

VICINITY MAP
SCALE: 1"=1 MILE

Certificate Of Ownership And Dedication

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as show on this plat.
2 DECEMBER 1975

Michael Lipton
SETTLERS BAY DEVELOPMENT CO.
700 H STREET-ANCHORAGE, AK.

Notary's Acknowledgement

Subscribed and sworn to before me this 2nd day of DECEMBER, 1975
Richard Kelly
NOTARY OF ALASKA
My commission expires

Certification Of Approval By The Commission

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Matanuska-Susitna Borough Planning Commission, and the said Plat has been approved by the Commission by Plat Resolution No. 25-57 dated April 11, 1975, and that the Plat shown hereon has been approved for recording in the office of the Recorder, Palmer, Alaska.

Donna S. 1975
CHAIRMAN, PLANNING COMMISSION
MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION

ATTESTED:
Cynthia E. Anderson
CLERK

NOTE:
This plat is subject to the covenants as set forth in Book 228, Page 288, Palmer Recording District.

Note

Water System & Sewage Disposal-No individual water system or sewage disposal system shall be permitted on any lot unless such system is located, constructed & equipped in accordance with the requirements, standards & recommendations of the Alaska Dept. of Environmental Conservation. Approval of such system as installed shall be obtained from such authority.
Each lot has a minimum of 40,000 square feet available for on-site water and sewer. School Bus service is practical from the Goose Bay to Wasilla Road.

LEGEND

- EXISTING G.L.O. BRASS CAP MONUMENT
 - EXISTING BRASS CAP MONUMENT
 - BRASS CAP MONUMENT SET THIS SURVEY
- ALL LOT CORNERS ARE 1/2" x 24" REBAR UNLESS INDICATED OTHERWISE.

Certificate Of Payment Of Taxes

I hereby certify that all current taxes against the property included in this subdivision have been paid through Dec 31, 1975

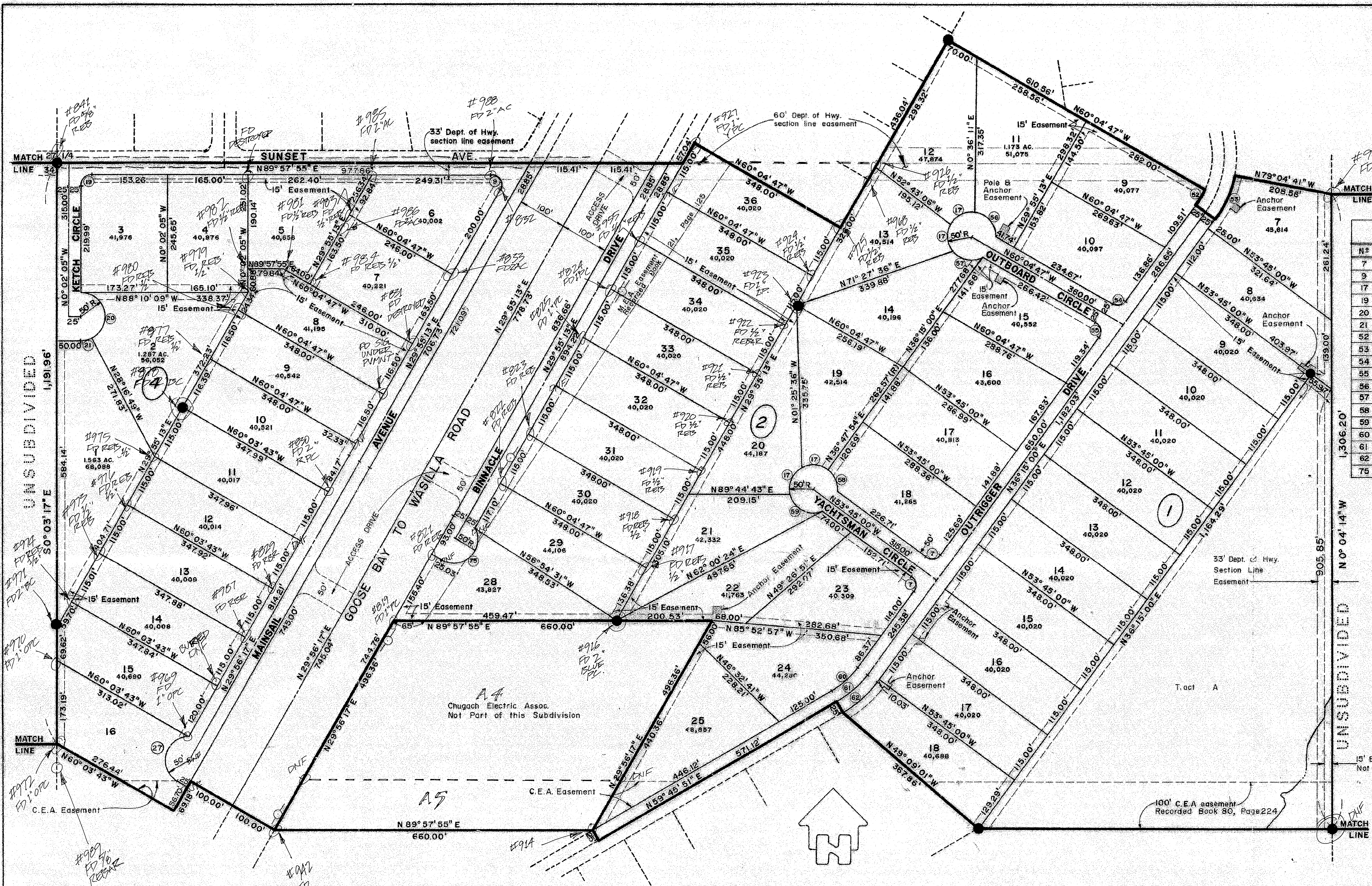
James Barrett Jan. 4, 1975
TAX COLLECTOR
MATANUSKA-SUSITNA BOROUGH

