

### CURVE TABLE

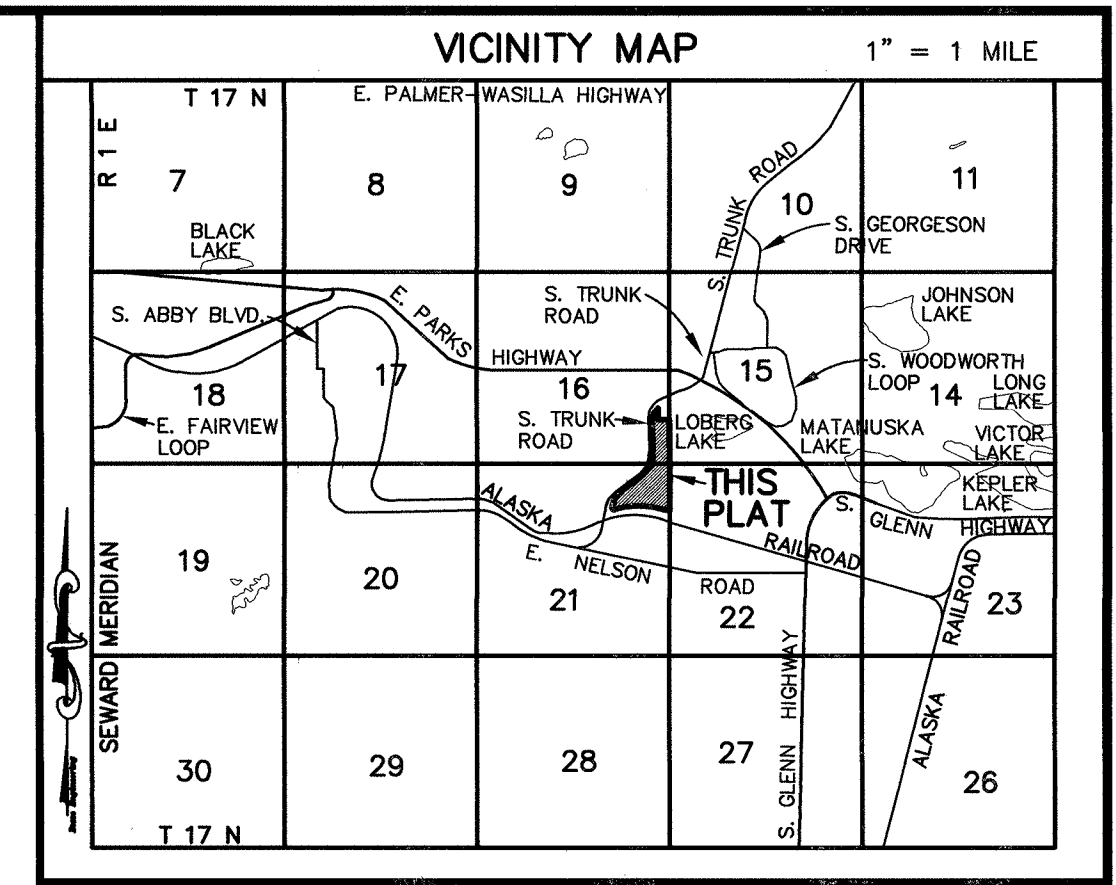
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(M&R)	1558.75	2562.12	804.34	1534.82	S89°47'12"W	34°51'28"
C2(M&R)	448.28	606.00	234.95	438.13	S31°21'42"W	42°23'01"
C3(M&R)	391.15	694.00	200.92	385.99	N36°24'28"E	32°17'33"
C4(M&R)	252.08	694.00	127.45	250.70	N09°51'26"E	20°48'42"
C5(M&R)	70.48	610.00	35.28	70.44	S02°46'29"W	6°37'13"
C6(M&R)	422.15	610.00	219.92	413.78	S25°54'00"W	39°39'06"
C7	22.41	694.00	11.20	22.40	N21°11'11"E	1°50'59"
C8	59.02	40.00	36.36	53.81	S64°22'57"W	84°32'33"
C9	43.89	694.00	21.95	43.88	N18°27'05"E	3°37'25"
C10	66.28	694.00	33.16	66.25	N13°54'13"E	5°28'18"
C11	100.57	694.00	50.37	100.48	N07°00'59"E	8°18'10"
C12	41.35	694.00	20.68	41.34	N01°09'29"E	3°24'49"
C13	59.00	40.00	36.34	53.80	S31°05'22"E	84°32'51"
C14	48.06	380.00	24.06	48.03	N69°43'22"W	7°14'49"
C15	43.60	30.00	26.67	39.86	N72°15'51"E	83°16'22"
C16	49.79	350.00	24.93	49.74	N53°20'13"W	8°09'00"
C17	97.34	350.00	48.98	97.02	N65°22'45"W	15°56'04"
C18	147.12	350.00	74.66	146.04	S61°18'15"E	24°08'43"
C19	190.33	350.00	97.58	187.99	N15°02'19"E	31°09'28"
C20	51.60	320.00	25.86	51.55	N26°00'30"E	9°14'21"
C21	93.56	380.00	47.02	93.33	N23°34'28"E	14°06'26"
C22	41.83	30.00	25.12	38.52	S09°19'01"E	79°53'24"
C23	11.97	380.00	5.99	11.97	N00°22'22"E	1°48'17"
C24	122.42	320.00	61.97	121.67	N10°25'46"E	21°55'06"
C25	101.11	380.00	50.86	100.82	N08°53'53"E	15°14'45"
C26	46.85	30.00	29.72	42.23	N45°15'54"W	89°28'13"
C27	63.21	40.00	40.38	56.84	S44°43'42"W	90°32'35"
C28	62.45	40.00	39.62	56.30	S45°16'18"E	89°27'25"
C29	47.40	30.00	30.28	42.62	N44°44'06"E	90°31'47"
C30	37.82	50.00	19.87	36.93	N22°12'02"W	43°20'30"
C31	51.57	60.00	27.50	50.00	S19°14'50"E	49°14'55"
C32	51.57	60.00	27.50	50.00	S30°00'05"W	49°14'55"
C33	51.57	60.00	27.50	50.00	S79°15'00"W	49°14'55"
C34	51.57	60.00	27.50	50.00	N51°30'05"W	49°14'55"
C35	51.57	60.00	27.50	50.00	N02°15'09"W	49°14'55"
C36	21.41	60.00	10.82	21.29	N32°35'31"E	20°26'25"
C37	37.82	50.00	19.87	36.93	S21°08'28"W	43°20'30"
C38	134.51	320.00	68.26	133.52	S61°18'15"E	24°05'04"
C39	300.92	350.00	160.47	291.74	N24°37'52"W	49°15'44"
C40	368.74	694.00	188.83	364.42	N37°19'57"E	30°26'34"
C41	365.17	350.00	201.17	348.83	N29°53'22"E	59°46'44"

