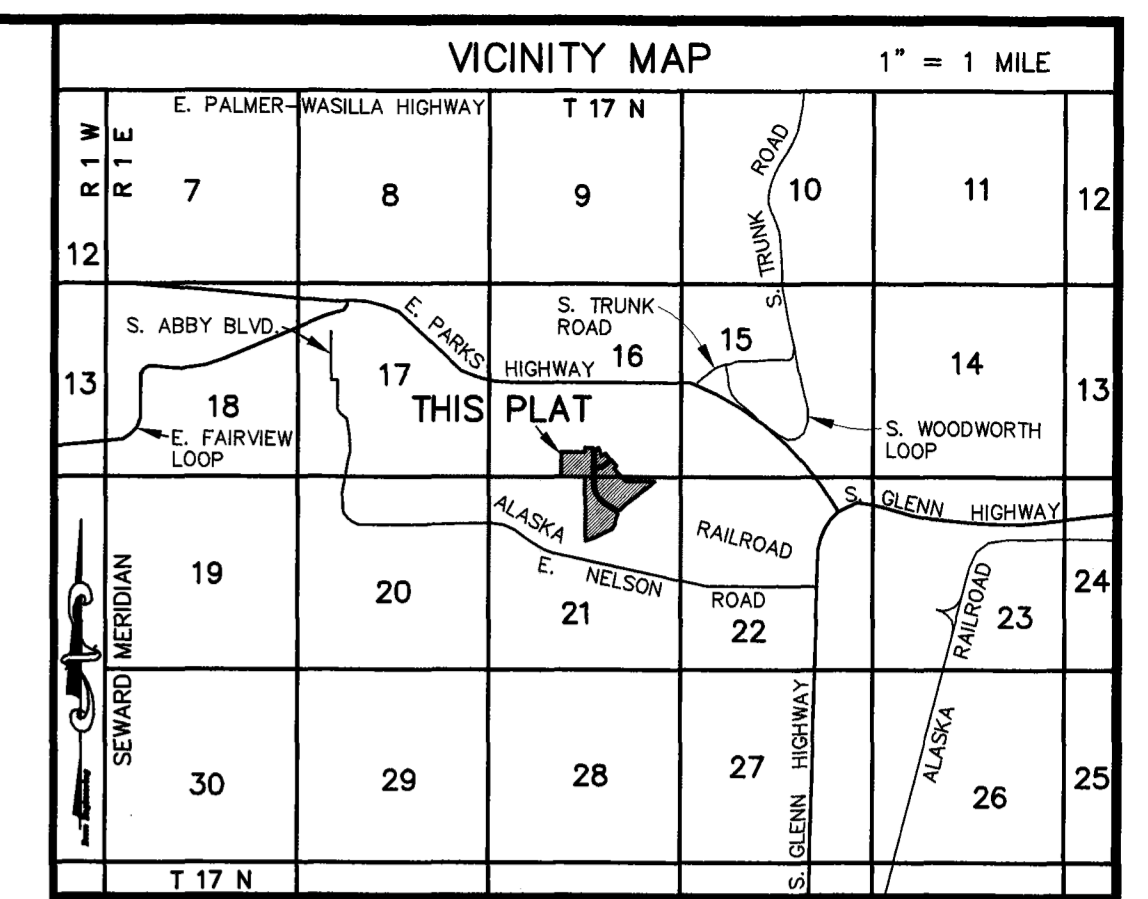
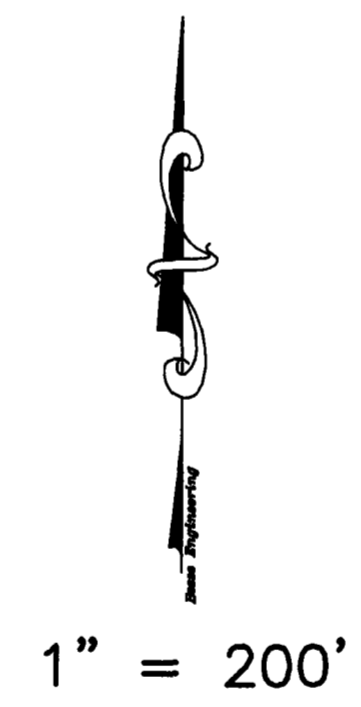
### CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(R&M)	5.77	380.00	2.89	5.77	S00°26'06"W	0°52'12"
C2(R&M)	47.10	30.00	29.97	42.41	N44°58'32"E	89°57'03"
C3(R&M)	47.15	30.00	30.03	42.44	N45°01'28"W	90°02'57"
C4(R&M)	47.10	30.00	29.97	42.41	S44°58'32"W	89°57'03"
C5(R&M)	47.15	30.00	30.03	42.44	S45°01'28"E	90°02'57"
C6(R&M)	238.49	320.00	125.09	233.01	N68°36'01"E	42°42'04"
C7(R&M)	283.21	380.00	148.54	276.70	N68°36'01"E	42°42'04"
C8(R&M)	590.11	570.00	324.57	564.10	S29°39'30"E	59°19'01"
C9(R&M)	652.22	630.00	358.74	623.48	S29°39'30"E	59°19'01"
C10(R&M)	59.06	40.00	36.39	53.84	N17°01'08"W	84°35'46"
C11(R&M)	59.09	40.00	36.42	53.86	N78°21'55"E	84°38'08"
C12(R&M)	186.47	706.00	93.78	185.93	S17°42'46"W	15°07'59"
C13(R&M)	203.17	706.00	102.29	202.47	S44°17'30"W	16°29'18"
C14(R&M)	141.61	594.00	71.14	141.28	N45°44'06"E	13°39'34"
C15(R&M)	197.02	2562.12	98.56	196.97	S65°26'26"W	4°24'21"
C16(R&M)	254.33	1086.23	127.75	253.75	N69°56'43"E	13°24'55"
C17(R&M)	45.46	1086.23	22.73	45.45	N77°27'45"E	2°23'52"
C18	107.43	380.00	54.08	107.07	N81°57'00"W	16°11'54"
C19	110.42	350.00	55.67	109.96	N81°00'41"W	18°04'31"
C20	59.53	320.00	29.85	59.45	N84°43'09"W	10°39'35"
