

GRAND VIEW

# NOTES

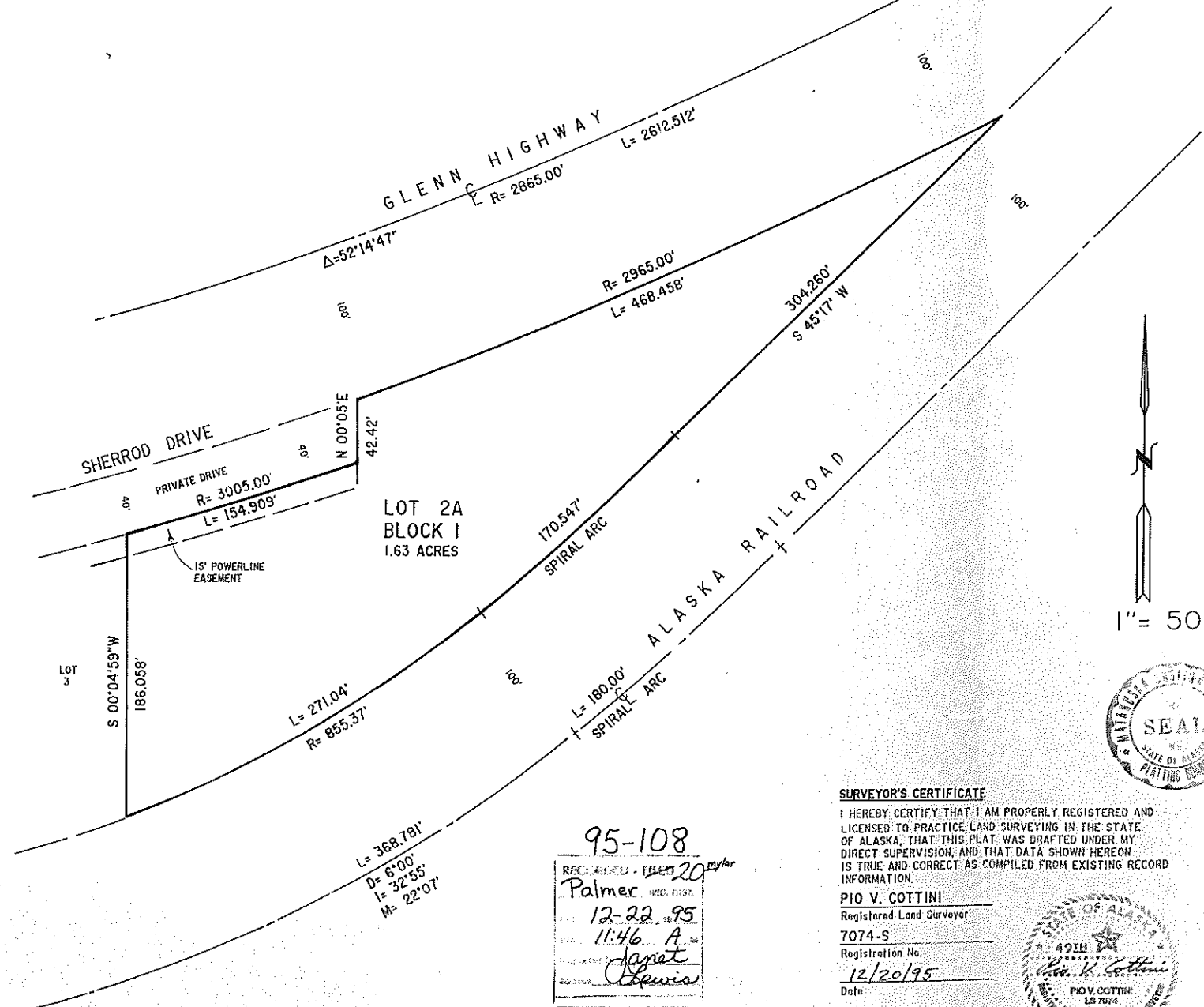
1. ALL LOTS HAVE A MINIMUM OF 20,000 SQ. FT. OF USEABLE AREA AS DEFINED BY MATANUSKA-SUSITNA BOROUGH ORDINANCE.
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
3. ANY WASTEWATER DISPOSAL SYSTEM, INCLUDING PIT PRIVY, MUST BE LOCATED A MINIMUM OF 100' FROM ANY SURFACE WATER.
4. RECORD INFORMATION IS TAKEN FROM GRAND VIEW SUB-DIVISION PLAT NUMBER 69-22.

## WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE FAMILY OR DUPLEX RESIDENCES AND MEETING REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. ANY OTHER TYPE OF WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE APPROVED BY THE A. D. E. C.

SUBJECT TO ANY NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.

Signature: *Paul E. Pinnell* Title: *Area Manager* Date: *12/21/95*

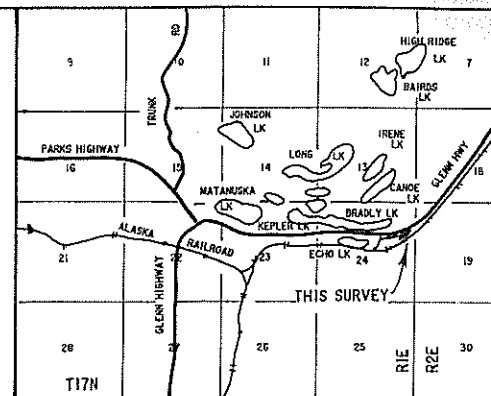
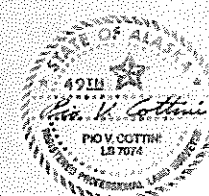


95-108  
RECORDED - FILED  
Palmer  
12-22-95  
11:46 A  
*Janet Lewis*

## 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 WAS DRAFTED UNDER MY DIRECT SUPERVISION; AND THAT DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

PIO V. COTTINI  
Registered Land Surveyor  
7074-S  
Registration No.  
12/20/95  
Date



## VICINITY MAP

1" = 1 MILE

## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

Janet G. Lewis and George A. Ludwick  
OWNERS Janet G. Lewis and George A. Ludwick Date: *12/20/95*  
HC 02 Box 7813-A, Palmer, Alaska 99645

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 20th DAY OF Dec., 1995

FOR Janet G. Lewis

and George A. Ludwick

Notary for the State of Alaska

My Commission Expires 8-8-96

State of Alaska  
NOTARY PUBLIC  
BONNY K. COTTINI  
MY COMMISSION EXPIRES 8-8-96

## PLANNING DIRECTOR'S CERTIFICATE

I 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. 25-26-1, DATED 12-6-95, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Marshall Martin for 12-22-95  
Planning Director Date

ATTEST: *Michelle M. Lewis*  
Platting Clerk

## CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH Dec 31, 1995, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HAVE BEEN PAID.

*W. Johnson* 12-22-95  
M.S.B. Tax Collection Official

## RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS WERE RECORDED 8-26-69  
AT THE PALMER RECORDING DISTRICT IN BOOK 13 MISC.  
PAGE(S) 205

A PLAT OF		
LOT 2 A, BLOCK 1,		
GRAND VIEW SUBDIVISION		
A REPLAT OF		
LOTS 1 & 2, BLOCK 1, GRAND VIEW SUBDIVISION		
(PLAT 69-22)		
LOCATED WITHIN		
SEC. 24, TOWNSHIP 17 NORTH, RANGE 1 EAST		
SEWARD MERIDIAN, ALASKA		
PALMER REC. DIST. CONTAINING 1.63 ACRES MORE OR LESS		
PREPARED BY: COTTINI LAND SURVEYING		
P.O. BOX 2748, PALMER, ALASKA 99645		
PHONE (907) 745-1188		
JOB 95-146	DATE 11-4-94	FB 55-3
SCALE 1" = 50'	CIRD P.V.C.	SHEET 1 OF 1



[illegible]



PALMER RECORDING DISTRICT ALASKA  
MATANUSKA-SUTINA BOROUGH

Spiral Arc  
103.927  
Spiral Arc  
D 4°00'  
I 14°23'  
M 07°59'  
A 2 1/2  
Δ 03°12'

9.25 Acres

Mrs. BERT SCHNEIDER

*Not Subdivided*

PR 69-17