


1. Tract A and Lots 1, 2, and 3 are portions of the right of way acquired by the State of Alaska Department of Transportation and Public Facilities (DOT&PF) for the Parks Highway, Seward Meridian to Crusey Street, Project No. NH-0A4-1(12)/52474.
2. Lot 4 is a portion of the right of way acquired by DOT&PF for the Palmer-Wasilla Highway Extension, Knik-Goose Bay Road to Parks Highway, Project No. STP-044-1(1)/52921.
3. Prior to disposal of the whole, or portions of Lots 1, 2, or 3 to private parties by the Alaska DOT&PF, a replatting action will be required to bring the respective lots into conformance with Matanuska-Susitna Borough and the City of Wasilla developmental requirements.
4. That portion of Lot 4 labeled herein as BFE MSL falls within the Cottonwood Creek Special Flood Hazard Area, and is designated as Zone A, an area of 100-year flood, on the National Flood Insurance Program Rate Map, Community-Panel No. 220021 9700 C. There is a greater than one percent chance, in any given year, that any part of this platred area will be inundated by the Base Flood Event as depicted on this plat. There is less than a one percent chance that any part of the other platred areas depicted herein will be inundated by the Base Flood Event in any given year.
5. A portion of Lot 4 is affected by a Site Lease Agreement in favor of McCaw Communications of Anchorage, Inc. recorded on August 15, 2000 in Book 1084, Page 794.
6. The information shown is based on field surveys performed by R&M Consultants, Inc. between 1999 and 2007.
7. There may be Federal, State and 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.
8. 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 govern those systems.


- ⊕ FOUND BUREAU OF LAND MANAGEMENT MONUMENT
- ⊕ FOUND PRIMARY MONUMENT
- FOUND 1" IRON PIPE / ALUMINUM DRIVE ROD
- ⊕ FOUND PLASTIC CAP ON 5/8" REBAR
- FOUND REBAR
- FOUND HUB
- × COMPUTED POINT, NOTHING SET
- FOUND 2" ALCAP ON 5/8" X 30" REBAR
- ⊕ SET TYPICAL 3 1/4" ALUMINUM CAP ON 2" DIA. X 30" ALUMINUM POST
- ⊕ SET TYPICAL 2" ALUMINUM CAP ON 5/8" DIA. X 30" REBAR
- (R1) RECORD DIMENSIONS PER U.S. SURVEY NO. 9026, ALASKA
- (R2) RECORD DIMENSIONS PER PLAT NO. 2003-51
- (R3) RECORD DIMENSIONS PER PLAT NO. 2005-151
- (R4) RECORD DIMENSIONS PER PLAT NO. 2005-194
- (R5) RECORD DIMENSIONS PER PLAT NO. 67-14
- (D1) RECORD DIMENSIONS PER DEED RECORDED AT BK. 1089, PG. 598
- (D2) RECORD DIMENSIONS PER DEED RECORDED AT SERIAL NO. 2002-026124-0
- (D3) RECORD DIMENSIONS PER DEED RECORDED AT SERIAL NO. 2003-005081-0
- (D4) RECORD DIMENSIONS PER DEED RECORDED AT SERIAL NO. 2003-005080-0
- (D5) RECORD DIMENSIONS PER DEED RECORDED AT SERIAL NO. 2002-016986-0
- (D6) RECORD DIMENSIONS PER DEED RECORDED AT SERIAL NO. 2002-026796-0
- (D7) RECORD DIMENSIONS PER DEED RECORDED AT SERIAL NO. 2002-006315-0
- (D8) RECORD DIMENSIONS PER DEED RECORDED AT SERIAL NO. 2003-004214-0


DBC MONUMENT SINCE DESTROYED BY CONSTRUCTION



 Area of 100 Year Flood
 BFE Base Flood Elevation
 MSL Mean Sea Level




M-6



M-7



BMS
LS 10609

David C. Hale, L.S. 10395

Date 2/27/01

I, David C. Hale, LS. No. 10395, Alaska, hereby certify that I have extrapolated the location of the Cottonwood Creek 100 Year flood plain elevation using the best available data as noted in M.S.B. Ordinance No. 17.29.130(A). The source of the data was the Flood Plain Management Study of the Kashivina River, Wasilla, Cottonwood, and Lucile Creeks Alaska Rivers Cooperative Study, Sustina River Basin, Talkeetna Subbasin, Matanuska-Sustina Borough, Alaska, prepared by the USDA Soil Conservation Service dated May, 1982. Base Flood Elevation information can be found on sheet 23 of 37 of the Flood Profiles for Cottonwood Creek. I further certify that the delineation of the limits of the 100 Year flood plain area shown herein are correct according to my interpretation of the referenced data to the best of my knowledge.

David C. Hale, PLS
Alaska, LS-10395

Date _____

I, the undersigned, hereby certify that I am the Chief of Right of Way, Department of Transportation and Public Facilities, and that the State of Alaska is the owner of the land described by this plat. This plat has been reviewed by the Central Regional Office and is hereby recommended for approval by the Commissioner.

Mike Hartman, Chief of Right of Way
State of Alaska
Department of Transportation and Public Facilities
P.O. Box 196900, Anchorage, AK, 99519

Subscribed and sworn to before me this 29th Day of June, 20 07

Subscribed and sworn to before me this 29th Day of June, 20 07

For Mike Hartman, Chief of Right of Way, Central P...

For Mike Hartman, Chief of Right of Way, Central Region DOT&F

Notary for Alaska _____ My Commission Expires _____

Approved by: *Donald C. KETH*
Commissioner
State of Alaska
Department of Transportation and Public Facilities

I hereby certify that all current taxes and special assessments, through Dec
2001, against the property, included in the subdivision or resubdivision hereon have been
paid.

X. Steward 7-10-07
Tax Collection Official, Matanuska-Susitna Borough Date


I hereby certify that all ~~current taxes~~ and special assessments, through July 6, 2007, against the property, included in the subdivision or resubdivision hereon have been paid.

Sandra Sully
Tax Collection Official, Wasilla

7-06-07
Date

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 planning authority by plat resolution number 2007-093-SUB, dated 12-21, 2006, and that this plat 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.

Planning & Land Use Director

Attest:

 Platting Clerk

TRACT A AND LOTS 1 THROUGH 4
BEING A SUBDIVISION OF
PORTIONS OF LOTS 1-5, A.V. HAGEN SUBDIVISION, PLAT NO. 60-1
A PORTION OF BLOCK 8, FLOYD SUBDIVISION, PLAT NO 67-12
A PORTION OF GOVLT LOT 3 SECTION 10 AND
A PORTION OF GOVLT LOT 6 SECTION 11 AND
THE VACATION OF A PORTION OF RAILROAD AVENUE
A.V. HAGEN PROPERTY PLAT NO. 60-1 AND
THE VACATION OF A PORTION OF ROBERTS STREET
VILLAGE HEIGHTS SUBDIVISION PLAT NO. 72-109
Located within the NE 1/4 Section 11
and the SW 1/4 Section 11, T17N, R1W, SM, Alaska,
Palmer Recording District, Third Judicial District
Containing 19.58 acres

R&M CONSULTANTS, INC.

9101 Vanguard Drive, Anchorage, Alaska 99507

DRAWN: JJM/DCH	SCALE: 1"=200'	PROJECT: 1165.01	GRID: WASILLA
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CHECKED: DCW/BBB	FILE NO: 461.2	DATE: 06-20-07	PAGES: 1 of 2
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PROPERTY LINES

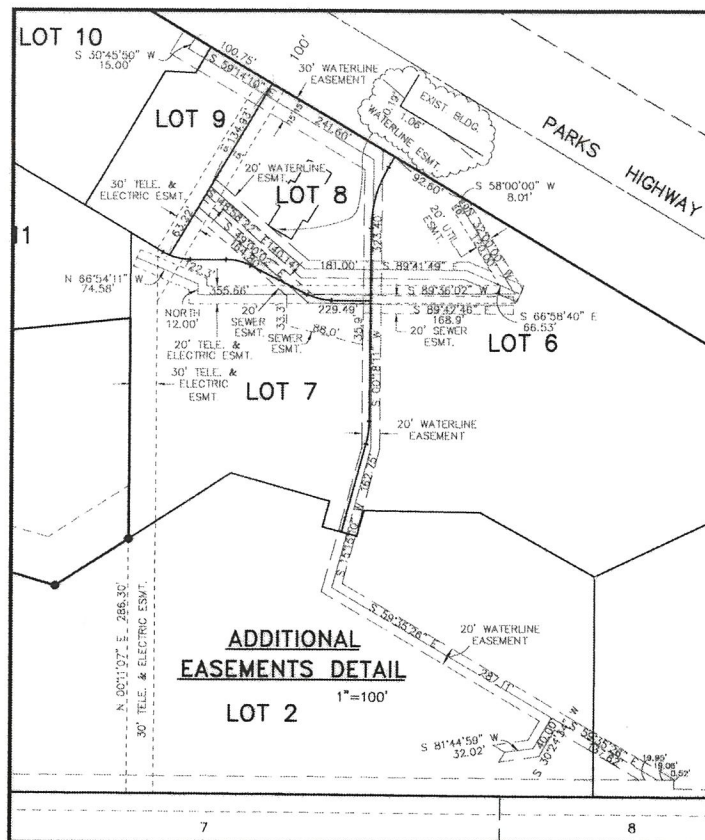
LINE	DIRECTION	DISTANCE
L1	N 89°41'47" W	98.84'
L2	S 59°18'13" E	67.55'
L3	S 68°44'51" W	65.61'
L4	N 40°44'20" W	21.99'
L5	S 15°15'10" W	30.00'
L6	N 74°44'50" W	40.00'
L7	N 15°15'10" E	30.00'
L8	S 68°44'51" W	59.59'
L9	S 30°45'50" W	67.56'
L10	N 30°45'50" E	23.24'
L11	S 30°45'50" W	13.71'
L12	S 15°15'10" W	102.52'
L13	N 90°00'00" W	43.49'
L14	N 63°09'31" W	71.68'
L15	N 90°00'00" W	40.30'
L16	N 15°15'10" E	41.48'
L17	S 30°45'50" W	34.00'
L18	N 87°21'47" W	34.02'
L19	N 68°44'51" E	6.02'
L20	N 77°52'56" W	30.83'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	24.91'	14.36'	23.33'	N 66°26'27" E	71°11'14"
C2	400.22'	79.34'	39.80'	79.21'	N 83°33'42" W	11°21'32"
C3	135.00'	71.77'	36.76'	70.93'	S 15°32'01" W	30°27'39"
C4	100.00'	26.09'	13.12'	26.02'	N 07°46'39" E	14°57'01"
C5	60.00'	28.11'	14.32'	27.85'	S 76°34'46" E	26°50'29"
C6	60.00'	28.11'	14.32'	27.85'	N 76°34'46" W	26°50'29"
C7	60.00'	32.24'	16.52'	31.85'	S 74°36'23" E	30°47'14"
C8	60.00'	23.93'	12.13'	23.77'	S 78°34'25" E	22°51'11"
C9	60.00'	8.31'	4.16'	8.30'	S 63°10'47" E	07°56'03"

EASEMENTS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC1	60.00'	39.02'	20.23'	38.34'	N 77°52'05" W	37°15'50"
EC2	98.00'	31.84'	16.06'	31.70'	N 83°11'28" E	18°37'04"
EC3	388.22'	76.98'	38.61'	76.84'	N 83°33'42" W	11°21'32"
EC4	60.00'	34.19'	17.57'	33.73'	S 74°26'00" W	32°39'04"
EC5	135.00'	146.79'	81.60'	139.66'	N 89°15'26" E	62°17'56"
EC6	34.00'	44.41'	26.02'	41.32'	S 22°10'13" E	74°50'46"
EC7	46.00'	29.92'	15.61'	29.39'	N 77°52'05" W	37°15'50"
EC8	74.00'	48.13'	24.95'	47.28'	N 77°52'05" W	37°15'50"

LINE	DIRECTION	DISTANCE
EL1	S 83°50'00" W	29.33'
EL2	S 58°06'28" W	44.98'
EL3	N 13°15'10" E	64.01'
EL4	N 0°06'31" E	55.99'
EL5	N 83°50'00" E	26.70'
EL6	S 83°50'00" W	31.96'
EL7	N 50°45'50" E	130.00'
EL8	N 68°10'43" E	60.90'
EL9	N 0°21'22" E	60.90'
EL10	S 89°14'28" E	127.23'
EL11	N 55°28'29" E	46.83'
EL12	S 89°24'50" E	28.00'
EL13	S 0°35'10" W	28.00'
EL14	S 0°35'10" W	27.02'
EL15	N 89°24'50" W	30.16'



ADDITIONAL EASEMENTS DETAIL

FLOOD PLAIN CERTIFICATION

I HAVE EXTRAPOLATED THE LOCATION OF THE COTTONWOOD CREEK 100 YEAR FLOOD PLAIN ELEVATIONS USING THE BEST AVAILABLE DATA AS NOTED IN M.S.B. ORDINANCE No. 17.29.28.130A(4). THE BEST AVAILABLE DATA IS:

- (1) U.S.D.A., SOIL CONSERVATION SERVICE / STATE OF ALASKA DNR "FLOOD PLAIN MANAGEMENT STUDY" FOR COTTONWOOD CREEK DATED MAY 1982; FIGURES 73-77 AND SHEET 23 OF 27 ON FILE AT M.S.B.
- (2) MATANUSKA-SUSTINA BOROUGH TOPOGRAPHIC MAPPING, U.S.C. & G.S. MSL DATUM.
- (3) DOT/PF "HYDROLOGY AND HYDRAULICS STUDY OF COTTONWOOD CREEK AT PARKS HIGHWAY"

I HEREBY CERTIFY THE DELINEATION OF THE 100 YEAR FLOOD PLAIN ON THIS PLAT IS CORRECT BASED ON MY INTERPRETATION OF THE ABOVE REFERENCED DATA TO THE BEST OF MY KNOWLEDGE.