C21	41.42	320.00	20.74	41.39	N75°40'54"W	7°24'56"
C22	19.59	380.00	9.80	19.59	S73°27'02"E	2°57'13"
C23	100.29	380.00	50.44	100.00	S82°29'18"E	15°07'18"
C24	110.42	350.00	55.67	109.96	S81°00'41"E	18°04'31"
C25	39.76	350.00	19.90	39.74	S75°13'42"E	6°30'32"
C26	70.66	350.00	35.45	70.54	S84°15'57"E	11°33'59"
C27	50.53	30.00	33.62	44.77	N59°46'18"E	96°30'32"
C28	53.18	30.00	36.76	46.49	S39°15'57"E	101°33'59"
C29	37.82	50.00	19.87	36.93	N10°09'13"W	43°20'30"
C30	46.95	60.00	24.75	45.76	S09°24'29"E	44°49'57"
C31	60.96	60.00	33.40	58.37	S42°06'44"W	58°12'29"
C32	68.01	60.00	38.18	64.42	N76°18'48"W	64°56'27"
C33	54.57	60.00	29.34	52.71	N17°47'17"W	52°06'37"
C34	48.79	60.00	25.84	47.46	N31°33'47"E	46°35'31"
C35	37.82	50.00	19.87	36.93	S33°11'18"W	43°20'30"
C36	108.65	320.00	54.85	108.13	N80°13'26"E	19°27'15"
C37	101.66	320.00	51.26	101.23	N61°23'44"E	18°12'09"
C38	28.17	320.00	14.10	28.17	N49°46'19"E	5°02'41"
C39	19.81	380.00	9.91	19.81	N48°44'36"E	2°59'14"
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C41	76.69	380.00	38.48	76.56	N67°34'57"E	11°33'50"
C42	80.00	380.00	40.15	79.85	N79°23'44"E	12°03'44"
C43	30.01	380.00	15.01	30.00	N87°41'20"E	4°31'28"
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### LINE TABLE