### LINE TABLE

LINE	LENGTH	BEARING
L1	43.89	S73°20'47"E
L2	60.66	S73°20'47"E
L3	24.02	S73°20'47"E
L4	23.99	S73°20'47"E
L5	39.73	S90°00'00"E
L6	69.62	S00°32'35"E
L7	70.38	S00°32'35"E
L8	30.00	N40°44'16"E
L9	30.00	N40°44'16"E

### LEGEND

- (M) FOUND MONUMENT AS DESCRIBED
- (●) FOUND 5/8" REBAR
- (R) RECORD INFORMATION FROM PLAT OF VIEW POINTE AT THE RANCH (PLAT No. 2020-93).
- (M) MEASURED INFORMATION
- (BESSE ENG 4094-S) TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS
- ⊥ SET 5/8" x 30" REBAR WITH 1" PLASTIC CAP



### MONUMENTATION

MON. 1 FOUND 3 1/4" ALUM. CAP MONUMENT 0.3' ABOVE GROUND	MON. 2 FOUND 3 1/4" ALUM. CAP MONUMENT FLUSH WITH GROUND.	MON. 8 FOUND 2" ALUM CAP FLUSH WITH GROUND	MON. 40 FOUND 2" ALUM CAP FLUSH WITH GROUND
MON. 43 FOUND 2" ALUM CAP FLUSH WITH GROUND	MON. 48 FOUND 3-1/4" ALUMINUM CAP MONUMENT, 1.0' BELOW GROUND	MON. 49 FOUND 2" ALUM CAP FLUSH WITH GROUND	MON. 53 FOUND 2" ALUM CAP FLUSH WITH GROUND
MON. 54 FOUND 2" ALUM CAP FLUSH WITH GROUND	MON. 55 FOUND 2" ALUM CAP FLUSH WITH GROUND	MON. 58 FOUND 2" ALUM CAP FLUSH WITH GROUND	MON. 59 FOUND 2" ALUM CAP FLUSH WITH GROUND
MON. 61 FOUND 2" ALUM CAP FLUSH WITH GROUND	MON. 62 FOUND 2" ALUM CAP FLUSH WITH GROUND	MON. 65 FOUND 2" ALUM CAP FLUSH WITH GROUND	MON. 66 FOUND 2" ALUM CAP FLUSH WITH GROUND

### PLAT OF VIEW POINTE EAST PHASE 1

A SUBDIVISION OF TRACT D, VIEW POINTE AT THE RANCH, PLAT No. 2020-93

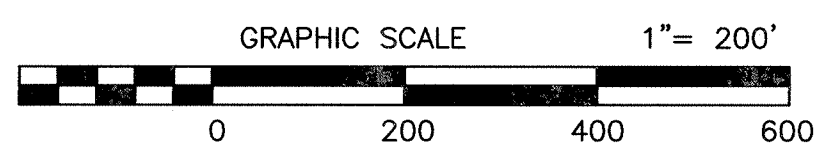
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Containing 51.66 acres more or less

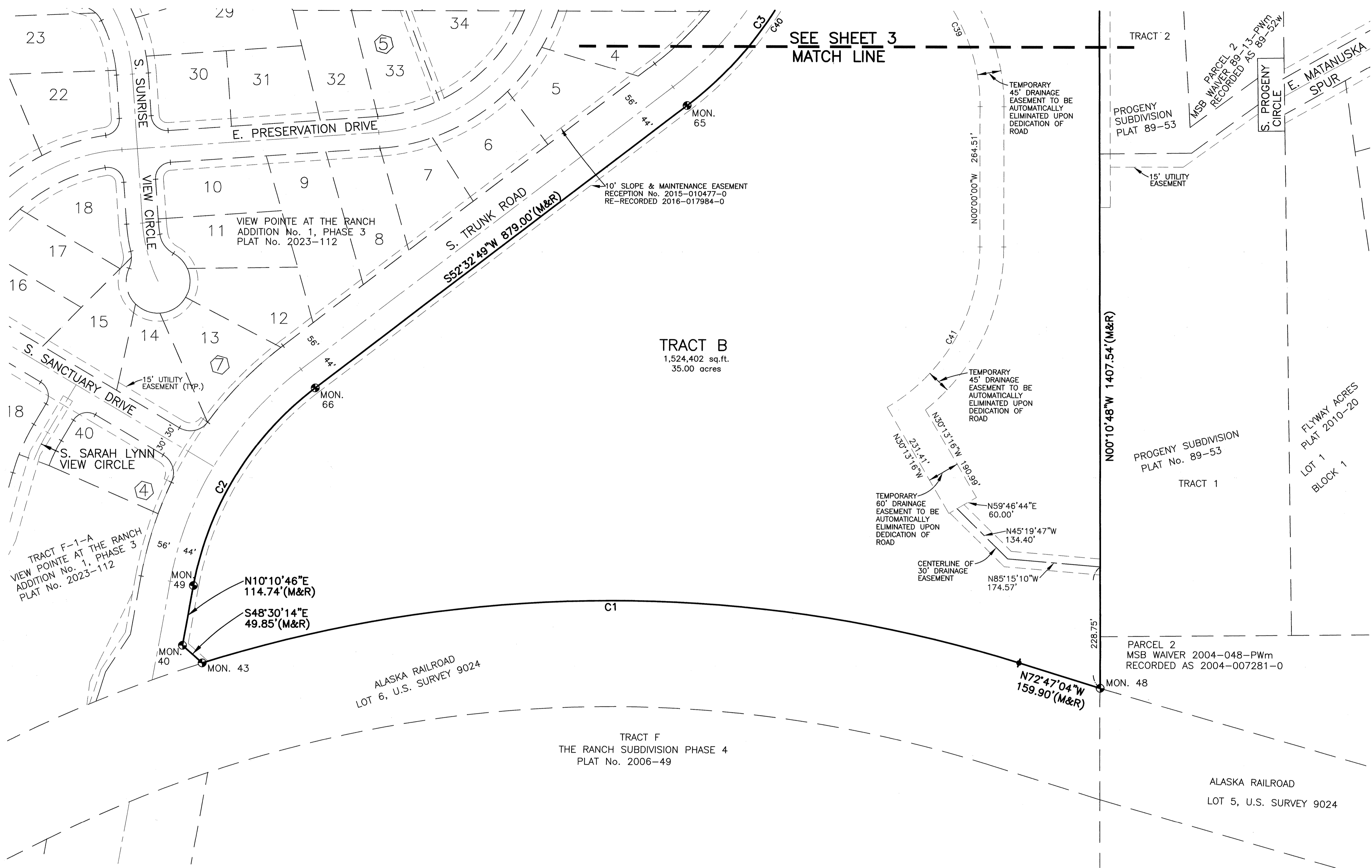
**BESSE ENGINEERING**  
1890 W. Jaime Marie Circle  
Wasilla, Alaska 99654  
907-357-4257