Richard K. DeCamp
RICHARD K. DeCAMP, P.L.S.
ALASKA, 2071-S

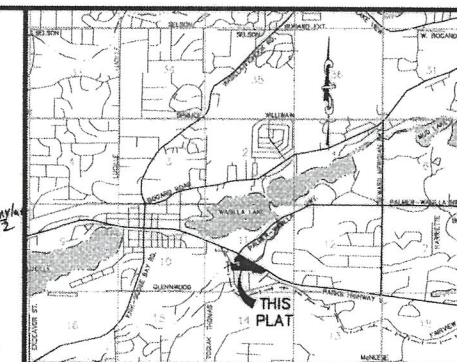
LEGEND

- FOUND MONUMENT AS NOTED
- RESET CORNER AS SHOWN
- REBAR FOUND AS NOTED
- WC WITNESS CORNER SET AS SHOWN

ALL OTHER CORNERS ARE 5/8"x30" REBAR WITH AL-CAP MARKED 2071-S AND DATE SET. ALL CORNERS FALLING IN COTTONWOOD CREEK ARE WITNESSED AS SHOWN.

LANDSCAPE EASEMENT

97-59
RECORDED - FILED
Palmer REG. DEPT.
DATE 8-1-97
TIME 3:34 P
Requested by *Palmer*
Witness *Family Trust*



VICINITY MAP 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 ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Floyd Pedersen
FLOYD PEDERSEN, CO-TRUSTEE
PEDERSEN FAMILY TRUST
1830 E. PARKS HIGHWAY, #A136
WASILLA, ALASKA 99654

Jean Pedersen
JEAN PEDERSEN, CO-TRUSTEE
PEDERSEN FAMILY TRUST
1830 E. PARKS HIGHWAY, #A136
WASILLA, ALASKA 99654

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS THROUGH 1997, AGAINST THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID.

Richard K. DeCamp
TAX COLLECTION OFFICIAL
CITY OF WASILLA

DATE 7/6/97

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS THROUGH 1997, AGAINST THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID.

Lois D. Brown
TAX COLLECTION OFFICIAL
MATANUSKA-SUSTINA BOROUGH

DATE 8/1/97

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) LOTS ARE SERVED BY THE CITY OF WASILLA WATER AND SEWER SYSTEM. NO INDIVIDUAL ON-SITE SYSTEMS ARE ALLOWED.
- 3) COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED JUNE 27, 1975, BOOK 99, PAGES 88 TO 90 AND JUNE 13, 1986, BOOK 471, PAGE 393.
- 4) ASSOCIATED DATA IN FLOOD PLAIN CERTIFICATION: LOTS AFFECTED ARE 1,2,3,5,6 AND 7. ELEVATION DATUM IS USC & GS MSL PER BOROUGH TOPO MAPPING. BASE FLOOD ELEVATIONS (BFE) ARE SHOWN AT X-SECTION POINTS BY SCS/DNR STUDY.
- 5) NO DIRECT ACCESS TO STATE MAINTAINED ROAD RIGHT-OF-WAYS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.

COVENANTS RECORDED 8-1-97
IN BOOK 905
PAGE 766-817

NOTARYS ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF June 1997, FOR: *Floyd Pedersen & Jean Pedersen* Co-Trustees

Lynn M. Baker
NOTARY FOR THE STATE OF ALASKA
5-4-99
OFFICIAL SEAL
LYNN M. BAKER
NOTARY PUBLIC - STATE OF ALASKA
My Comm. Expires

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST THIS DATE AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE June 27, 1997 807-S
REGISTRATION NO.

PLANNING DIRECTOR CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE 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 THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 27-25-97 DATED 24, 1997, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR FILING IN THE PALMER RECORDING DISTRICT, STATE OF ALASKA.

Lois D. Brown
PLANNING DIRECTOR
ATTEST:
Marlene W. Lewis
PLATTING CLERK
8-1-97
DATE
8-1-97
DATE

CREEKSIDE PLAZA LOTS 1-11

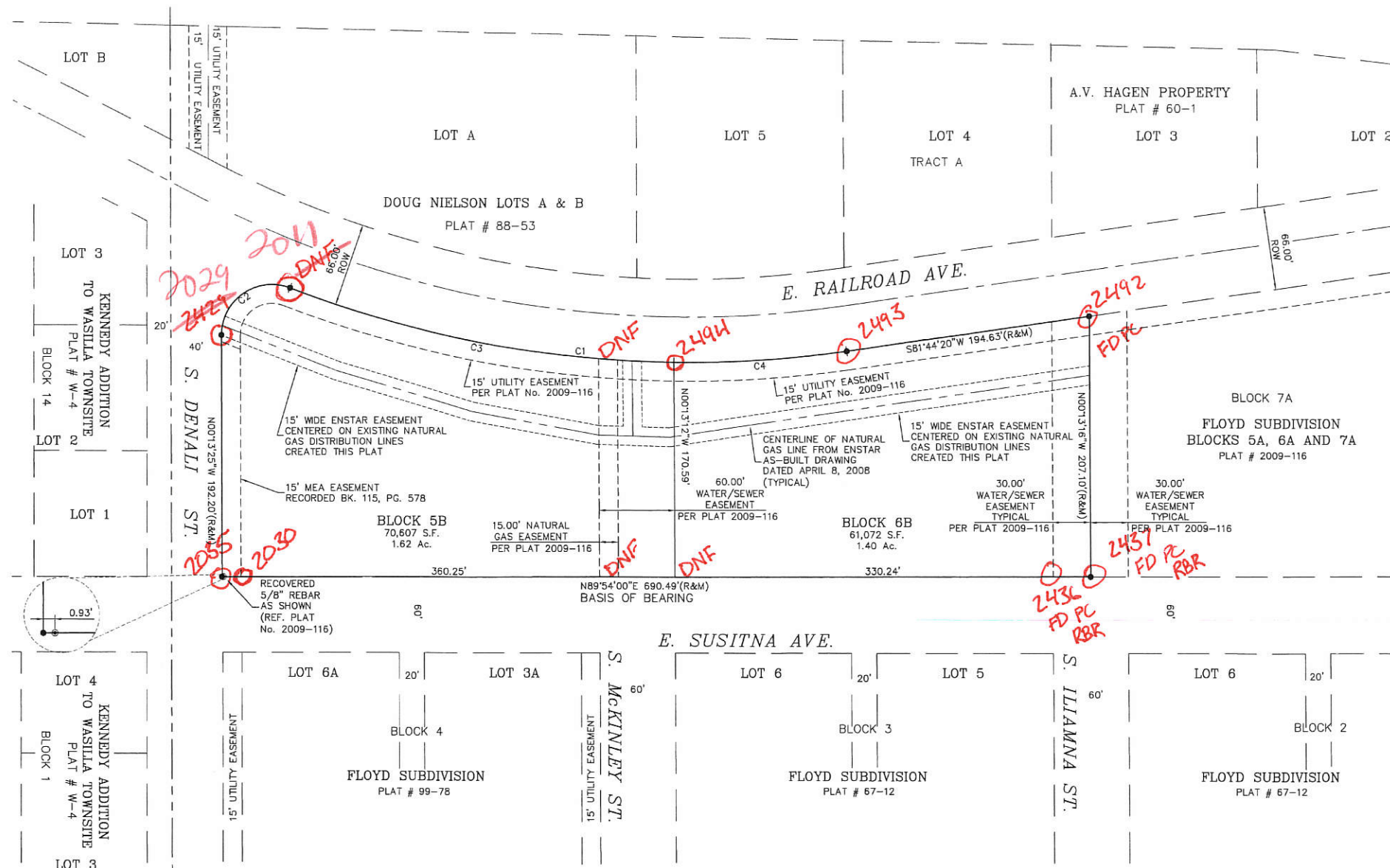
A REPLAT OF LOTS 1&2, BLK. 2 COTTONWOOD PARK; A PORTION OF PARCEL 2, MSB WAIVER No. 84-4W; LOTS 16 & 17, BLK. 3, OVERLOOK BUSINESS PARK; AND A PORTION OF SE 1/4, SEC. 11, T.17N., R.1W., S.M., ALASKA
PALMER RECORDING DISTRICT, ALASKA
AREA = 23.51 ACRES

KEN DeCAMP - LAND SURVEYING
P.O. BOX 875614, WASILLA, ALASKA 99687
PHONE: (907) 376-3206

DRAWN BY: DP SCALE: 1"=100' FIELD BOOK: 120,160
CHECKED BY: R.K.D. DATE: JUNE 26, 1997 SHEET 1 OF 1

SOURCE DOCUMENTS
COTTONWOOD PARK - PLAT No. 85-124
OVERLOOK BUSINESS PARK - PLAT No. 76-46

RE: PLAT/CSP.DWG.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRNG.	CHORD LENGTH
C1(R&M)	451.13	884.51	29°13'23"	230.59	S83°38'53"E	446.26
C2(R&M)	77.62	40.00	111°11'14"	58.40	S55°22'12"W	66.00
C3	313.20	884.51	20°17'19"	158.26	S79°10'50"E	311.57
C4	137.93	884.51	8°56'04"	69.10	N86°12'28"E	137.79

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 THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.
3. ALL LOTS ARE SERVED BY CITY OF WASILLA SEWER AND WATER SYSTEMS.
4. THERE IS LESS THAN ONE PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.
5. THERE IS AN EXISTING BLANKET EASEMENT GRANTED TO THE MATANUSKA TELEPHONE ASSOCIATION, INC., RECORDED JANUARY 12, 1976 IN BOOK 109 AT PAGE 850.
6. THERE IS AN EXISTING BLANKET EASEMENT LOCATED ON THE PARENT PARCEL FOR BLOCK 6 NOW KNOWN AS BLOCK 6B, GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 21, 2008 AT RECORDING SERIAL NO. 2008-018970-0.
7. THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE EXISTING NATURAL GAS DISTRIBUTION LINES AS SHOWN.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH December 2010, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH 12/27/10 DATE

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 12/22/2010, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, CITY OF WASILLA 12-22-2010 DATE

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. 2010-89-548, DATED NOVEMBER 20, 2010, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

Glen H. Palmer (active) Dec 27, 2010 DATE
PLANNING AND LAND USE DIRECTOR
ATTEST: Marilyn M. Lewis
PLATTING CLERK



