

CERTIFICATE OF OWNERSHIP

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

Noel H. Kopperud 8/22/14
 NOEL H. KOPPERUD
 CO-PERSONAL REPRESENTATIVE
 THE ESTATE OF CLAIRE KOPPERUD
 P.O. BOX 4470
 PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF August, 2014 FOR *Noel H. Kopperud*

Angela Oth
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 4/15/15

Karl L. Kopperud 8-22-2014
 KARL L. KOPPERUD
 CO-PERSONAL REPRESENTATIVE
 THE ESTATE OF CLAIRE KOPPERUD
 P.O. BOX 4470
 PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

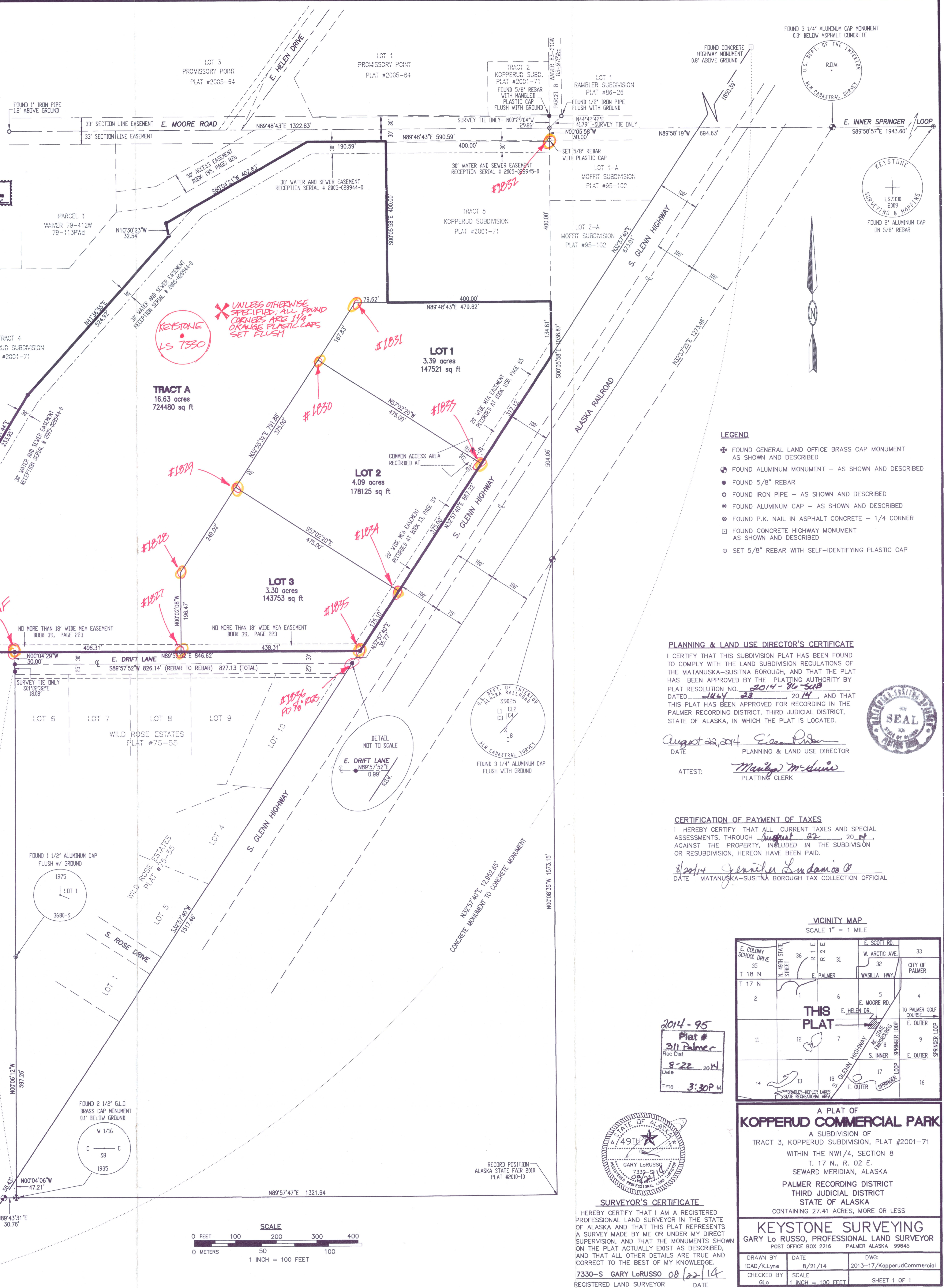
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF August, 2014 FOR *Karl L. Kopperud*

Angela Oth
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 4/15/15



NOTES

- THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE 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 THOSE SYSTEMS.
- BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT THE SOUTHEASTERLY CORNER OF LOT 3 THIS SUBDIVISION.
- 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - RIGHT-OF-WAY EASEMENT RECORDED ON SEPTEMBER 7, 1954 AT BOOK: 19, PAGE: 39
 - RIGHT-OF-WAY EASEMENT RECORDED ON DECEMBER 24, 1963 AT BOOK: 3 MISC., PAGE: 340 AND SEPTEMBER 21, 1981 AT BOOK: 244, PAGE: 387
 - M.E.A. BLANKET EASEMENT RECORDED ON JANUARY 4, 1984 AT BOOK: 339, PAGE: 149
 - ENSTAR NATURAL GAS EASEMENT RECORDED ON NOVEMBER 3, 1988 AT BOOK: 566, PAGE: 609
 - M.T.A. EASEMENT RECORDED ON JULY 22, 1997 AT BOOK: 903, PAGE: 857
 - CITY OF PALMER EASEMENT RECORDED ON OCTOBER 25, 2005 AT RECEPTION NO. 2005-030333-0



