

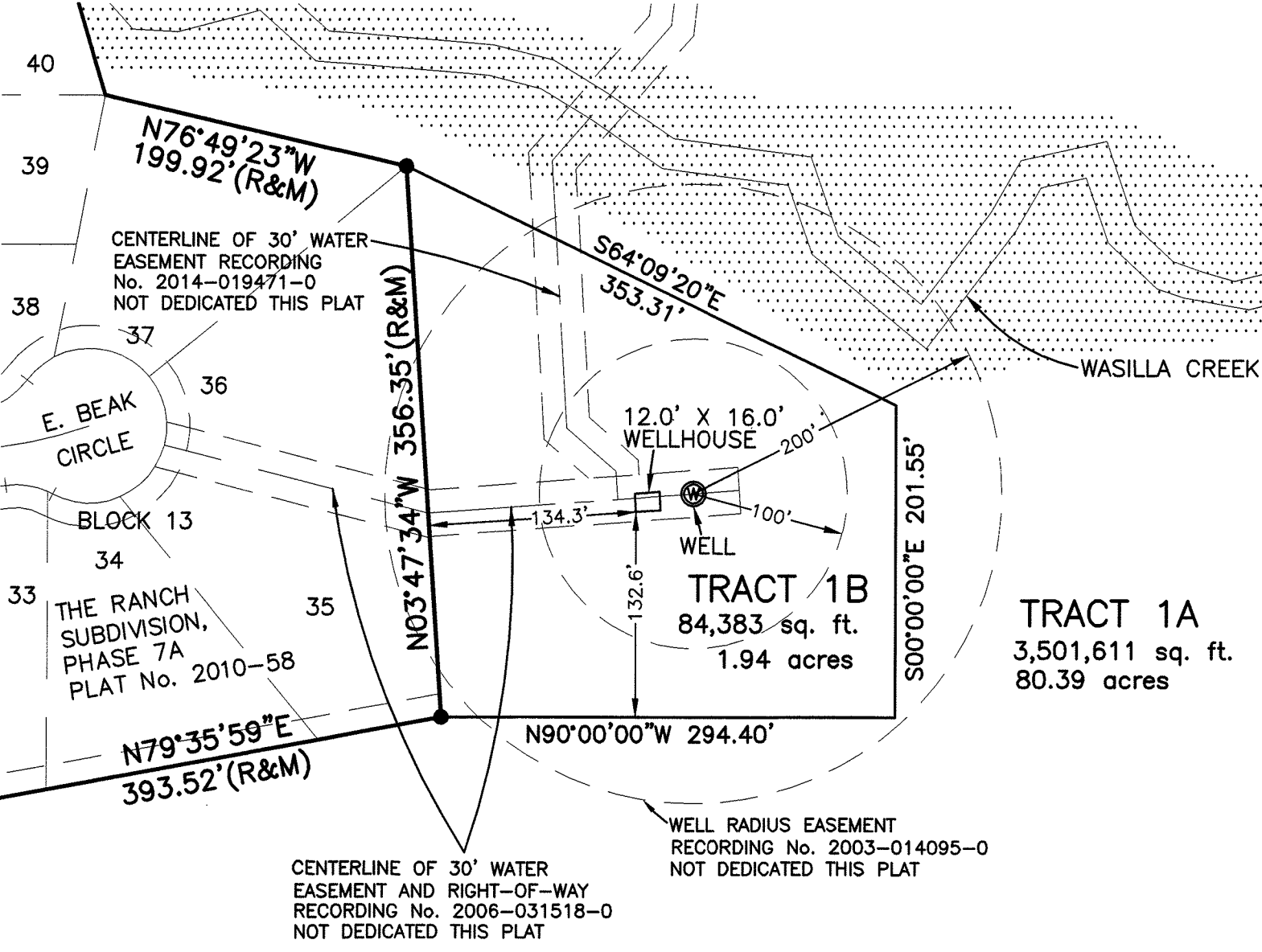
- NOTES**
- ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
 - 5/8" X 30" REBAR WITH PLASTIC SURV CAP SET AT ALL LOT CORNERS, PC'S, PT'S, AND PTC'S.
 - NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS. NO ON-LOT WATER SUPPLY SYSTEM PERMITTED.
 - 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.
 - NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
 - THIS SUBDIVISION IS SERVED BY AN APPROVED MUNICIPAL WATER SYSTEM.
 - ALL RECORD INFORMATION IS FROM THE PLATS OF THE RANCH, PHASE 7B, (PLAT No. 2013-9), PALMER RECORDING DISTRICT.
 - THE 100 YEAR FLOOD PLAIN BOUNDARY WAS ESTABLISHED FROM THE FLOOD PLAIN MANAGEMENT STUDY PREPARED BY THE U.S.D.A. SOIL CONSERVATION SERVICE DATED MAY, 1982. (KASHIWITA RIVER, WASILLA, COTTONWOOD, AND LUCILLE CREEKS). THE BASIS OF VERTICAL DATUM IS BM X-102, ELEVATION OF 99.54', A NATIONAL GEODETIC SURVEY CONTROL BENCHMARK BRASS CAP MONUMENT SET ON THE SW SIDE OF THE ALASKA RAILROAD TRACKS 374 FEET SOUTH OF RAILROAD MILEPOST 154.
 - THERE IS A 15' CREEK MAINTENANCE EASEMENT FROM THE CUT BANK OF WASILLA CREEK PER REFILED PLAT 2012-110.
 - THE ESTIMATED BASE FLOOD ELEVATION FOR THE UPPER REACHES OF TRACT 1A WITHIN THE FLOOD PLAIN IS 63.0'. THE ESTIMATED BASE FLOOD ELEVATION FOR THE LOWER REACHES OF TRACT 1A IS 22.5'.
 - THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: NOVEMBER 21, 2002 AT RECEPTION No. 2002-026554-0. RECORDED: SEPTEMBER 21, 2006 AT RECEPTION No. 2006-027303-0.
 - NO ON-LOT WATER SUPPLY AND WASTE WATER SYSTEMS ARE PERMITTED ON TRACT 1B. TRACT 1B IS LIMITED TO NO HABITABLE DEVELOPMENT AS IT DOES NOT CONTAIN THE REQUIRED USABLE SEPTIC AREA PER MSB 43.20.281 (D). TRACT 1B IS A UTILITY LOT.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" DIA. REBAR
- EXISTING WELL
- (R) RECORD INFORMATION FROM PLAT OF THE RANCH, PHASE 7B, PLAT No. 2013-9
- (M) MEASURED INFORMATION
- BESSE ENG 4094-S TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS, PC'S, PT'S, AND PTC'S.
- FLOOD HAZARD AREA