LEGEND

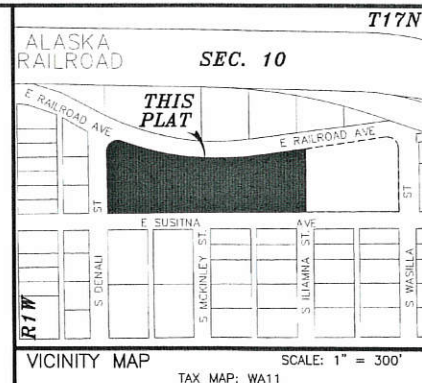
- RECOVERED 5/8" REBAR
- RECOVERED 5/8" REBAR WITH PLASTIC CAP MARKED AK RIM 2234-S
- SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED AK RIM 2234-S
- (M) MEASURED DATA
- (R) RECORD DATA DERIVED FROM FLOYD SUBD. PLAT No. 2009-116

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 DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 12/21/10

2010-102
Plat #
Palmer
Rec Dist
12-27-2010
Date
Time 3:04 PM



CERTIFICATE OF OWNERSHIP & DEDICATION

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, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BLOCK 5A

SEE ATTACHED AFFIDAVIT
DENNIS SMITH
WASILLA STATION LLC
#3 3332 E. TAMARAK AVE.
WASILLA, AK 99654-7429

BLOCK 7A

SEE ATTACHED AFFIDAVIT
DOROTHY SMITH
WASILLA STATION LLC
#3 3332 E. TAMARAK AVE.
WASILLA, AK 99654-7429

BLOCK 6A

Deborah Murphy 12/22/2010 DATE
DEBORAH MURPHY, PRESIDENT-ELECT
VALLEY BOARD OF REALTORS
741 E. SUSITNA AVE.
WASILLA, AK 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF December, 2010, FOR

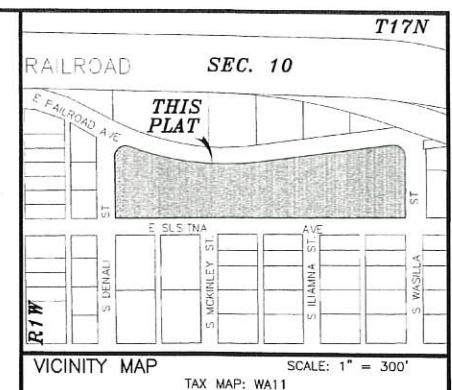
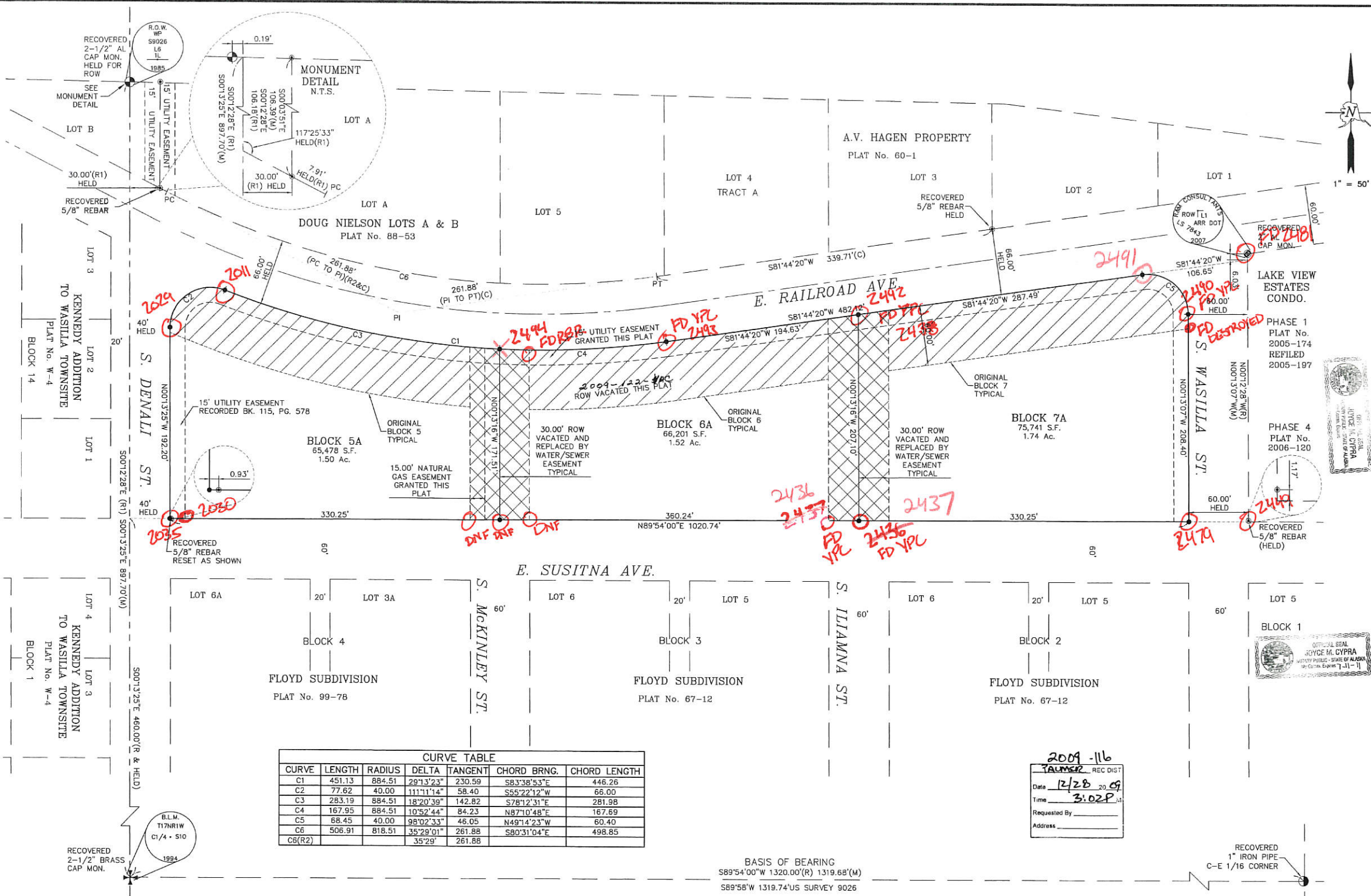
Deborah Murphy
Deborah Murphy
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7-11-11

A PLAT OF FLOYD 2010 SUBDIVISION

A SUBDIVISION OF
BLOCKS 5A AND 6A,
OF THE FLOYD SUBDIVISION
BLOCKS 5A, 6A AND 7A

PLAT No. 2009-116 PALMER RECORDING DISTRICT
LOCATED WITHIN THE SW1/4NE1/4, SECTION 10, T17N, R1W, S.M., AK.
CONTAINING 3.02± ACRES

ALASKA RIM ENGINEERING, INC.
P.O. Box 2749, PALMER, AK 99645
9131 E. FRONTAGE ROAD, SUITE 1
PH: (907)745-0222 : FAX: (907)746-0222
EMAIL: alaskarim@alaskarim.com : WEB: www.alaskarim.com
W.O. 1000421 DATE: DEC., 2010
DRAWN BY: JMC SCALE: 1" = 50'
FILE: 1000421_PL SHEET 1 OF 1



CERTIFICATE OF OWNERSHIP & DEDICATION
 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, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BLOCK 5
 DENNIS SMITH
 WASILLA STATION LLC
 #3 3332 E. TAMARAK AVE.
 WASILLA, AK 99654-7425
 DOROTHY SMITH
 WASILLA STATION LLC
 #3 3332 E. TAMARAK AVE.
 WASILLA, AK 99654-7425

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF Dec., 2009, FOR
 DENNIS SMITH & DOROTHY SMITH
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 7-11-2011

BLOCK 6
 KATHRYN L. CLARK, PRESIDENT
 VALLEY BOARD OF REALTORS
 741 E. SUSITNA AVE.
 WASILLA, AK 99654

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF Dec., 2009, FOR
 KATHRYN L. CLARK
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 7-11-2011

BLOCK 7
 JOSE NANEZ
 16751 THEODORE DR.
 EAGLE RIVER, AK 99577
 LUCIA A. NANEZ
 16751 THEODORE DR.
 EAGLE RIVER, AK 99577

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF December, 2009, FOR
 JOSE NANEZ
 LUCIA A. NANEZ
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 2-20-10

A PLAT OF FLOYD SUBDIVISION BLOCKS 5A, 6A AND 7A
 AND R.O.W. VACATION FOR PORTIONS OF E. RAILROAD AVE., S. MCKINLEY ST. AND S. ILAMNA ST.
 A SUBDIVISION OF FLOYD SUBDIVISION, REVISION OF BLOCKS 5, 6 AND 7
 PLAT No. 67-14, PALMER RECORDING DISTRICT
 LOCATED WITHIN THE SW1/4NE1/4, SECTION 10, T17N, R1W, S.M., AK.
 CONTAINING 4.76± ACRES
 ALASKA RIM ENGINEERING, INC.
 P.O. Box 2749, PALMER, AK 99645
 9131 E. FRONTAGE ROAD, SUITE 1
 PH: (907) 745-0222 FAX: (907) 746-0222
 EMAIL: aekrim@alaskarim.com WEB: www.alaskarim.com
 W.O. 0900211 DATE: DEC., 2009
 DRAWN BY: JRG SCALE: 1" = 50'
 FILE: 0900211_PL SHEET 1 OF 1

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 THE PARCELS SHOWN HEREON.
 2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.
 3. ALL LOTS ARE SERVED BY CITY OF WASILLA SEWER AND WATER SYSTEMS.
 4. THERE IS LESS THAN ONE PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.
 5. THERE IS AN EXISTING BLANKET EASEMENT GRANTED TO THE MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED JANUARY 12, 1976 IN BOOK 109 AT PAGE 850.
 6. THERE IS AN EXISTING BLANKET EASEMENT LOCATED ON BLOCK 6A GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 21, 2008 AT RECORDING SERIAL No. 2008-018970-0.

CERTIFICATE OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 12/31/2009, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
 JENNIFER DUNDAMOOD 12/24/09
 TAX COLLECTION OFFICIAL, MAT-SU BOROUGH

CERTIFICATE OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 12/31/2009, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
 JENNIFER DUNDAMOOD 12/24/09
 TAX COLLECTION OFFICIAL, CITY OF WASILLA

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. 2009-123-548, DATED SEPTEMBER 2, 2009, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.
 JENNIFER DUNDAMOOD 12/24/09
 PLANNING AND LAND USE DIRECTOR
 ATTEST: MAURICE MCNEIL
 PLATTING CLERK



- LEGEND**
- RECOVERED ALUMINUM CAP MONUMENT
 - RECOVERED BRASS CAP BLM MONUMENT
 - RECOVERED 1" IRON PIPE
 - RECOVERED 2" ALUMINUM CAP MONUMENT
 - RECOVERED 5/8" REBAR
 - SET 5/8"x30" REBAR w/PLASTIC CAP MARKED AK RIM 2234-S
 - CALCULATED DATA
 - MEASURED DATA
 - RECORD DATA DERIVED FROM FLOYD SUBD. REVISED PLAT No. 67-14
 - RECORD DATA DERIVED FROM DOUG NIELSON PLAT No. 88-53
 - RECORD DATA DERIVED FROM A.V. HAGEN PROPERTY PLAT No. 60-1

ROW VACATED THIS PLAT

ROW VACATED AND REPLACED WITH WATER AND SEWER EASEMENT

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 DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 DATE 12/16/09



CERTIFICATE OF OWNERSHIP

I certify that I am the owner of the property shown and described in this plan and that I adopt this plan of subdivision by my free consent, and grant all easements to the use shown.

Home Depot U.S.A., Inc.
By: Ann K. Jernott, Director Legal Erika M. Straum, Corporate Counsel
Home Depot U.S.A., Inc., a Delaware Corporation
3800 W. Chapman Avenue
Orange, CA 92668
Owner of Waiver Parcel No. 2, Waiver No. 2004-072 PWM
As described in Serial No. 2004-012448-0

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss.
County of Orange)
On this 12 day of July, 2005, before me, the undersigned Notary Public of the State of California, duly commissioned and sworn, personally appeared Ann K. Jernott, personally known known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the written instrument as the Director Legal, for HOME DEPOT U.S.A., INC., a Delaware Corporation, of and on behalf of such corporation.