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- ### LEGEND
- FOUND MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR
  - ⊙ EXISTING WELL
  - (R) RECORD INFORMATION FROM PLAT OF VIEW POINTE 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



PLAT OF  
**VIEW POINTE AT THE RANCH  
ADDITION No. 1, PHASE 2**

A SUBDIVISION OF TRACTS C, F, AND G, VIEW POINTE AT THE RANCH, PLAT 2020-93.

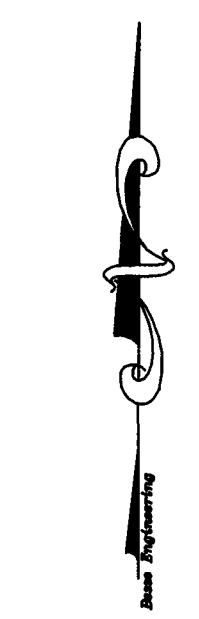
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Containing 61.00 acres more or less

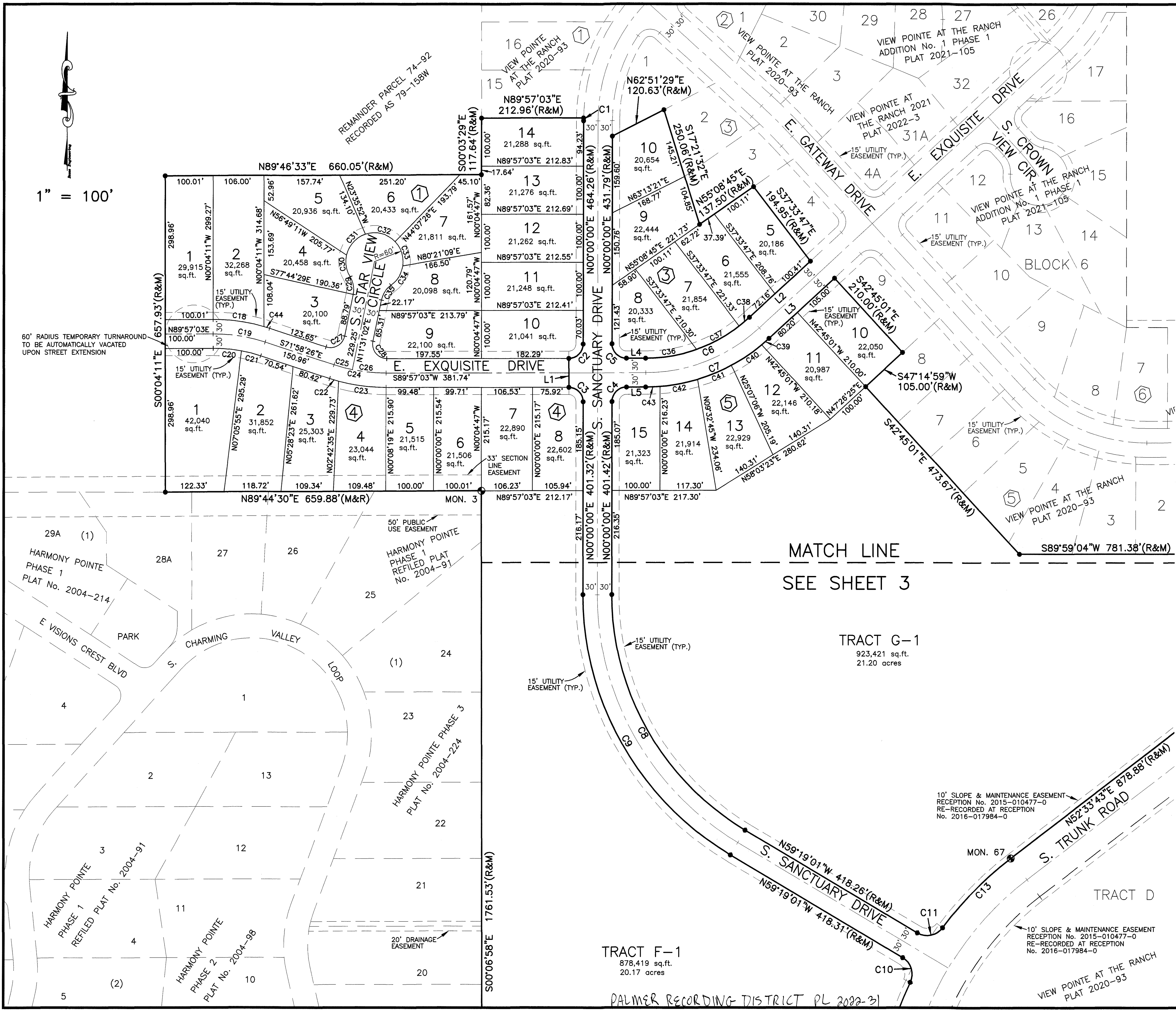
**BESSE ENGINEERING**  
1890 Jaime Marie Circle  
Wasilla, Alaska 99654  
907-357-4257

