

NOTES

1. 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.
2. 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, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. EXTERIOR BOUNDARY INFORMATION IS RECORD & MEASURED PER PLAT OF TRACTS B-1 & B-2, PER PLAT NO. 2004-119.
4. LOTS 1 & 2 SHALL SHARE A COMMON ACCESS TO SOUTH KNIC GOOSE BAY ROAD. LOTS 3 & 4 SHALL SHARE A COMMON ACCESS TO SOUTH KNIC GOOSE BAY ROAD.
5. LOT 4 SHALL BE LIMITED TO ONE ADDITIONAL ACCESS TO SOUTH KNIC GOOSE BAY ROAD.
6. 20 FOOT WIDE TELECOMMUNICATIONS EASEMENT IN FAVOR OF MATANUSKA TELEPHONE ASSOCIATION RECORDED MARCH 18, 2004, UNDER SERIAL NO. 2004-008955-0, NOT BEING DEDICATED BY THIS PLAT.

CURVE TABLE

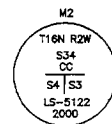
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C1	2010.00'	102.98'	205.77'	5°51'56"	205.68'	S 49°33'02"W
C2	20.00'	22.36'	33.64'	96°22'56"	29.82'	S 85°11'28"E
C3	260.00'	80.71'	156.52'	34°29'32"	154.17'	S 19°45'14"E
C4	260.00'	184.07'	292.73'	64°30'28"	277.51'	S 29°44'46"W
C5	260.00'	304.42'	449.25'	99°00'00"	395.41'	S 12°30'00"W
C6	340.00'	50.81'	100.88'	17°00'00"	100.51'	N 53°30'00"E
C7	315.00'	145.75'	272.96'	49°38'55"	264.50'	N 20°10'33"E

COMMON ACCESS AREA DETAIL

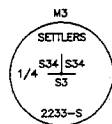
SCALE: 1"=100'



FOUND STANDARD BLM BRASS CAP 0.8' ABOVE GROUND



FOUND 3 1/4" ALUMINUM MONUMENT FLUSH WITH GROUND



FOUND 2 1/2" BRASS CAP MONUMENT ON 1" IRON PIPE 0.8' ABOVE GROUND

2004-200
Palmer REC DIST
Date December 10, 2004
Time 2:04 P.M.
Requested By MSB
Address

#843
FD BC

#844
FD BC

#848
FD RPC

#851
FD YPC

#850
FD YPC

#846
FD RES

#847
FD YPC

LEGEND

- * FOUND 2 1/2" G.L.O. BRASS CAP MONUMENT
- FOUND PRIMARY BRASS CAP MONUMENT
- FOUND 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS-6091"
- FOUND 6" X 6" CONCRETE HIGHWAY MONUMENT
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS-3143 - KARABELNIKOFF"
- └ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS-6091"



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 12-18-2004, AGAINST PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

12-18-2004
DATE

[Signature]
BOROUGH TAX COLLECTION OFFICIAL

RESTRICTIVE COVENANTS

COVENANTS AND RESTRICTIONS ARE RECORDED IN BOOK 108, PAGE 482; BOOK 252, PAGE 892; BOOK 233, PAGE 455; BOOK 255, PAGE 49; BOOK 269, PAGE 606; BOOK 285, PAGE 939; BOOK 870, PAGE 814; & INSTRUMENT NO. 2002-015138-0; PALMER RECORDING DISTRICT COVENANTS AND RESTRICTIONS ARE ALSO RECORDED IN INSTRUMENT NO. 2003-039698-0; INSTRUMENT NO. 2004-002308-0; INSTRUMENT NO. 2004-003523-0.

PLAT APPROVAL

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY PLAT RESOLUTION NO. 2004-287-SUB, DATED OCTOBER 22, 2004, 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, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

[Signature]
PLANNING AND LAND USE DIRECTOR
ATTEST: *[Signature]*
PLATTING CLERK

OWNERSHIP CERTIFICATE

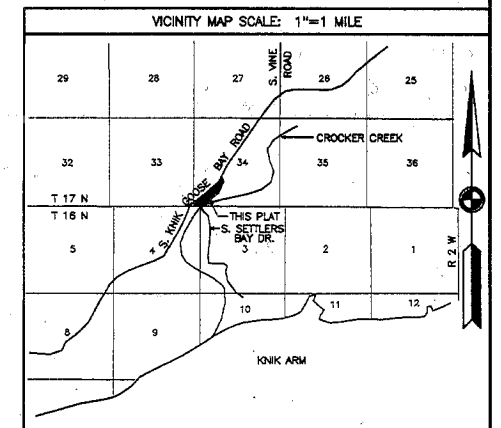
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

AURORA REAL ESTATE, LLC
1900 WEST NORTHERN LIGHTS BLVD.
SUITE 200
ANCHORAGE, ALASKA 99517

[Signature]
CHARLES L. SPINELLI - MEMBER

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF DEC. 2004
4-16-07
MY COMMISSION EXPIRES
[Signature]
NOTARY PUBLIC



SETTLERS BAY LODGE SUBDIVISION LOTS 1 THRU 4

A SUBDIVISION OF TRACT B-1, SETTLERS BAY SUBDIVISION, UNIT NO. 2 (PLAT NO. 2004-119), LOCATED WITHIN THE SW 1/4, SECTION 34, T17N, R2W, S1M, ALASKA, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, CONTAINING 15.06 ACRES, MORE OR LESS.

GASTALDI LAND SURVEYING
4728 WEST 88TH AVENUE
ANCHORAGE, ALASKA 99502
907-248-5454

GRID: WASILLA	SCALE: 1"=200'	DATE: 10/25/2004	BK: 03-18 PG: 28-30
DRAWN: V.E.	FILE NO.: SBSPLAT	CHECKED BY: JAG	CASE NO.: 2004-117
SHEET 1 OF 1			