Ann K. Jernott
Notary Public for the State of California

1-12-09
My Commission Expires



CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through December 31, 2005, against the property, included in the subdivision or resubdivision hereon have been paid.

Chiquita Skendzel 10/10/05
Tax Collection Official (Borough) Date

I hereby certify that all current taxes and special assessments, through 8/1, 2005, against the property, included in the subdivision or resubdivision hereon have been paid.

James E. Calligan 8/1/05
Tax Collection Official (City) Date

PLANNING AND 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 planning authority by plat resolution number 2005-201-SUB, dated June 17, 2005, and that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

M. Joseph O'Brien 10-10-05
Planning & Land Use Director Date

Attest:
Martha M. Schuler 07-10-2005
Platting Clerk Date

SURVEYOR'S CERTIFICATE

I, Lendle C. Story, 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 set on this plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

Lendle C. Story 7-14-05
Lendle C. Story, L.S. 7843 Date

NOTES

1. Subdivision bearings are local grid bearings oriented to the basis of bearing. The basis of bearing is the record bearing between the southwest corner of parcel No. 2 and the northwest corner of parcel No. 2 as shown on the Record of Survey of the David F. Smith Property, recorded as plat No. 2003-51, Palmer Recording District, Third Judicial District, Alaska. Distances are ground distances reduced to the horizontal in U.S. Survey Feet.
2. Record dimensions shown are from the legal description of parcel No. 2 as given in Serial No. 2004-012448-0, P.R.D., for Matanuska Borough Waiver Resolution No. 2003-072 PWM. This document was originally recorded as Serial No. 2003-014389-0, P.R.D. and was re-recorded to amend the legal descriptions of the waiver parcels. (The Record of Survey Plat referenced in note 1 conforms with the original unamended description.) The amended description changed the dimensions of the northerly and easterly lines of parcel No. 2. The northeast corner monument of parcel No. 2 was re-established by the original surveyor to conform with the amended description.
3. Self identifying aluminum caps, 2" diameter, on 5/8" x 30" rebar were set of all lot corners and curve points except as shown.
4. 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 the parcels shown hereon.
5. No direct access to state maintained right of ways permitted unless approved by State of Alaska Department of Transportation & Public Facilities.
6. All lots to access public roads only through the existing accesses.
7. These lots are served by City of Wasilla water and sewer utilities. No individual on-site systems are allowed.

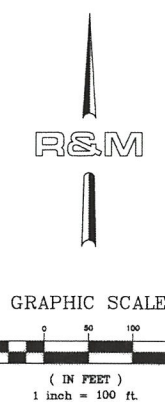
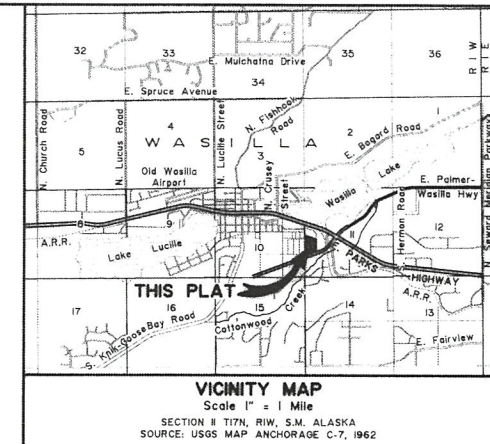
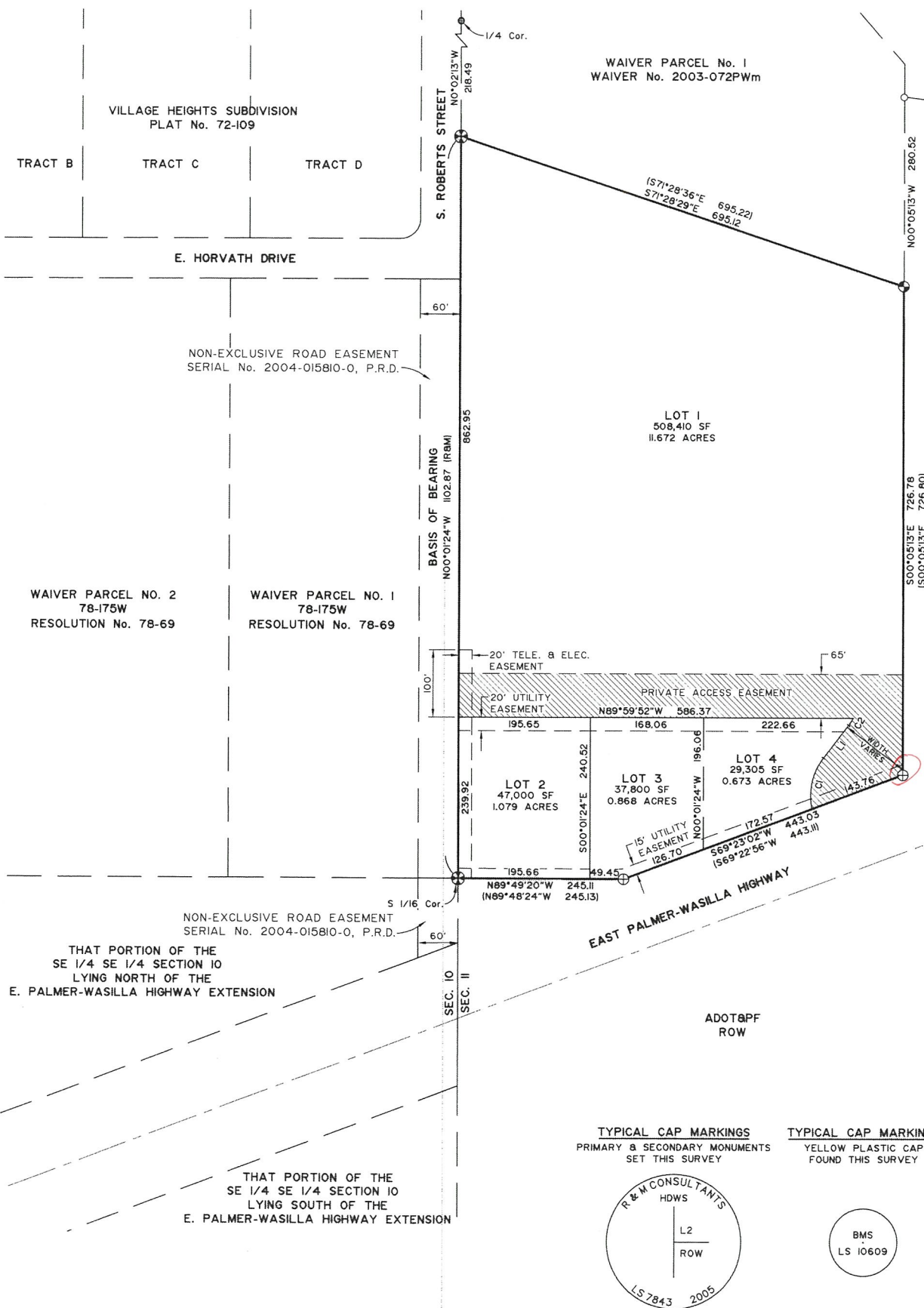
RESTRICTIVE COVENANTS &
EASEMENT AGREEMENT
RECORDED 10/10/2005 AT
SERIAL # 2005-028375-0

LEGEND

- ⊕ FOUND 1 1/2" YELLOW PLASTIC CAP ON REBAR REPLACED WITH 3 1/4" BRASS CAP MONUMENT
- ⊕ FOUND 1 1/2" YELLOW PLASTIC CAP ON REBAR REPLACED WITH 2" ALUMINUM CAP ON REBAR
- ⊕ FOUND 1 1/2" YELLOW PLASTIC CAP ON REBAR
- FOUND 1" IRON PIPE 1.7" BELOW GROUND
- ⊙ FOUND 3/4" REBAR 0.5' BELOW GROUND
- () RECORD DIMENSION PER SERIAL No. 2004-012448-0
- ▨ PRIVATE ACCESS EASEMENT FOR LOTS 2, 3, & 4

ABBREVIATIONS

P.R.D. PALMER RECORDING DISTRICT
(R&M) RECORD AND MEASURED
T&E TELEPHONE & ELECTRIC



LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°30'27"E	61.44

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	49°58'49"	92.00	80.25	42.68	77.73
C2	09°56'22"	73.00	12.66	6.35	12.65

2005-151
Palmer REC DIST
Date Oct 10 2005
Time 2:53 P.M.
Requested by MSB
Address

HOME DEPOT WASILLA SUBDIVISION COMPRISING LOTS 1 THROUGH 4

A Subdivision of
Waiver Parcel No. 2, Waiver No. 2003-072 PWM
according to Serial No. 2004-012448-0
Located within Government Lot 6, Section 11,
Township 17 North, Range 1 West, S.M. Alaska
Containing 14.291 Acres, more or less

Palmer Recording District, Third Judicial District, Alaska

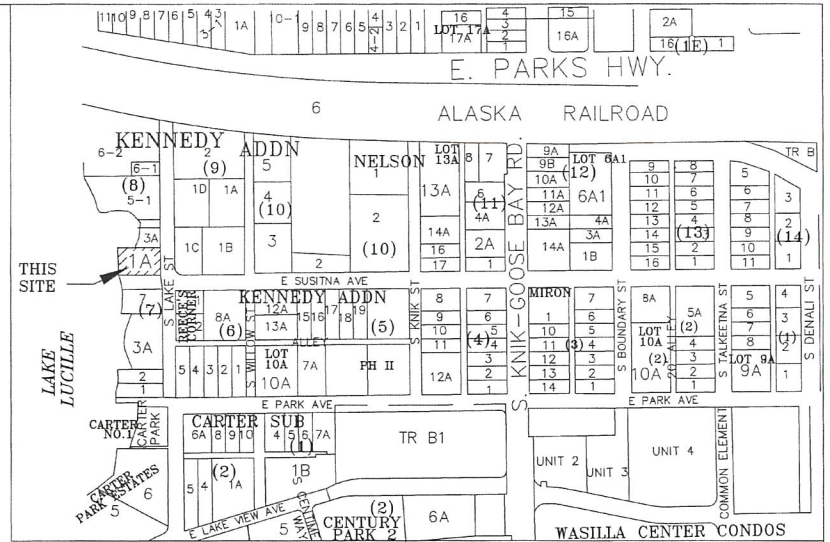
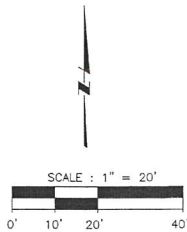
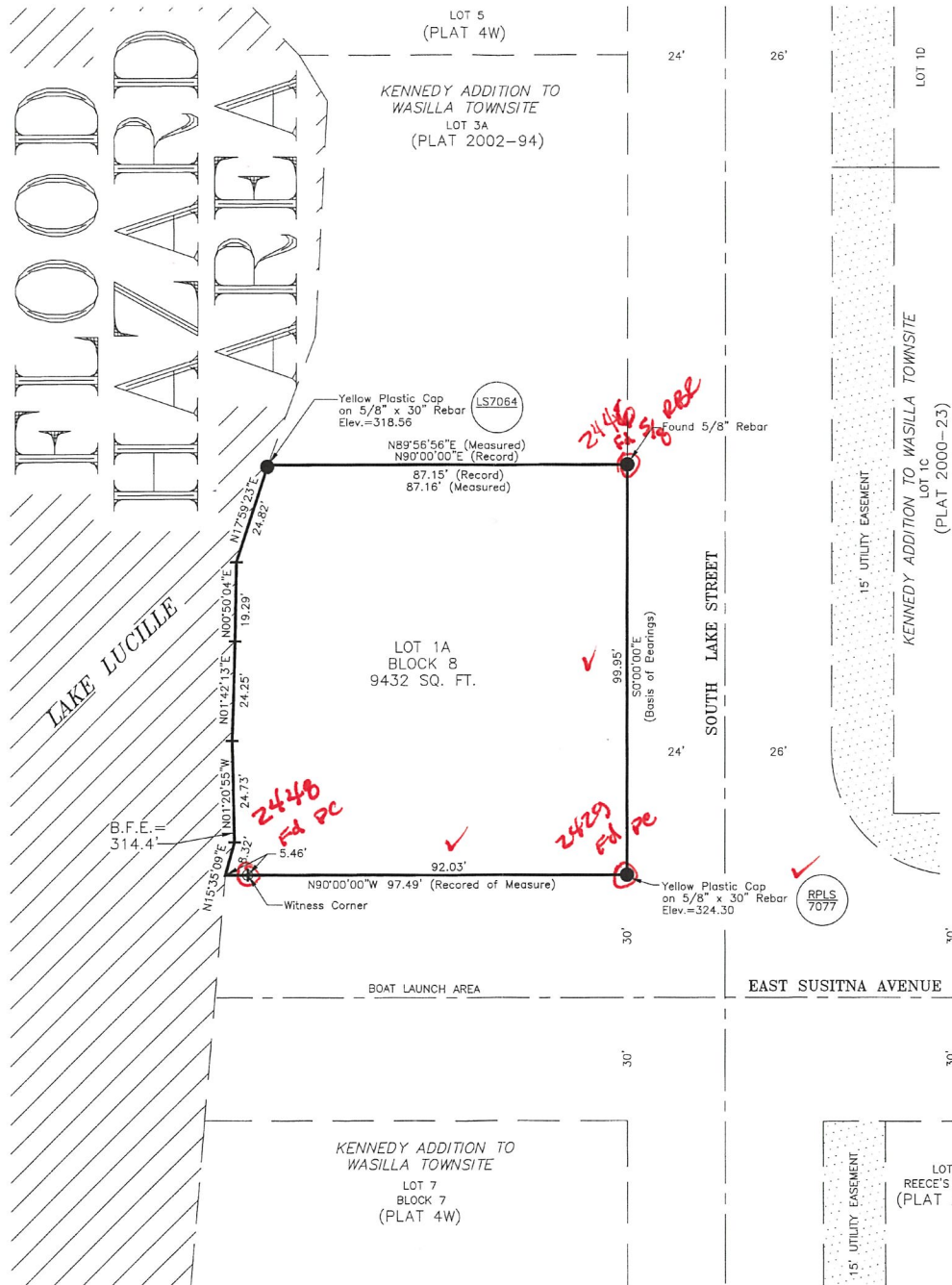
R&M CONSULTANTS, INC.
9101 Vanguard Drive, Anchorage, Alaska 99507