Field Book: B98-03 B11-10    Scale: 1" = 200'    Date: 15FEB22    Dw'g: ViewPointeAdd1Ph2Plot

Drawn: MLK    W. O. No. B11-10    Sheet: 1 of 3



1" = 100'



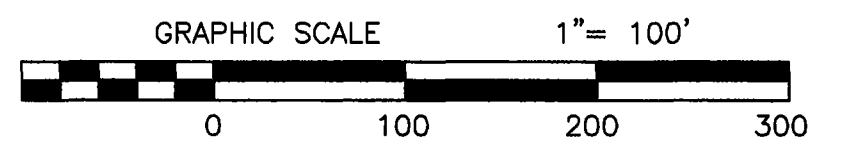
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- EXISTING WELL
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- (M) MEASURED INFORMATION
- BESSE END 4094-S TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS
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PLAT OF  
**VIEW POINT AT THE RANCH  
 ADDITION No. 1, PHASE 2**  
 A SUBDIVISION OF TRACTS C, F, AND G, VIEW POINT AT THE RANCH, PLAT 2020-93.  
 LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.  
 Containing 61.00 acres more or less

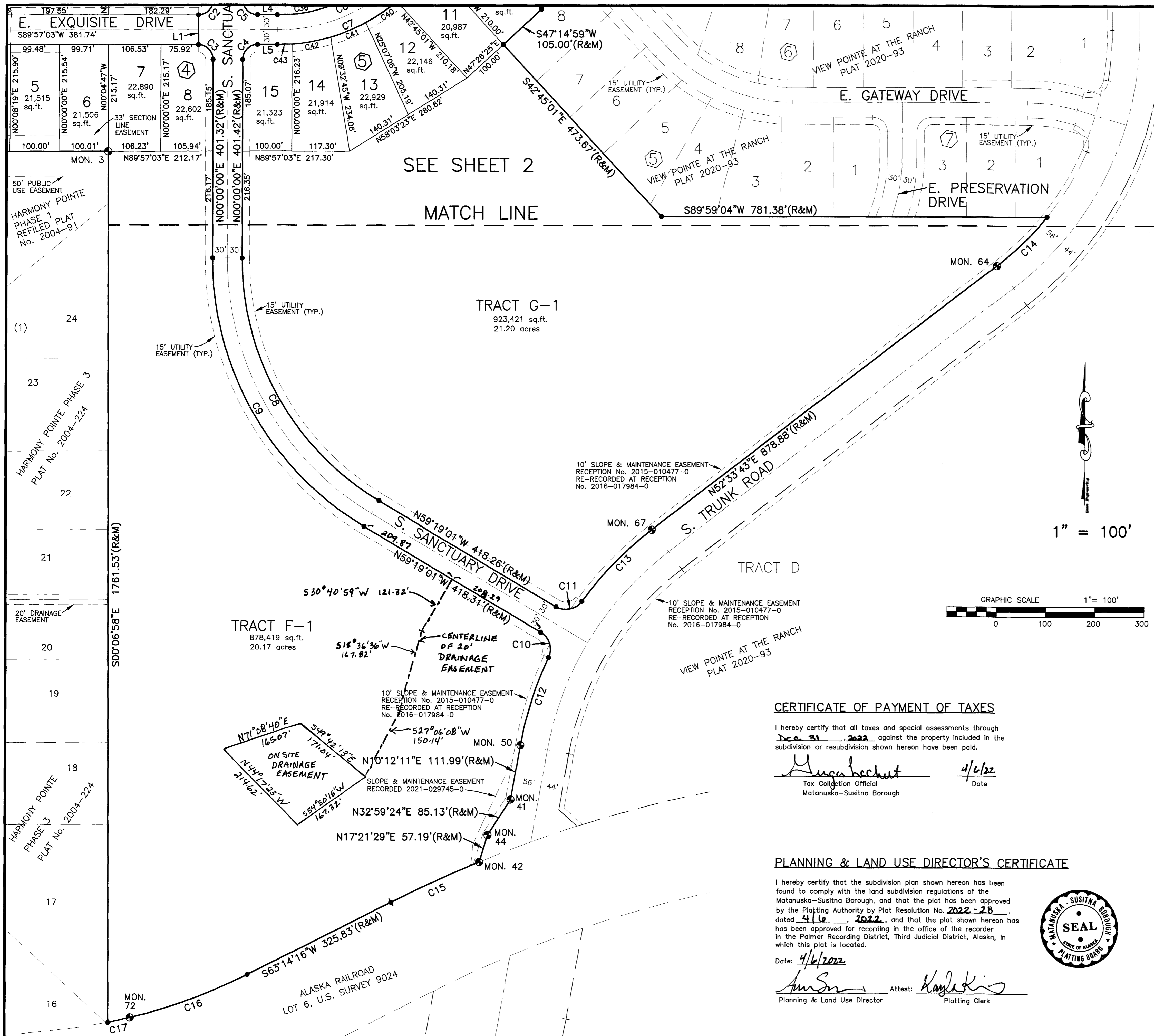
**Besse Engineering**  
 1890 Jaime Marie Circle  
 Wasilla, Alaska 99654  
 907-357-4257