LEGEND

- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR - AS SHOWN AND DESCRIBED
- FOUND IRON PIPE - AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP - AS SHOWN AND DESCRIBED
- FOUND P.K. NAIL IN ASPHALT CONCRETE - 1/4 CORNER AS SHOWN AND DESCRIBED
- FOUND CONCRETE HIGHWAY MONUMENT AS SHOWN AND DESCRIBED
- SET 5/8" REBAR WITH SELF-IDENTIFYING PLASTIC CAP

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT 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. 2014-96-548 DATED July 22, 2014, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

August 22, 2014 *Eileen Peden*
 DATE PLANNING & LAND USE DIRECTOR
 ATTEST: *Maureen McDevine*
 PLATTING CLERK

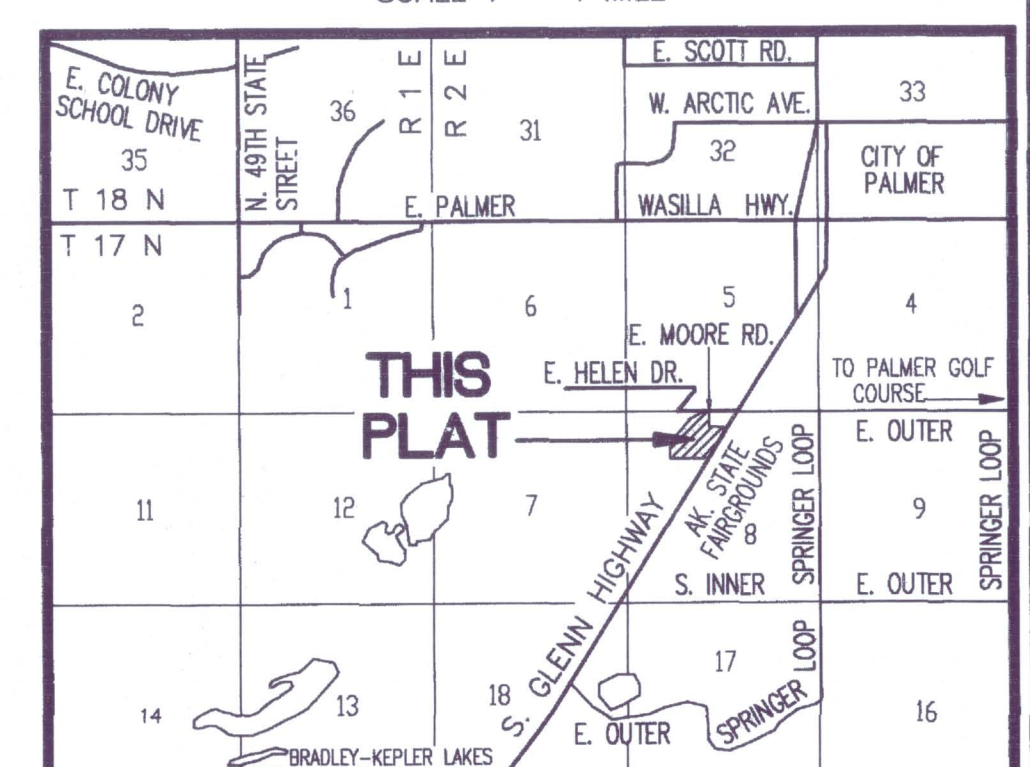
CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH August 22, 2014, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

8/22/14 *Jennifer Lundemo*
 DATE MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

VICINITY MAP

SCALE 1" = 1 MILE

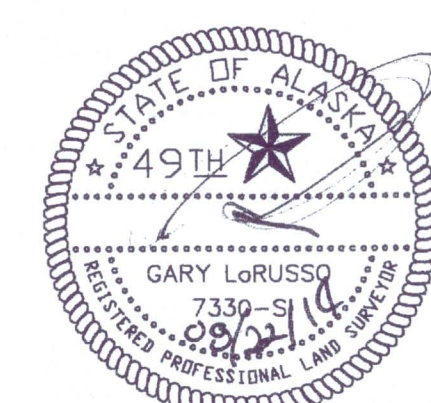


A PLAT OF
KOPPERUD COMMERCIAL PARK
 A SUBDIVISION OF
 TRACT 3, KOPPERUD SUBDIVISION, PLAT #2001-71
 WITHIN THE NW1/4, SECTION 8
 T. 17 N., R. 02 E.
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 27.41 ACRES, MORE OR LESS

KEYSTONE SURVEYING

GARY Lo RUSSO, PROFESSIONAL LAND SURVEYOR
 POST OFFICE BOX 2216 PALMER ALASKA 99645

DRAWN BY: ICAD/K.Lyne DATE: 8/21/14 DWG: 2013-17/KopperudCommercial
 CHECKED BY: GLO SCALE: 1 INCH = 100 FEET SHEET 1 OF 1



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED 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 ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

7330-S GARY LoRUSSO 08/22/14
 REGISTERED LAND SURVEYOR DATE