DRAWN: DSN	SCALE: 1"=100'	PROJECT: 041212	GRID: WA II
CHECKED: LCS	FIELD BK: 443	DATE: 04/15/05	SHEET: 1 OF 1

project: 041041212_SURVEY2005-HOMEDEPOT_PLAT_ALT2, 1:100, 06/24/05 at 14:12 by dsn
XREF: 4212-BD01

NOTES

1. 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.
2. THERE IS GREATER THAN ONE PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR. DATUM FOR THE FLOOD HAZARD AREA WAS TAKEN FROM THE FLOOD PLAIN MANAGEMENT STUDY PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, ECONOMIC RESEARCH SERVICE AND THE FOREST SERVICE MAY 1982.
3. THIS LOT IS SERVED BY THE CITY OF WASILLA WATER AND SEWER SYSTEM. NO ON SITE WATER SUPPLY OR WASTE WATER DISPOSAL SYSTEM IS PERMITTED.
4. RECORD INFORMATION WAS OBTAINED FROM REVISED KENNEDY ADDITION TO WASILLA TOWNSITE, RECORDED IN THE PALMER RECORDING DISTRICT AS PLAT NO. 4W. THERE WAS NO RECORD DISTANCE TO THE LAKE OR ANY INFORMATION ON THE LAKE SHORE. THE DISTANCE TO THE LAKE AND THE LAKE SHORE WAS BASED ON FIELD OBSERVATIONS. A BOUNDARY SURVEY WAS NOT COMPLETED AT THIS TIME.
5. RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED FEBRUARY 11, 1960, BOOK 29 PAGE 32. (BLANKET EASEMENT)
RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED JANUARY 12, 1976, BOOK 109 PAGE 855. (BLANKET EASEMENT)



T17N, R1W, SEWARD MERIDIAN
VICINITY MAP
SCALE: 1"=300'

CERTIFICATE OF OWNERSHIP

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

Steffen Frommer DATE 6/8/11
STEFFEN FROMMER
900 ALLISON CIR., ANCHORAGE, AK. 99515

Colleen Frommer DATE 6/8/11
COLLEEN FROMMER
900 ALLISON CIR., ANCHORAGE, AK. 99515

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY 8TH 2011.
FOR Steffen Frommer, Colleen Frommer

Jennifer Foggie
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 9/28/2013

JENNIFER FOGGIE
Notary Public
State of Alaska
My Commission Expires Sept. 28, 2013

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 12/31 2011, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE 7/20/11 OFFICIAL Jennifer Gudmundson
MATANUSKA-SUSITNA BOROUGH TAX COLLECTION

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH JULY 19 2011, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE 7/19/2011 OFFICIAL [Signature]
CITY OF WASILLA TAX COLLECTION

PLANNING & LAND USE DIRECTORS 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. 2011-49-SUB DATED JANUARY 6 2011 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.

DATE 7-20-11 PLANNING AND LAND USE DIRECTOR [Signature]
ATTEST: [Signature] PLATTING CLERK

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.

[Signature] 6-6-2011
REGISTERED LAND SURVEYOR DATE



Plat of KENNEDY ADDITION TO THE WASILLA TOWNSITE REVISED LOT 1A, BLOCK 8 A REPLAT OF LOTS 1 & 2, BLOCK 8 REVISED KENNEDY ADDITION TO WASILLA TOWNSITE, PLAT NO. 4W			
Located within SW 1/4 NW 1/4 SECTION 10 T. 17 N., R. 1 W. SEWARD MERIDIAN, ALASKA, PALMER RECORDING DISTRICT CONTAINING 0.217 ACRES			
KARABELNIKOFF SURVEYING 7435 Old Harbor Avenue Anchorage, Alaska 99504			
GRID: WASILLA	SCALE: 1"=20'	DATE: 6/2/2011	F.B.: OT-5
DRAWN: JSP	CASE NO.: 2010-097	JOB NO.: 1046	SHEET 1 OF 1

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. THIS LOT IS SERVED BY THE CITY OF WASILLA WATER AND SEWER SYSTEM. NO ON LOT WATER SUPPLY OR WASTE WATER DISPOSAL SYSTEM IS PERMITTED.
3. RECORD INFORMATION WAS OBTAINED FROM KENNEDY ADDITION TO WASILLA TOWNSITE, RECORDED IN THE PALMER RECORDING DISTRICT AS PLAT NO. 4W. THERE WAS NO RECORD DISTANCE TO THE LAKE OR ANY INFORMATION ON THE LAKE SHORE. THE DISTANCE TO THE LAKE AND THE LAKE SHORE WAS BASED ON FIELD OBSERVATIONS. A BOUNDARY SURVEY WAS NOT COMPLETED AT THIS TIME.

PLANNING 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. 2002-147-SUB DATED March 27, 2002, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Sandra Hanley 9-4-02
PLANNING DIRECTOR DATE
ATTEST: Marilyn M. Louis
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND OTHER SPECIAL ASSESSMENTS, THROUGH Dec 2002, AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

K. Steward 9/3/02
MAT-SU BOROUGH TAX COLLECTION OFFICIAL DATE

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS WERE RECORDED N/A
AT THE PALMER RECORDING DISTRICT IN
BOOK _____, PAGES(S) _____

SURVEYOR'S CERTIFICATE

I WAYNE N. WHALEY, CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION AND OR GUIDANCE, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT FROM EXISTING RECORD PLAT INFORMATION.

8-1-02
Date
6925-S
Registration No.
WAYNE N. WHALEY
Registered Land Surveyor

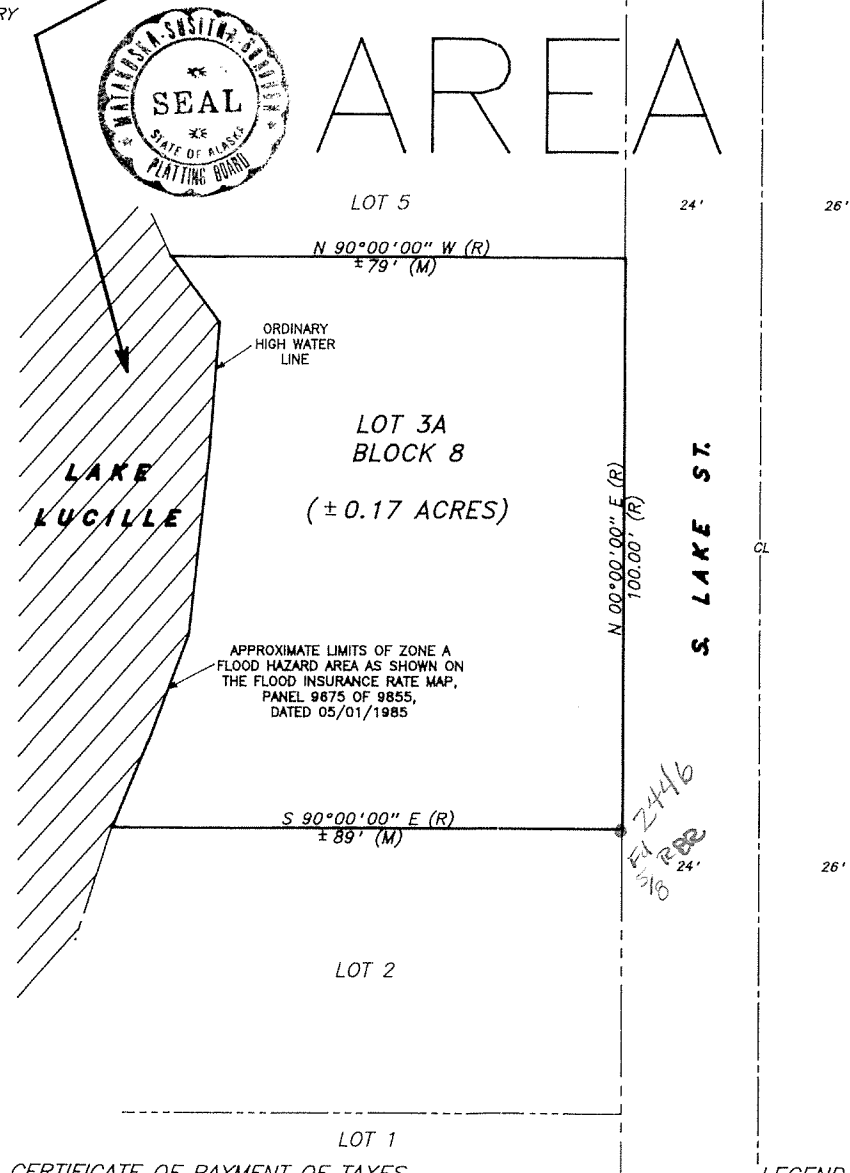


CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND OTHER SPECIAL ASSESSMENTS, THROUGH 8/29/02, 2002, AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

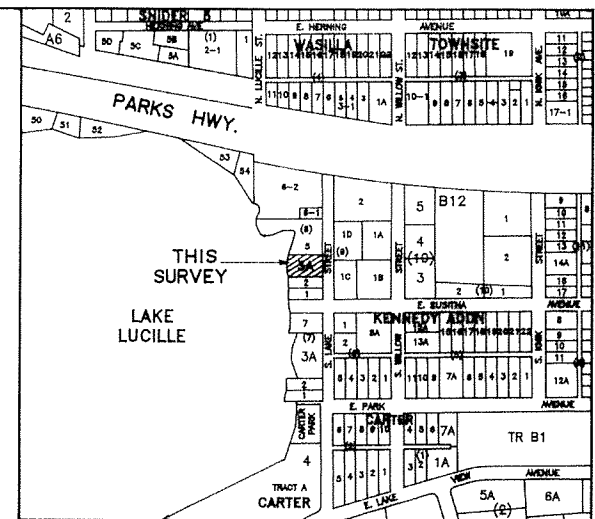
STOKES 8/29/02
CITY OF WASILLA TAX COLLECTION OFFICIAL DATE

FLOOD HAZARD AREA



LEGEND

- (R) = RECORD INFORMATION PER PLAT NO. 4W
(M) = MEASURED VALUES THIS SURVEY



VICINITY MAP: T17N, R1W

1" = 500'