Certificate Of Registered Surveyor

I hereby certify that I am a registered professional land surveyor and that this plat represents the survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as located. The error of closure for field traverses shall not be greater than 1 part in 5,000.

DECEMBER 2, 1975
Richard Kelly
REGISTERED SURVEYOR

PLAT OF SETTLERS BAY SUBDIVISION UNIT NO. 1			
S1/2 SE 1/4 SEC. 27 & NE 1/4 SEC. 34 T17N R2W S. M. ALASKA CONTAINING 233.212 ACRES			
CONTRACTING ENGINEERS & ASSOC.			
212 E INTERNATIONAL AIRPORT RD. ANCHORAGE ALASKA 99502			
DRAWN	FC, BJS	DATE	JAN. 1975
CHECKED	GH	GRID	ANCHORAGE C-7 QUADRANGLE
		SCALE	1"=100'
		DWG. NO.	75-1
		SHEET 1 OF 3	



CURVE DATA				
N°	DELTA	RADIUS	TANGENT	LENGTH
7	90° 00' 00"	20.00'	20.00'	31.42'
9	118° 57' 18"	20.00'	34.61'	41.87'
17	68° 45' 18"	50.00'	34.21'	60.00'
19	90° 01' 12"	20.00'	20.01'	31.42'
20	151° 46' 28"	50.00'	198.87'	132.45'
21	28° 13' 32"	50.00'	12.57'	24.63'
52	11° 42' 00"	175.00'	17.93'	35.74'
53	25° 19' 41"	225.00'	50.56'	99.46'
54	83° 40' 13"	20.00'	17.90'	29.21'
55	96° 19' 47"	20.00'	22.34'	33.62'
56	81° 14' 22"	50.00'	42.88'	70.89'
57	81° 14' 52"	50.00'	42.89'	70.90'
58	59° 26' 54"	50.00'	28.55'	51.88'
59	103° 02' 25"	50.00'	62.90'	89.92'
60	23° 30' 51"	175.00'	36.42'	71.82'
61	23° 30' 51"	200.00'	41.62'	82.08'
62	23° 30' 51"	225.00'	46.83'	92.34'
75	149° 59' 09"	50.00'	186.51'	130.89'

Note:
 No septic tanks or seepage pits allowed within 100' of private wells.
 Buildings shall be set back 25' from R.O.W. and 10' from side lot lines.

