

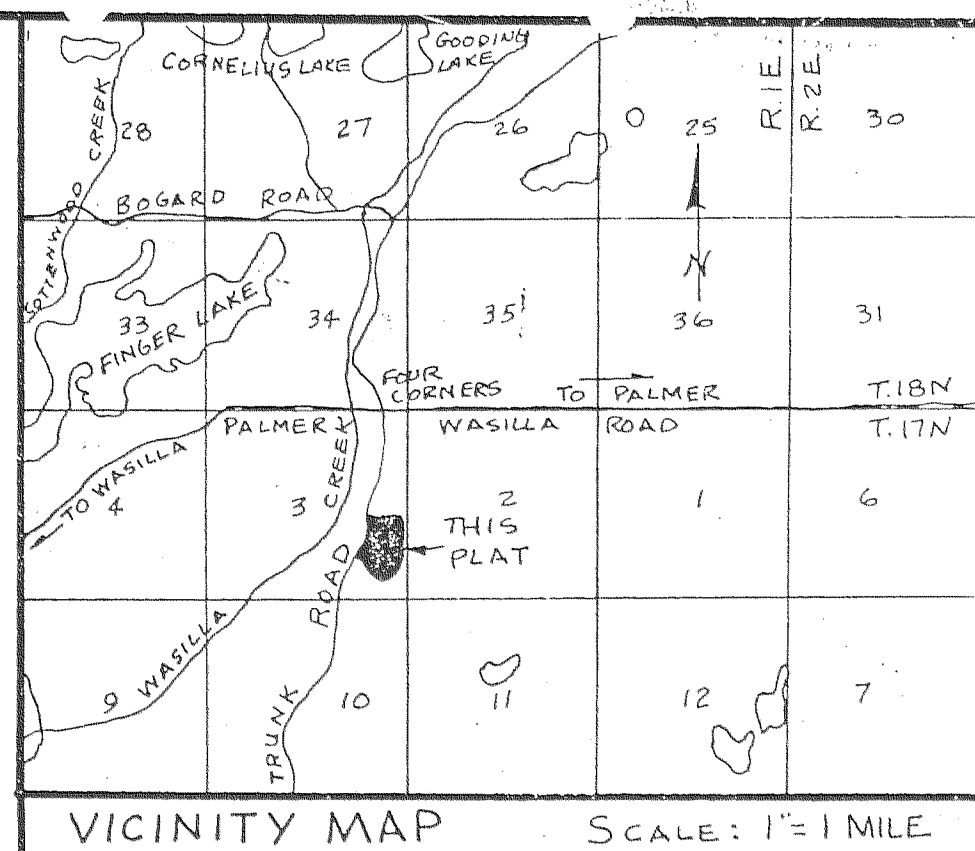
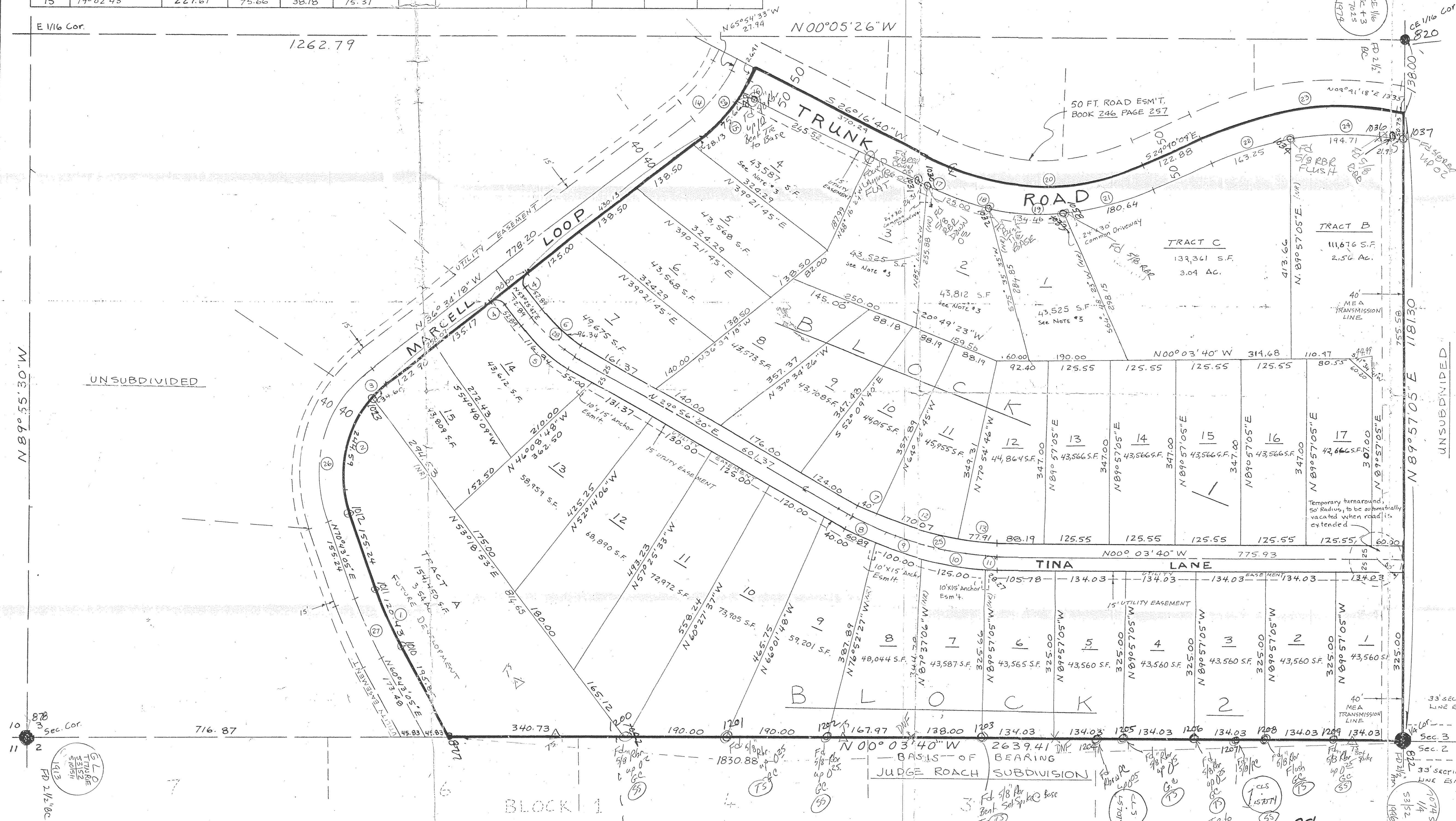
CURVE DATA