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

OWNER WILLIAM D. MALLONEE DATE
P.O. BOX 873595
WASILLA, ALASKA 99687

NOTARY'S ACKNOWLEDGEMENT

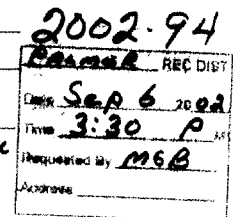
SUBSCRIBED AND SWORN TO BEFORE ME

THIS _____ DAY OF _____, 20__

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____



A PLAT OF
KENNEDY ADDITION TO
WASILLA TOWNSITE
LOT 3A, BLOCK 8

A REPLAT OF
KENNEDY ADDITION TO
WASILLA TOWNSITE, PLAT NO. 4W
LOTS 3 & 4, BLOCK 8

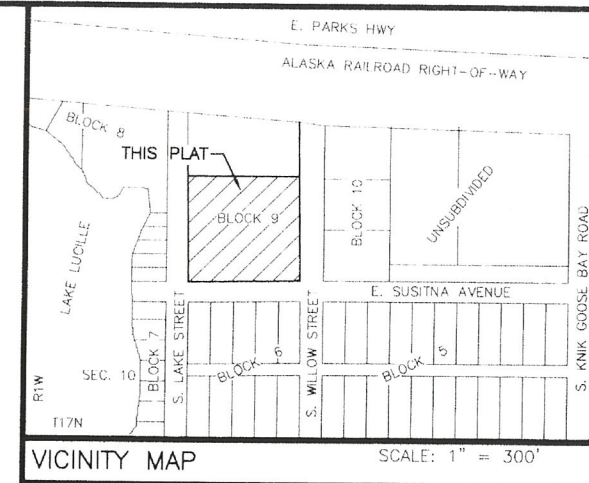
LOCATED WITHIN
SECTION 10, TOWNSHIP 17N, RANGE 1W,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING .17 ACRES MORE OR LESS

DEVALI NORTH

847 W. EVERGREEN, PALMER, ALASKA 99645
PHONE (907) 745-1110

JOB 01385/FP-6 SCALE 1" = 20' DWN LS CKD WW
DATE FEB. 14, 2002 FB/PG 167/13-14 SHEET 1 OF 1

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 THE PARCELS SHOWN HEREON.
2. THESE LOTS ARE SERVED BY THE CITY OF WASILLA COMMUNITY WATER AND SEWER SYSTEMS. NO ONSITE WATER AND SEWER SYSTEM WILL BE ALLOWED ON THIS PROPERTY.
3. RECORD INFORMATION WAS TAKEN FROM KENNEDY ADDITION TO WASILLA TOWNSITE, PLAT No. 92-83, PALMER RECORDING DISTRICT.



WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE
PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE
HEREBY ADOPT THIS PLAT OF SUBDIVISION BY OUR FREE
CONSENT DEDICATE ALL RIGHT-OF WAYS TO THE MATANUSKA-
SUSITNA BROUGH AND GRANT ALL EASEMENTS TO THE USE
SHOWN.

RUDY D. MALLONEE
P.O. BOX 873595
WASILLA, AK 99687

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY
OF MARCH, 2000 FOR DUFFIE MALLONEE

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 6/8/03

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH December 31, 1999 AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

Mary Jo Lentz *March 20, 2000*
BOROUGH TAX COLLECTION OFFICIAL DATE

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. 2000-45-P, DATED 11-18, 1999, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING DIRECTOR Phil Brown 3-20-2000
DATE
ATTEST: Marilyn McLeine
PLATTING CLERK

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 3/2/2000 ~~100~~, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

CITY OF WASILLA TAX COLLECTION OFFICIAL 3/2/00 DATE

FOUND 5/8" REBAR W/
AL CAP 3309-S

FOUND 5/8" REBAR

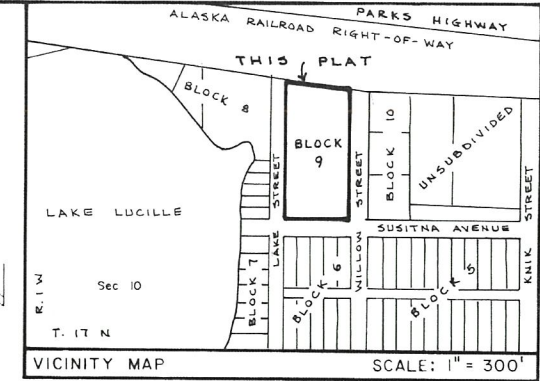
SET 5/8" X 24" REBAR W/
YELLOW PLASTIC CAP "2234-S"

2000-23
PALMER
Date MAR 20 00
Time 3:44 P
Region AK RIM
Address ENB

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
THEREON ACTUALLY EXIST
AS DESCRIBED, AND THAT
ALL DIMENSIONAL AND
OTHER DETAILS ARE TRUE
AND CORRECT TO THE
BEST OF MY KNOWLEDGE.

DATE March 17, 2000

found 3" aluminum cap
monument in asphalt of
edge of Parks Highway



I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision by my free consent and grant all easements to the use shown.

Subscribed and sworn to before me this 10th day of SEPTEMBER, 1992,
for ROSANNA L. TROSETH

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, that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.






I certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough; that the plat has been approved by the Platting Board of Adjustments and Appeals by Plat Resolution No. 92-65-P dated June 3, 1982; and that the plat shown hereon has been approved for recording in the office of the Recorder in the Palmer Recording District in which the plat is located.

I hereby certify that all current taxes and special assessments against the property included in this subdivision or resubdivision hereon have been paid through December 31, 1992.

I hereby certify that all current taxes and special assessments against the property included in this subdivision or resubdivision hereon have been paid through October 29, 1992.

Salina P. Grelson
City of Wasilla Tax Collection Official

LEGEND

- | | |
|---|---|
| (ARR) | Alaska Railroad Townsite Survey bearing and dimension |
| (R) | Record bearing and dimension |
| (C) | Computed bearing and dimension |
| (M) | Measured bearing and dimension |
|  | 3" aluminum cap monument found |
|  | Monument not found |
|  | Railroad spike found |
|  | 5/8" rebar found |
|  | 5/8" x 30" rebar with aluminum caps set at all lot corners and curve points |

CONTROL DIAGRAM

SCALE: 1" = 400'

These lots are served by the City of Wasilla community water and sewer systems. No onsite water or sewer systems will be allowed on this property.

Subject to any noted restrictions the Alaska Department of Environmental Conservation approves this subdivision for platting.

Paul E. Arnold Sept 28, 1992
District Supervisor date

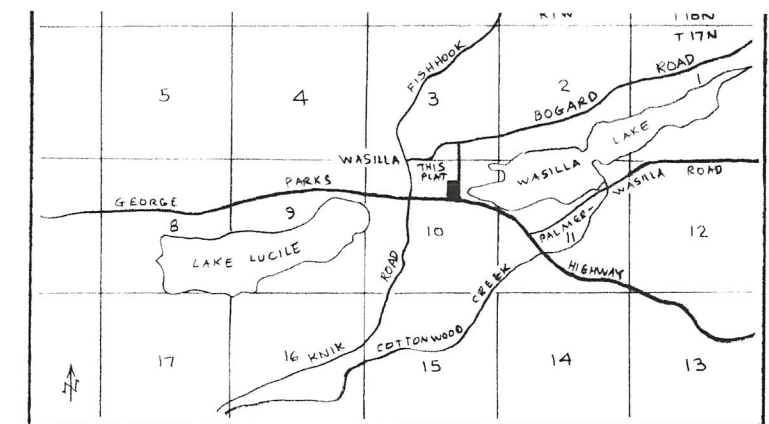
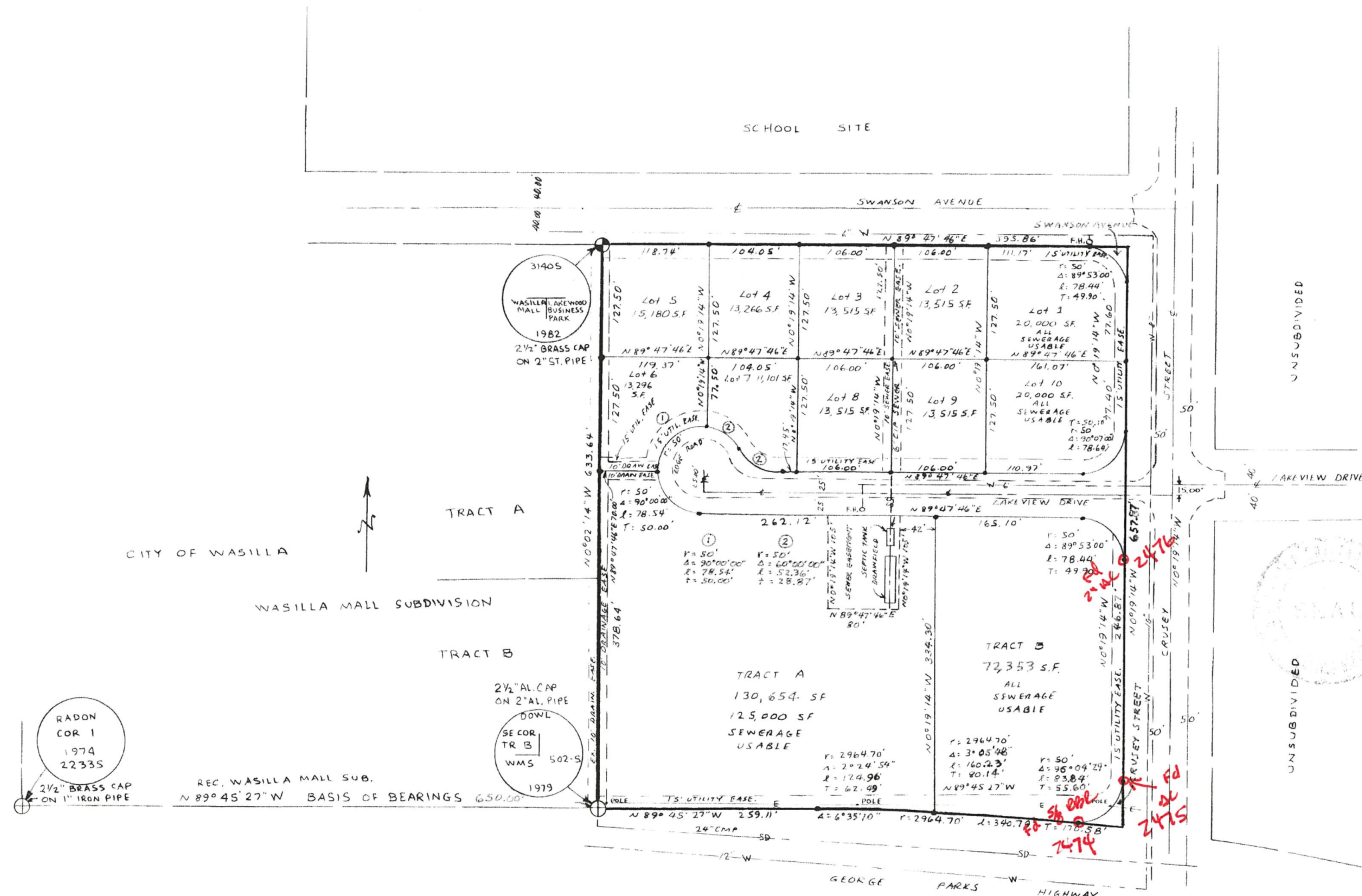
BLOCK 9 KENNEDY ADDITION TO WASILLA TOWNSITE PLAT NO. 04W
a subdivision of
located in
SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 10, T.17N, R.1W, Seward Meridian, Alaska
Palmer Recording District
containing 2.97 acres

containing 2.97 acres

DOLLERHIDE ENGINEERING

POST OFFICE BOX 871812		WASILLA, ALASKA 99687
DRAWN BY: DLD	SCALE: 1" = 50'	FIELD BOOK NO. n/a
CHECKED BY: F R D	DATE: 7 - 30 - 92	SHEET NO. 1 OF 1

KENNEDY ADDN TO WASILLA 92-64P
TWN SITE L 1&2/B 9 [1 pg]



USGS Quad Anchorage C-7 Vicinity Map scale 1"=1 mile

Certificate of Ownership and Dedication
I hereby certify that I represent the owners of the property shown and described hereon and that we hereby adopt this plat of subdivision with our free consent and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown on the plat.
Donald B. Hoff October 22, 1982
Donald B. Hoff, 2335 Loussac Dr., Anchorage, Alaska 99503, General Partner, Donald B. Hoff Assoc., an Alaskan General Partnership
Notary's Acknowledgement: Subscribed and sworn to before me this 22nd day of October, 1982
Notary Public for Alaska
my commission expires December 27, 1982.