Field Book: B98-03 B11-10	Scale: 1" = 100'	Date: 15FEB22	Dwg: ViewPointAdd1Ph2Plat
Drawn: MLK	W. O. No. B11-10	Sheet	2 of 3

TRACT F-1  
 878,419 sq.ft.  
 20.17 acres

TRACT G-1  
 923,421 sq.ft.  
 21.20 acres

PALMER RECORDING DISTRICT PL 2022-31



**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 Devo, Inc.  
P.O. Box 3489  
Palmer, Alaska 99645

By: Rexford Turner Title: President Date: 2-25-22

**NOTARY ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS 25<sup>th</sup> day of February, 2022, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

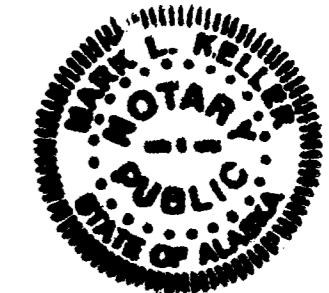
Rexford Turner

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.

Mark L. Besse  
Notary Public in and for Alaska.

My commission expires: 3/15/2025

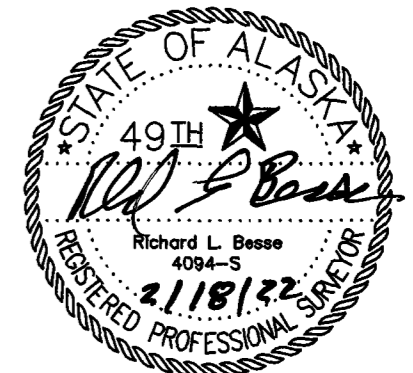


**NOTES**

- 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 EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXISTS ON THIS PROPERTY:  
RECORDED: AUGUST 16, 2021 AT RECEPTION No. 2021-024181-0.  
RECORDED: DECEMBER 14, 2020 AT RECEPTION No. 2020-032159-0.  
RECORDED: FEBRUARY 18, 2021 AT RECEPTION No. 2021-004133-0.

**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.



**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all taxes and special assessments through Dec 31, 2022 against the property included in the subdivision or resubdivision shown hereon have been paid.

Morgan Bechert 4/6/22  
Tax Collection Official Date  
Matanuska-Susitna Borough

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I hereby certify that the subdivision plan 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 Platting Authority by Plat Resolution No. 2022-28, dated 4/6, 2022, 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, in which this plat is located.

Date: 4/6/2022  
Ann Sorenson Attest: Kayle Kis  
Planning & Land Use Director Platting Clerk



2022-31  
Plat #  
PALMER  
Date  
4/8 2022  
Time  
9:28 A.M.

REV	3/24/22	ADDED DRAINAGE EASEMENTS	RLB
PLAT OF			
<b>VIEW POINT AT THE RANCH</b>			
<b>ADDITION No. 1, PHASE 2</b>			
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