Field Book: B98-03 B11-10 Date: 14MAY24 Dw'g: ViewPointeEastPhase1Plat2024

Scale: 1" = 100' Drawn: MLK W. O. No. B11-10 Sheet 1 of 3



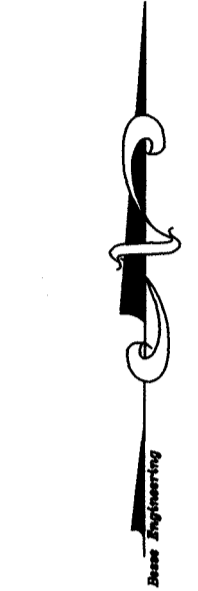
Palmer Recording District PL 2024-69



SEE SHEET 3  
MATCH LINE

TRACT B  
1,524,402 sq.ft.  
35.00 acres

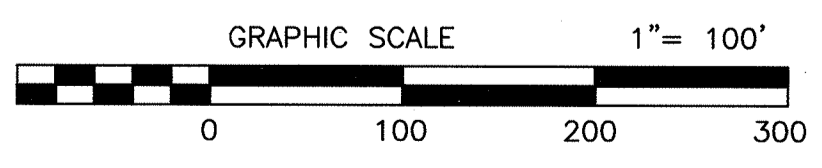
TRACT F  
THE RANCH SUBDIVISION PHASE 4  
PLAT No. 2006-49



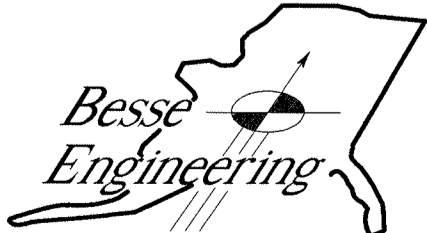
1" = 100'

**LEGEND**

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- (M) MEASURED INFORMATION
- (BESSE ENG 4094-S) TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS
- | SET 5/8" x 30" REBAR WITH 1" PLASTIC CAP