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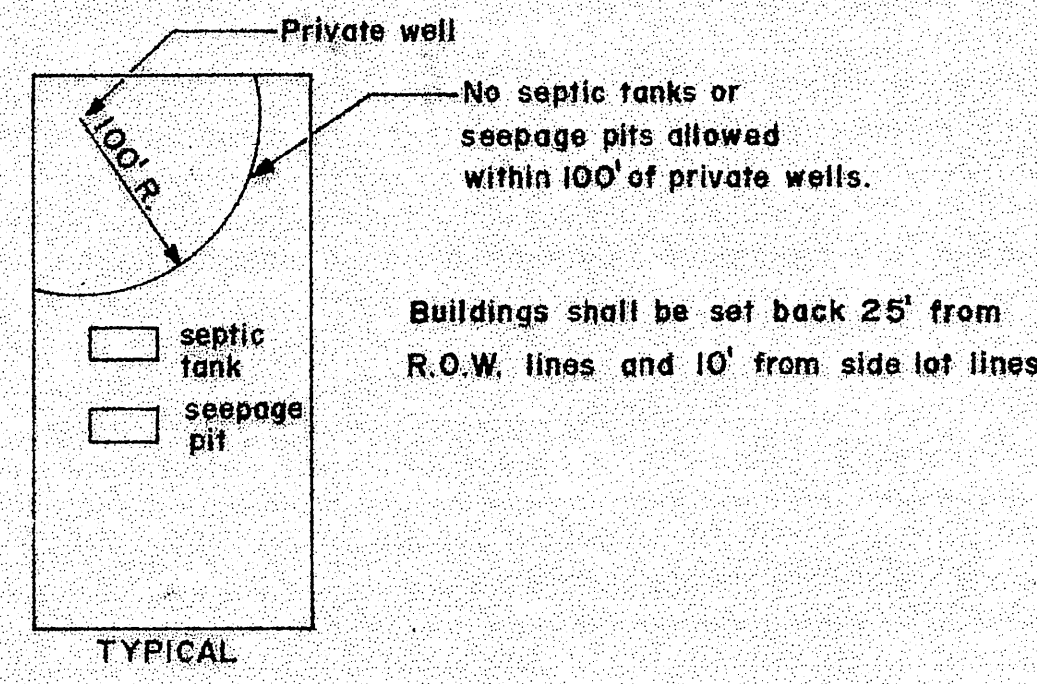
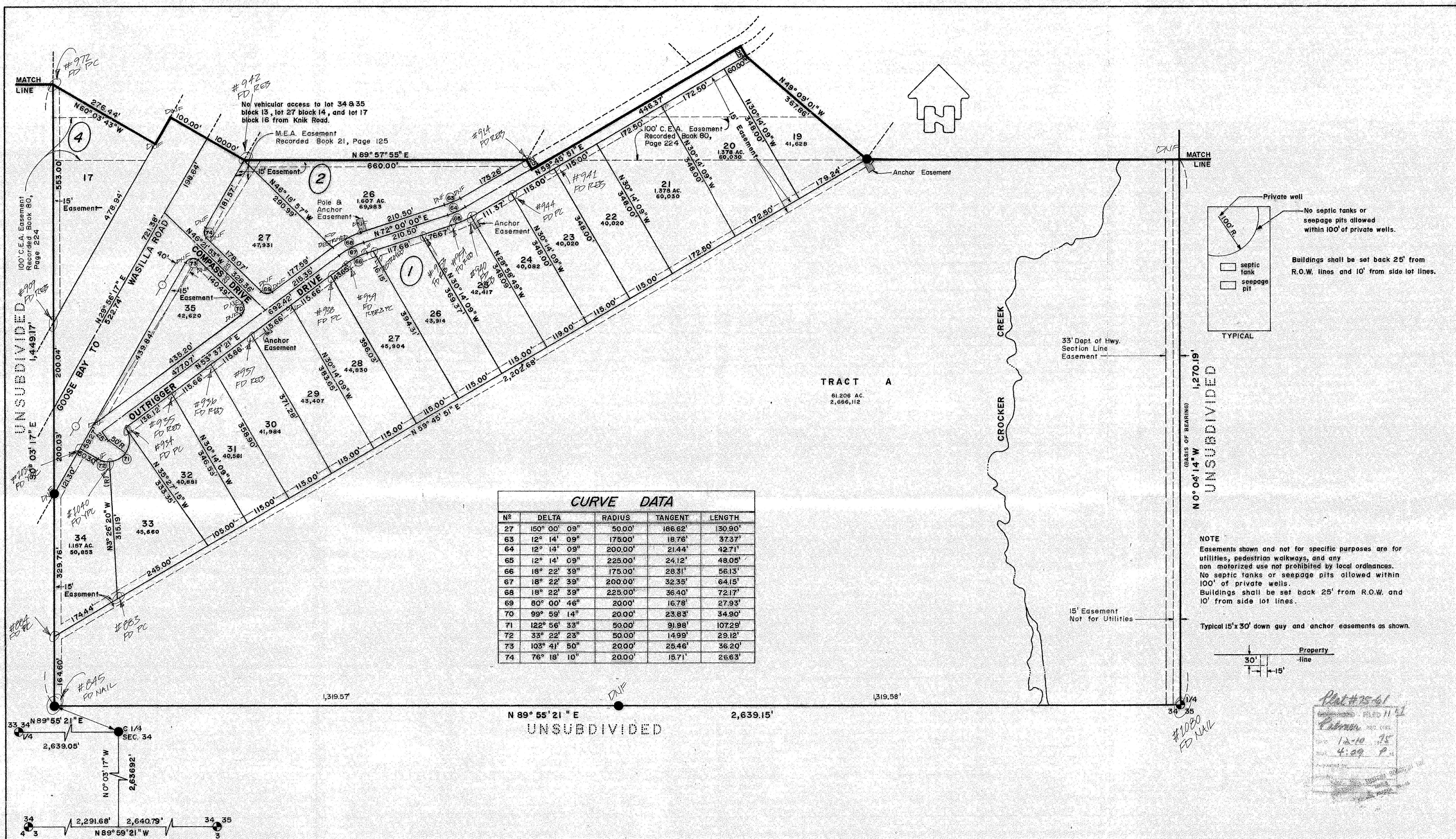
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DECEMBER 2, 1975
 REGISTERED SURVEYOR