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(R&M)	26.96	220.00	13.49	26.94	N86°22'26"W	7°01'13"
C2(R&M)	112.42	530.00	56.42	112.21	S88°56'26"E	12°09'13"
C3(R&M)	833.42	1550.00	427.05	823.41	S78°47'58"W	30°48'26"
C4(R&M)	56.14	800.00	28.08	56.13	S61°23'07"W	4°01'16"
C5(R&M)	742.18	1450.00	379.41	734.10	N74°02'17"E	29°19'36"

LINE TABLE		
LINE	LENGTH	BEARING
L1(R&M)	124.03	S00°33'54"E
L2(R&M)	283.27	S88°00'46"E
L3(R&M)	103.77	N70°02'17"W
L4(R&M)	91.63	S73°49'52"E
L5(R&M)	88.74	N83°18'07"W
L6(R&M)	230.03	N76°29'54"E
L7(R&M)	44.69	N68°15'05"W
L8(R&M)	80.86	S31°17'35"W
L9(R&M)	80.21	S51°41'13"E
L10(R&M)	226.18	S68°24'29"E
L11(R&M)	210.71	S28°43'51"E



CERTIFICATE OF PAYMENT OF TAXES

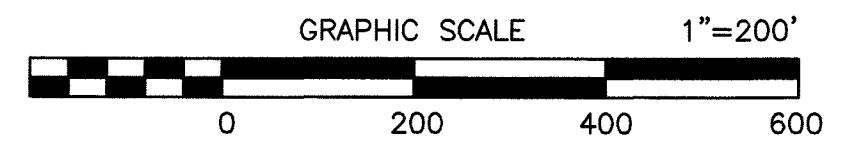
I hereby certify that all taxes and special assessments through Dec 31, 2021 against the property included in the subdivision or resubdivision shown hereon have been paid.

Marge Hachard 2-18-21
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 Platting Authority by Plat Resolution No. 2021-014, dated 2-21-2021, 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: 2/18/2021
[Signature] 2/18/2021 Attest: *Kimberly G. McAlister*
Planning & Land Use Director Platting Clerk



DETAIL 1"=100'

CERTIFICATE OF OWNERSHIP

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.

OWNER

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

Rexford L. Turner 2/17/2021
By: Date

NOTARY ACKNOWLEDGMENT

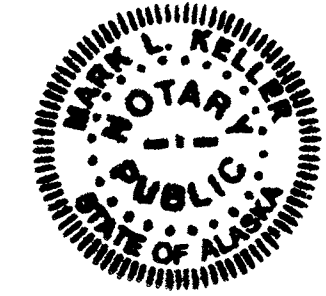
THIS IS TO CERTIFY THAT ON THIS 17th day of February, 2021, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

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.

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



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 thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

2021-14
Plat #
i Palmer
Rec Dist
2/19
Date
Time 09:41 AM

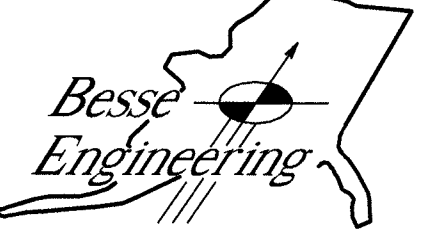


PLAT OF THE RANCH PHASE 7B TRACT 1A AND TRACT 1B

A REPLAT OF TRACT 1, THE RANCH PHASE 7B (PLAT No. 2013-9)

LOCATED WITHIN SECTIONS 20 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Containing 82.32 acres more or less



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