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 that said Plat has been approved by the Commission by Plat Resolution No. 82-96P dated May 17, 1979, and that the Plat shown hereon has been approved for recording in the office of the Palmer District Recorder.
Ophie J. Hart Attest: Planning Clerk
Charles C. ... Chairman/Planning Director
Matanuska-Susitna Borough Planning Commission

Certification of Payment of Taxes
I hereby certify that all current taxes through December 31, 1982, against the property included in the subdivision hereon have been paid.
December 30, 1982
Mary Jo ... Tax Collection Official

Certificate of Land Surveyor
I hereby certify that I am a registered professional land surveyor and that this plat represents the survey made by me and that the monuments shown hereon actually exist as located. The error of closure for field traverses was not greater than 1 part in 5000.
Oct. 24, 1982 Registered Land Surveyor
Douglas A. Stark
No. 3140-S
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ALASKA 49TH

Notes
1. Lots 4 through 7 are underlain by frozen peat from a depth of approximately 10' to 30'. The northwesterly 50' of Tract A is underlain by a peat layer from a depth of approximately 10' to 15'. Lots 1, 10, and 4 through 7 are restricted from building use until sewer and water service is provided in accordance with ADEC requirements. Septic tanks and drain fields for Lots 1 and 10 must be at least 50' from exterior property lines. No individual water supply 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 Alaska Department of Environmental Conservation. Approval of such system as installed shall be obtained from said authority.
2. Restrictive covenants were recorded 12-30, 1982, at the Palmer Recording District in Book 288 Page 120.
3. Access onto the Parks Highway is controlled by the terms of driveway permits to be obtained from the Alaska Department of Transportation and Public Facilities.
4. Lots 2, 3, 8, & 9 may use a proportional capacity of the Tract A community sewer system, as may Lots 4 through 7 if an expanded system is provided. Use capacity for each lot shall be determined by ADEC prior to sewer hook-up. No water wells are permitted. No on-lot wastewater disposal systems are permitted on Lots 2-9.

RADON COR 1
1974
22335
2 1/2" BRASS CAP
ON 1" IRON PIPE

REC. WASILLA MALL SUB.
N 89° 45' 27" W BASIS OF BEARINGS 650.00'

2 1/2" AL. CAP
ON 2" AL. PIPE
DOWL
SE COR
TR B
WMS 502-S
1979

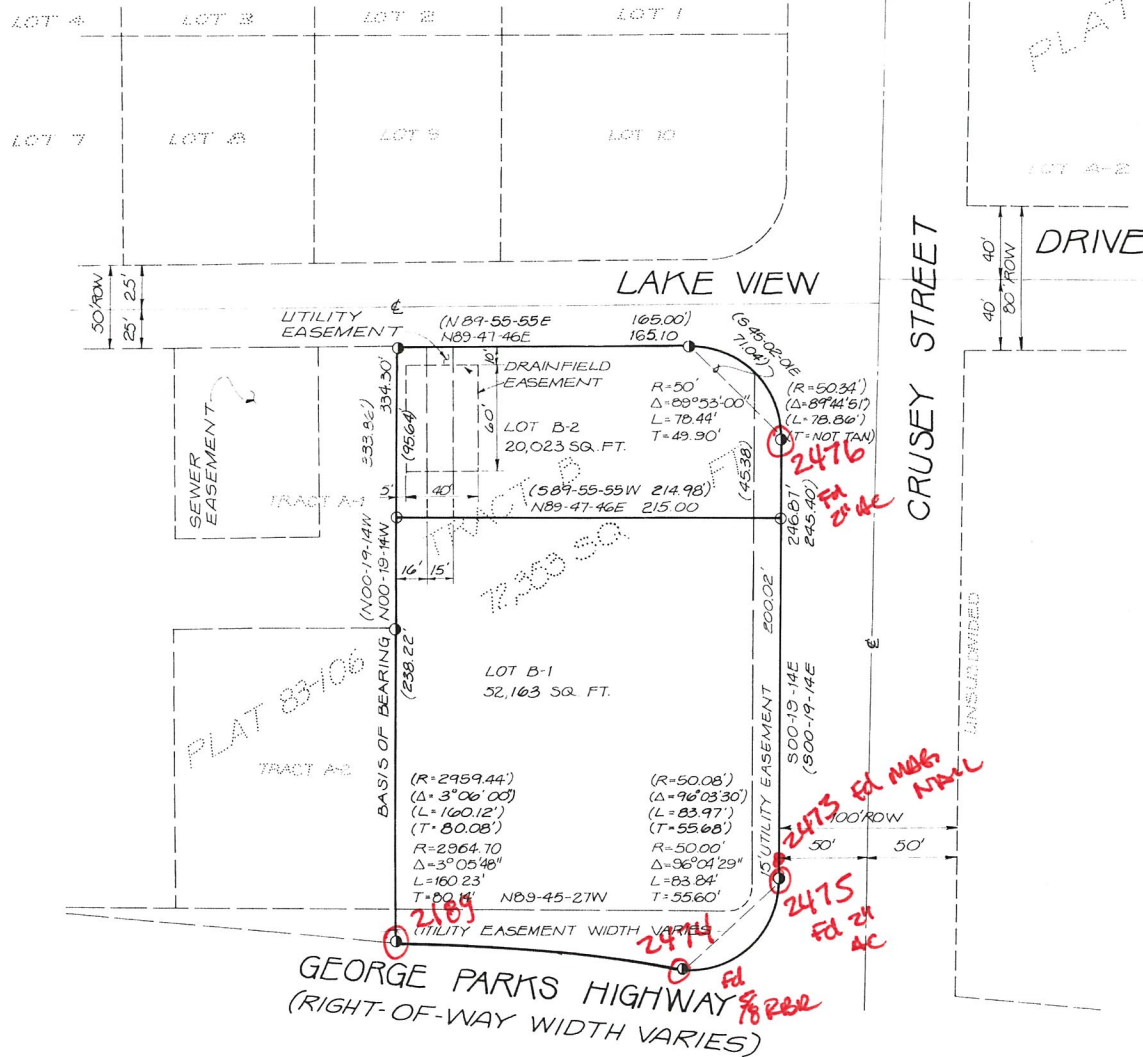
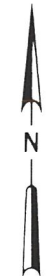
Plat 82-189
RECORDED FILED 10
Palmer REC. DIST.
DATE 12-30 1982
TIME 3:09 P.M.
Requested by MATANUSKA-SUSITNA BOROUGH
Address BOX 8
PALMER, ALASKA 99645

Building Setbacks and Elevations

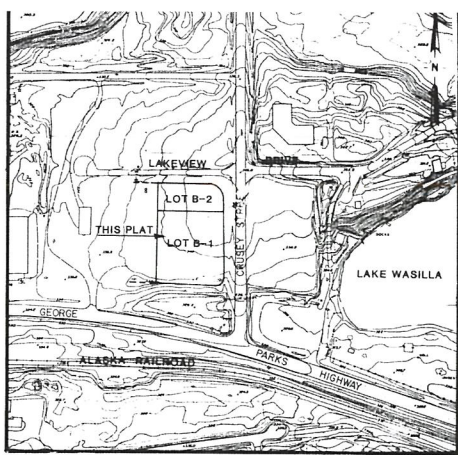
Legend

Lakewood Business Park
8.773 acres
Subdivision of E 615.46' of W 1265.46' of Palmer Plat 74-31
in NE 1/4 Section 10, T17N, R1W, Seward Meridian
Matanuska-Susitna Borough, Alaska

173673



PLAT NO. 83-126



VICINITY MAP
SCALE 1" = 300 FEET
SECTION 10, T17N, R1W
SOURCE: CITY OF WASILLA AERIAL MAPPING
DATED APRIL, 1984

CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through December 31, 1984, against the property, included in the subdivision or resubdivision, hereon have been paid.
October 4, 1984
Harry G. Lantz
Borough Tax Collection Official

CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current City of Wasilla Taxes and special assessments through 12-31, 1984, against the property, included in the subdivision or resubdivision, hereon have been paid.
October 3, 1984
Calvin G. Nielson
City Tax Collection Official

CERTIFICATE OF LAND SURVEYOR

I, Kent B. Hepp, 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 5,000; and that all permanent exterior control monuments have been set and staked.
Kent B. Hepp 8/11/84

COMPLIANCE WITH DEC REGULATIONS

SEWAGE DISPOSAL--No individual 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.

APPROVAL CERTIFICATE BY ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with 18AAC72.065 and is approved, subject to any noted restrictions.
Paul E. Inward Signature
Nathaniel Suprenant Title
Date Sept 4, 1984

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(We) certify that I(we) hold the specified property interest in the property described herein. I(We) hereby agree to this plat, and to any restrictions or covenants appearing hereon. Any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

McDONALD'S CORPORATION
2700 Northrup Way
Bellevue, Washington 98002

By Seymour Greenman
Title President
Date 10/15/84

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED & SWORN TO before me this 15th day of October, 1984.
John A. Smith
Notary Public in &
My commission expires June 30, 1984

CERTIFICATION OF APPROVAL BY THE COMMISSION

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 Platting Board/Planning Board of Appeals by Plat Resolution No. 84-229-F, dated 8-7-84, and that the plat shown hereon has been approved for recording in the office of the Recording in the Recording District in which the plat is located.
John A. Smith
Chairman/Planning Director

ATTEST:

Maile M. Smith
Platting Clerk

LAND USE

All of the area in the subdivision shown hereon is within the City of Wasilla and is controlled by the Wasilla Land Use Ordinance as spelled out in Title 16 Chapter 44 of the Wasilla Municipal Code and Amendments, Revisions and Updates thereto. Land Use Permits, as issued by the City of Wasilla, must be acquired by individual lot owners prior to beginning construction.

RESTRICTIVE COVENANTS

Restrictive Covenants were recorded December 30, 1982, at the Palmer Recording District in Book 288, Pages 120-127, and on APRIL 4, 1984 BOOK 351 PAGE 759.

NOTES:

- INGRESS AND EGRESS TO LOT B-1 IS LIMITED TO CRUSEY STREET ONLY.
- INGRESS AND EGRESS TO LOT B-2 IS LIMITED TO LAKEVIEW DRIVE ONLY.
- LOTS B-1 AND B-2 ARE TO BE SERVICED BY THE CITY WATER SYSTEM. NO ON-LOT WELLS WILL BE PERMITTED.