PLAT OF
SETTLERS BAY SUBDIVISION UNIT NO. 1
 S1/2 SE1/4 SEC. 27 & NE1/4 SEC. 34 T17N R2W S. M. ALASKA
 CONTAINING 233.212 ACRES

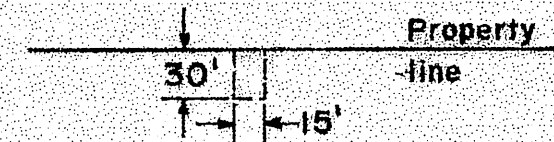
CONTRACTING ENGINEERS & ASSOC.
 212 E INTERNATIONAL AIRPORT RD ANCHORAGE ALASKA 99502

DRAWN FC, BJS	DATE JAN. 1975	SCALE 1"=100'	DWG. NO. 75-1
CHECKED GH	GRID ANCHORAGE C-7 QUADRANGLE	SHEET 2 OF 3	



NOTE
Easements shown and not for specific purposes are for utilities, pedestrian walkways, and any non motorized use not prohibited by local ordinances. No septic tanks or seepage pits allowed within 100' of private wells. Buildings shall be set back 25' from R.O.W. and 10' from side lot lines.

Typical 15'x30' down guy and anchor easements as shown.



Plat # 25-61
FILED 11-11-75
12-10-75
4:29 P.M.
DAVID G. FINE
REGISTERED SURVEYOR

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