No.	DELTA	RADIUS	ARC	TAN	CHORD	No.	DELTA	RADIUS	ARC	TAN	CHORD
1	10°00'00"	690.00	120.43	60.37	120.27	16	81°53'41"	20.00	28.58	17.35	26.21
2	63°41'35"	220.00	244.59	136.67	232.18	17	02°40'00"	522.29	24.31	12.16	24.31
3	09°00'42"	220.00	34.60	17.34	34.57	18	13°42'45"	522.29	125.00	62.80	124.70
4	90°00'00"	20.00	31.42	20.00	28.28	19	14°45'00"	522.29	134.48	67.60	134.09
5	23°29'22"	285.00	116.84	59.28	116.02	20	50°56'46"	472.29	419.95	225.00	406.25
6	23°29'22"	235.00	96.34	48.86	95.67	21	19°49'01"	522.29	180.64	91.23	179.75
7	04°10'00"	550.00	40.00	20.01	39.99	22	15°40'06"	596.96	163.25	82.14	162.74
8	05°48'51"	600.00	60.89	30.47	60.86	23	34°21'24"	446.96	387.94	200.00	382.16
9	09°32'57"	600.00	100.00	50.12	99.88	24	18°41'18"	596.96	194.71	98.23	193.85
10	11°56'12"	600.00	125.00	62.73	124.77	25	30°00'00"	575.00	301.07	154.07	297.64
11	02°42'00"	600.00	28.27	14.14	28.27	26	72°42'37"	260.00	329.95	191.57	308.25
12	17°43'00"	550.00	170.07	85.72	169.39	27	10°00'00"	730.00	127.41	63.87	127.25
13	08°07'00"	550.00	77.91	39.02	77.85	28	23°29'22"	260.00	106.59	54.06	105.85
14	2°42'15"	187.61	96.06	49.11	95.02	29	29°20'15"	227.61	116.54	59.58	115.28
15	19°02'43"	227.61	75.66	38.18	75.31						