PLAT OF  
**VIEW POINT EAST PHASE 1**  
A SUBDIVISION OF TRACT D, VIEW POINT AT THE RANCH,  
PLAT No. 2020-93  
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD  
MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL  
DISTRICT, STATE OF ALASKA.  
Containing 51.66 acres more or less

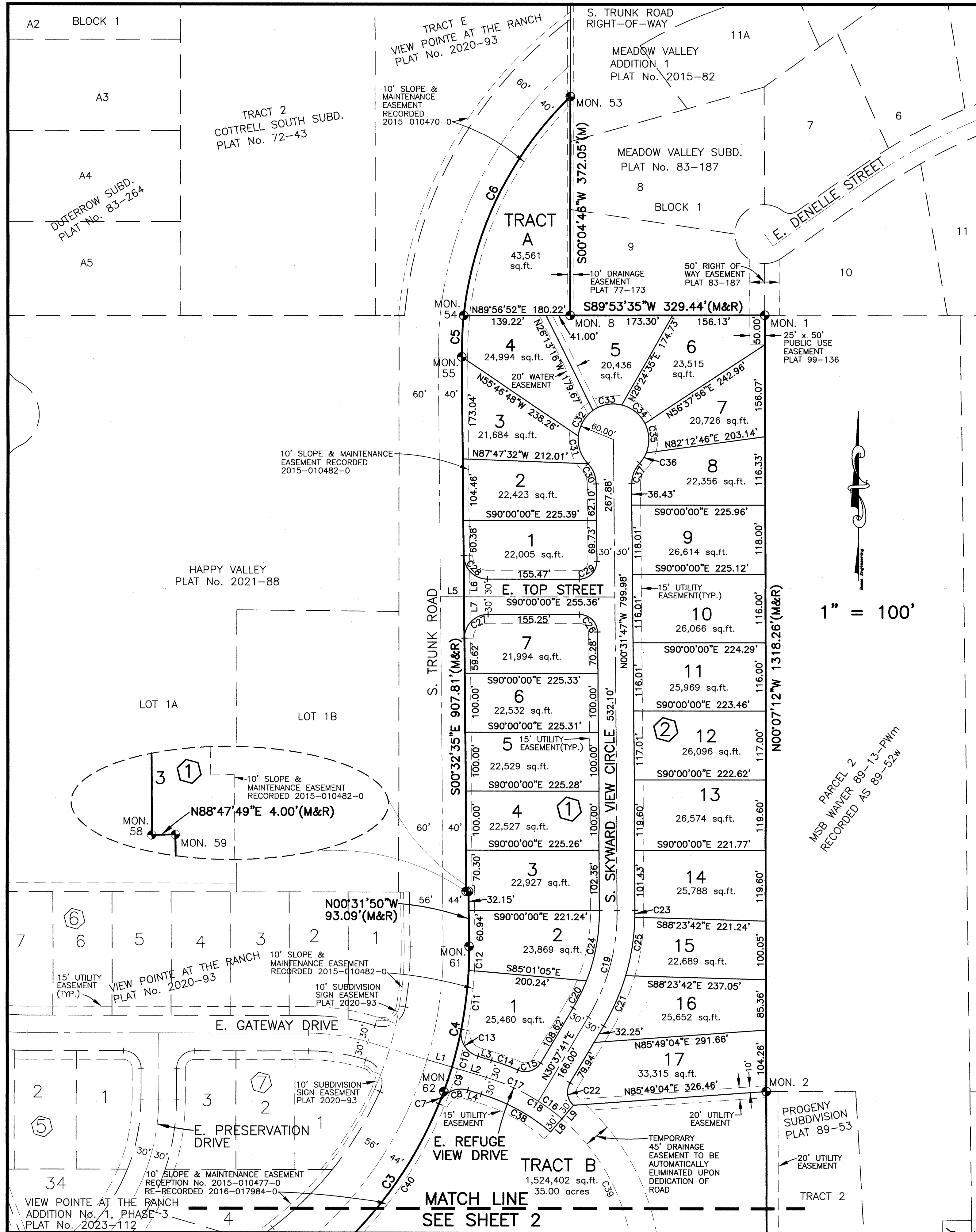


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Field Book: B98-03 B11-10	Date: 14MAY24	Dw'g: ViewPointEastPhase1Plat2024
Scale: 1" = 100'	Drawn: MLK	W. O. No. B11-10 Sheet 2 of 3

Palmer Recording District PL 2024-b9





**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: Ingeborg M. Turner Title: Vice President Date: MAY 23, 2024

**NOTARY ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS 23<sup>rd</sup> day of May, 2024, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

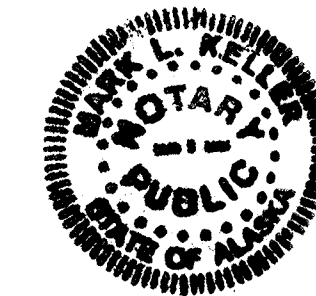
Ingeborg M. Turner

known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the same as her 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: 7/15/2025



**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 EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: AUGUST 2, 2002 AT RECEPTION No. 2002-016357-0. RECORDED: FEBRUARY 18, 2021 AT RECEPTION No. 2021-004133-0. RECORDED: AUGUST 4, 2023 AT RECEPTION No. 2023-013883-0.
- 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: JULY 21, 2020 AT RECEPTION No. 2020-016537-0. RECORDED: JULY 14, 2023 AT RECEPTION No. 2023-012250-0.
- THE FOLLOWING BLANKET EASEMENT GRANTED TO MATANUSKA TELECOM ASSOCIATION, INC. AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: JUNE 6, 2023 AT RECEPTION No. 2023-009641-0. RECORDED: MAY 3, 2024 AT RECEPTION No. 2024-006948-0.
- THE FOLLOWING BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: JUNE 14, 2024 AT RECEPTION No. 2024-009882-0.
- THE FOLLOWING BLANKET EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY, L.L.C. AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: JUNE 26, 2024 AT RECEPTION No. 2024-010605-0.

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all taxes and special assessments through December 31, 2024 against the property included in the subdivision or resubdivision shown hereon have been paid.

Ally Egbert 7/09/2024  
Tax Collector Official Date  
Matanuska-Susitna Borough

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

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 plan has been approved by the Planning Authority by Plat Resolution No. 2024-058, dated 4/25, 2024 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.

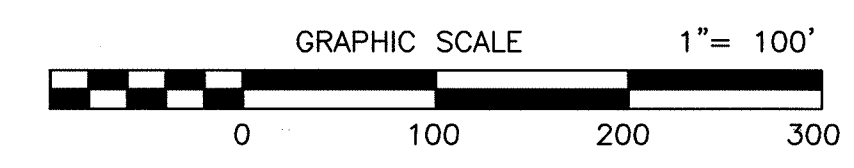
Date: 7/10/2024

Ann Sorenson Attest: [Signature]  
Planning & Land Use Director Plotting Clerk



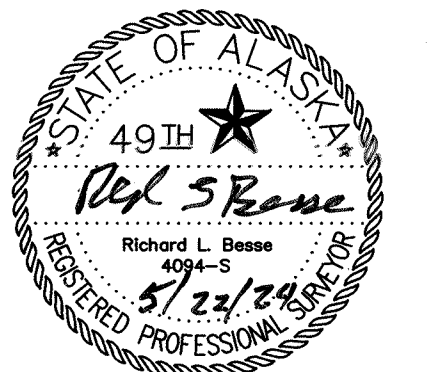
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**SURVEYOR'S CERTIFICATE**

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 EAST PHASE 1**  
A SUBDIVISION OF TRACT D, VIEW POINTE AT THE RANCH, PLAT No. 2020-93  
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.  
Containing 51.66 acres more or less

2024-69  
Plat # Palmer  
Rec Dist  
Date 07/12/2024  
Time 9:40AM

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

Field Book: B98-03 Date: 14MAY24 Dwg: ViewPointeEastPhase1Plat2024  
B11-10  
Scale: 1" = 100' Drawn: MLK W. O. No. B11-10 Sheet 3 of 3