LEGEND

- ✚ FND GLO MONUMENT
● FND 2" BRASS CAP MONUMENT
X ALL CORNERS SET WITH
5/8" REBAR 30" IN LENGTH

UNSUBDIVIDED



CERTIFICATE OF OWNERSHIP and DEDICATION

I (We), hereby certify that I (We) hold the herein specified property interest in the property described hereon. I (We) hereby dedicate to the Matanuska-Susitna Borough all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon.

I (We), hereby agree to this plat, and to any restrictions or covenants appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

CROSS CREEK, INC.
P.O. BOX 1562
ANCHORAGE, ALASKA 99501

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 19____.

Personally appeared _____

My Commission Expires _____

Notary Public for the State of Alaska

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, F.R. DOLLERHIDE, certify that I am a registered land surveyor, that this plat is a true and correct representation of lands surveyed by me or under my direct supervision; that the distances and bearings are shown correctly and the error of closure for field traverses does not exceed one part in 5000; and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked.

CERTIFICATE OF APPROVAL by the COMMISSION

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 the plat has been approved by Planning Board/Planning Board of Appeals by Plat Resolution No. _____ dated _____, 19____, and that the plat shown hereon has been approved for recording in the office of the Recorder in the Recording District in which the plat is located.

Date: _____, 19____

Attest: _____

Planning Director
Matanuska-Susitna Borough

Plotting Clerk _____ Plotting Board

CERTIFICATE of PAYMENT of TAXES

We hereby certify that all current taxes through _____, 19____, against the property included in the subdivision or resubdivision shown have been paid.

Date: _____, 19____

Tax Collector

WATER SUPPLY and SEWAGE DISPOSAL

No individual water supply system or 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 when the owner of those systems.

USABLE AREA

Usable area is defined as the area of a lot where the seasonal high water table is 4 feet below the lowest part of a disposal system.

RIGHT-OF-WAY

Right-of-way is provided by existing public roads and streets dedicated to public use in this subdivision.

GRID WA09

SHELLY WOODS

located in

SE 1/4 SECTION 3, T.17N., R.1E., S.M.

Containing 47.80 acres

F.R. DOLLERHIDE, P.E.

CONSULTING ENGINEER

P.O. BOX 879, WASILLA, ALASKA 99687

DRAWN BY: Northern Designs SCALE: 1"=100' FIELD BOOK NO.

CHECKED BY: F.R.D. DATE: 5-25-82 SHEET NO. 1 of 1

ACCESS NOTE

- TRACT B AND LOT 4, BLK 1 SHALL NOT HAVE DIRECT ACCESS TO TRUNK ROAD.
- TRACT C AND LOTS 1, 2, 3, BLK 1 SHALL HAVE ACCESS TO TRUNK ROAD ONLY AT DESIGNATED COMMON DRIVEWAYS.

NOTES

- School bus service is available on Trunk Road.
- All lot corners and curve points set with 5/8" x 30" rebar unless otherwise noted.
- This lot has moderate depth to water table which requires the construction of a shallow soil absorption system. Deep trench or seepage pit construction is not allowed without direct approval from DEC.

RESTRICTIVE COVENANTS

Restrictive covenants were recorded 7-22-1982, at the Palmer Recording District, Book 248, Page 905.

SETBACKS

- No structure shall be placed nearer than twenty-five (25) feet from the right-of-way line of any public right-of-way.
- No structure shall be placed nearer than ten (10) feet from any side lot line.
- No structure shall be closer than seventy-five (75) feet from any body of water.
- No part of a sub-surface sewage disposal system shall be closer than one hundred (100) feet from any body of water or water course.

AREAS

TOTAL	47.80	Acres
ROADS	3.65	Acres
LOTS (S.F.)	44.15	Acres