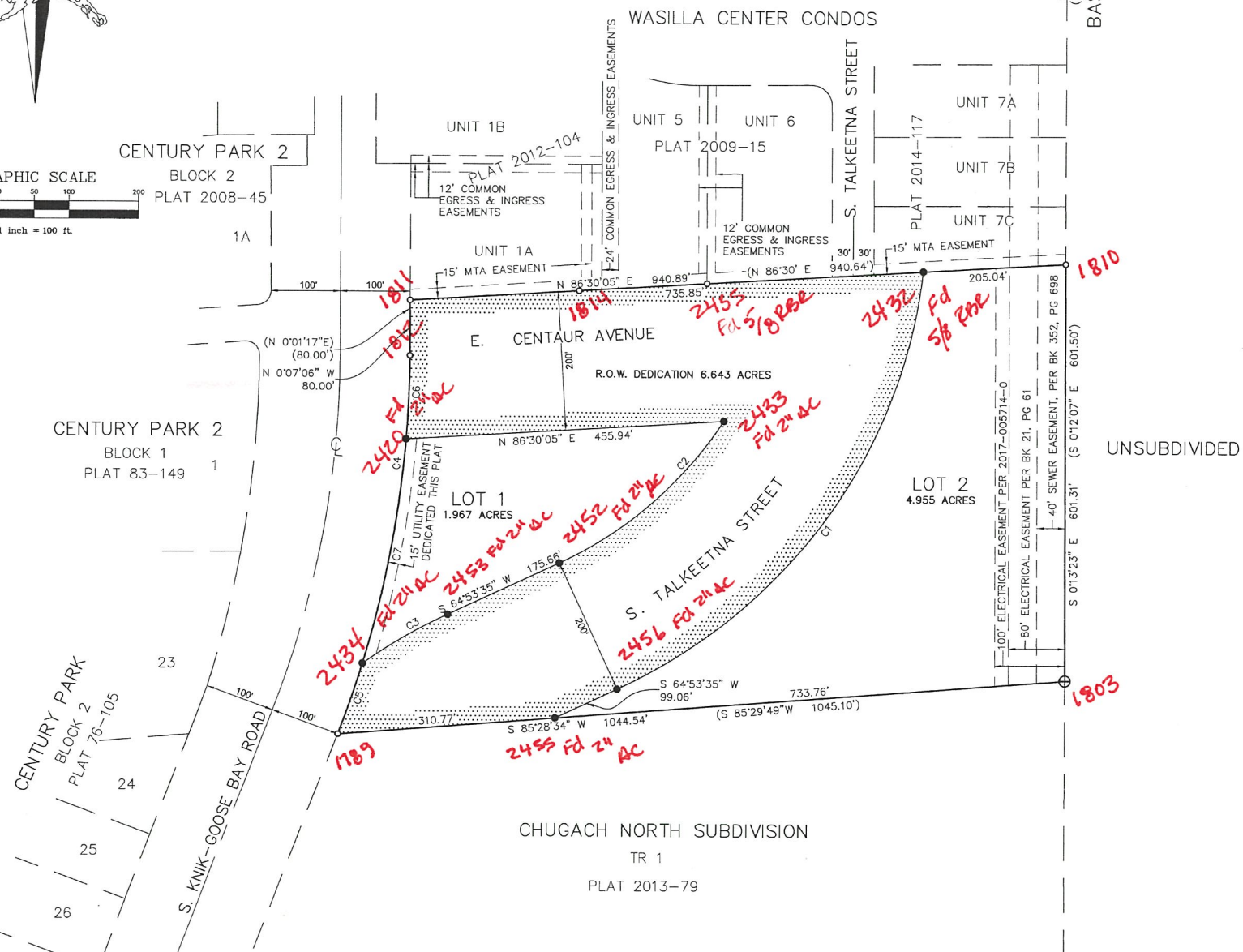
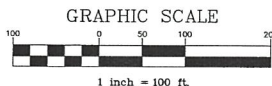
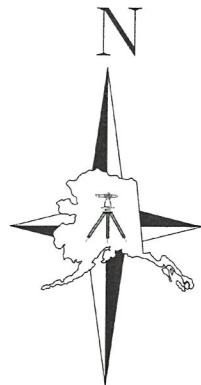
LEGEND

- ① FOUND 5/8" DIA. REBAR-NO CAP
- () FIELD MEASURED DISTANCE
- 5/8" X 30" RE-BAR SET WITH CAP

84-229

RECORDED - FILED	10/10/84
Palmer	REC. DIST.
10:40	11:50
11:50	11:50
VALLEY TIRE & SERVICE	11/1/84

PLAT OF:	
TRACT B-1 AND B-2 LAKEWOOD BUSINESS PARK, A SUBDIVISION OF TRACT B LAKEWOOD BUSINESS PARK LOCATED WITHIN THE NE 1/4 OF SECTION 10, T17N, R1W, SEWARD MERIDIAN, ALASKA CONTAINING 1.66 ACRES	
MATANUSKA-SUSITNA BOROUGH, ALASKA	
PLAT PREPARED BY: CH2M HILL ENGINEERS 2550 DENALI, 8th FLOOR ANCHORAGE, ALASKA 99508	PLAT PREPARED AT THE DIRECTION OF: McDONALD'S CORPORATION 2700 NORTHUP WAY BELLEVUE, WASHINGTON 98002
SCALE: 1" = 50'	DWN BY: <u>DS</u>
DATE: <u>FEB. 1984</u>	CHECKED BY: <u>CH2M HILL</u>
SHEET NO. 1 OF 1 PROJ. NO. K 17744.41	



CURVE TABLE						
CURVE #	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	760.00'	58°40'29"	427.14'	778.29'	S35° 43' 08"W	744.73'
C2	560.00'	32°25'26"	162.82'	316.91'	S48° 52' 17"W	312.70'
C3	760.00'	10°36'00"	70.50'	140.60'	S59° 35' 35"W	140.40'
C4	1532.50'	20°52'43"	282.35'	558.44'	N10° 22' 14"E	555.36'
(C4)	(1532.50')	(20°52'43")	282.35'	(558.44')	S10° 27' 38"W	555.36'
C5	1532.50'	4°02'10"	54.00'	107.96'	S18° 47' 31"W	107.93'
C6	1532.50'	4°30'55"	60.42'	120.77'	S02° 11' 21"W	120.74'
C7	1532.50'	12°19'37"	165.49'	329.71'	S10° 36' 37"W	329.07'

- LEGEND
- (S 0°21'35" W) (319.98') RECORD DATA PER PARCEL WAIVER RESOLUTION 88-6-PWm
- S 0°21'35" W 319.98' MEASURED / COMPUTED DATA
- ⊕ FOUND PRIMARY MONUMENT
- FOUND 5/8" REBAR
- PARCEL BOUNDARY
- LOT LINES CREATED BY THIS PLAT
- LOT LINES
- EASEMENT LINES
- RIGHT-OF-WAY TO BE DEDICATED TO MATANUSKA-SUSITNA BOROUGH
- SET 2" ALUMINUM CAP ON 5/8" x 30" REBAR

LOUNSBURY
LS-7613
2017

- SURVEY NOTES
- LOT 1 IS SERVED BY MUNICIPAL WATER SYSTEM.
 - LOT 2 IS SERVED BY A MUNICIPAL SEWAGE SYSTEM.
 - 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.
 - MTA BLANKET EASEMENT BOOK 109, PAGE 848 RECORDED JANUARY 12, 1976.
 - 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.

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 1-9-18, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE 1-9-18 TAX COLLECTION OFFICIAL (CITY OF WASILLA)

CERTIFICATION OF PAYMENT OF TAXES

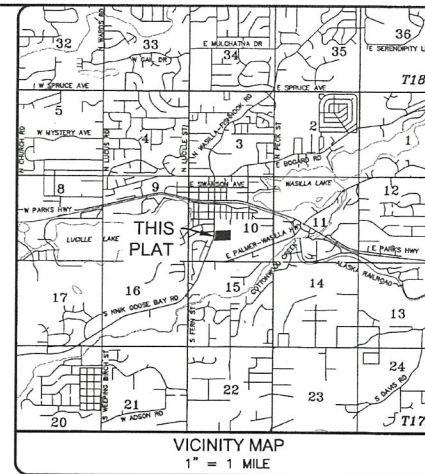
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH January 10, 2018, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE 01/10/18 TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH)

SURVEYOR'S CERTIFICATE

I, DEAN CIMMIYOTTI, LS 7613, 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 DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE JAN 4, 2018 SIGNATURE OF LAND SURVEYOR



CERTIFICATION 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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE DATE 1/09/2018

NAME BEAT COTTLE

TITLE Mayor City of Wasilla

THE CITY OF WASILLA
290 E. HERNING AVE
WASILLA, AK 99654

NOTARY'S ACKNOWLEDGMENT

BEAT COTTLE PERSONALLY APPEARED, SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF January, 2018

DATE 02/22/2021 MY COMMISSION EXPIRES

PLANNING AND 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 PLANNING BOARD BY PLAT RESOLUTION NUMBER 2018-2, DATED 7-26-17, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

DATE 1/10/2018 PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

PLAT OF
MAIN STREET COUPLET

A RESUBDIVISION OF
PARCEL #1, WAIVER RESOLUTION 88-6-PWm, RECORDED AT 88-71W, A PORTION OF THE SOUTHWEST 1/4 SECTION 10, TOWNSHIP 17 NORTH, RANGE 1 WEST, S.M., PALMER RECORDING DISTRICT, STATE OF ALASKA

CONTAINING 13.565 ACRES

PROJECT LOCATION:
CITY OF WASILLA
STATE OF ALASKA

ZONE: C

DATE: DECEMBER 29, 2017

SHEET: 1 OF 1

FIELD BOOK: 16-075

DRAWING NAME: 16-075 PP

DRAWN: K3/CK

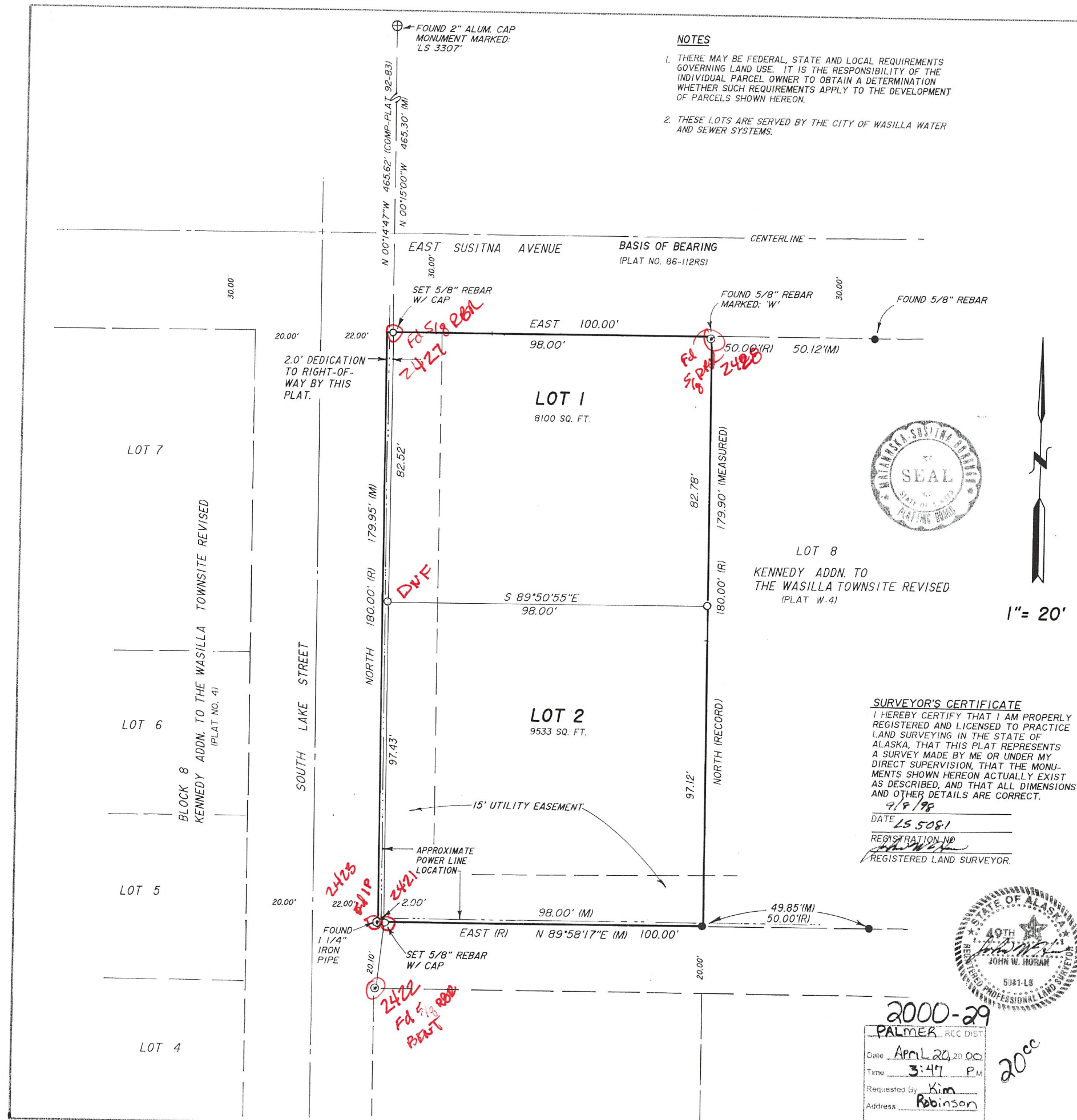
CHECKED: DC

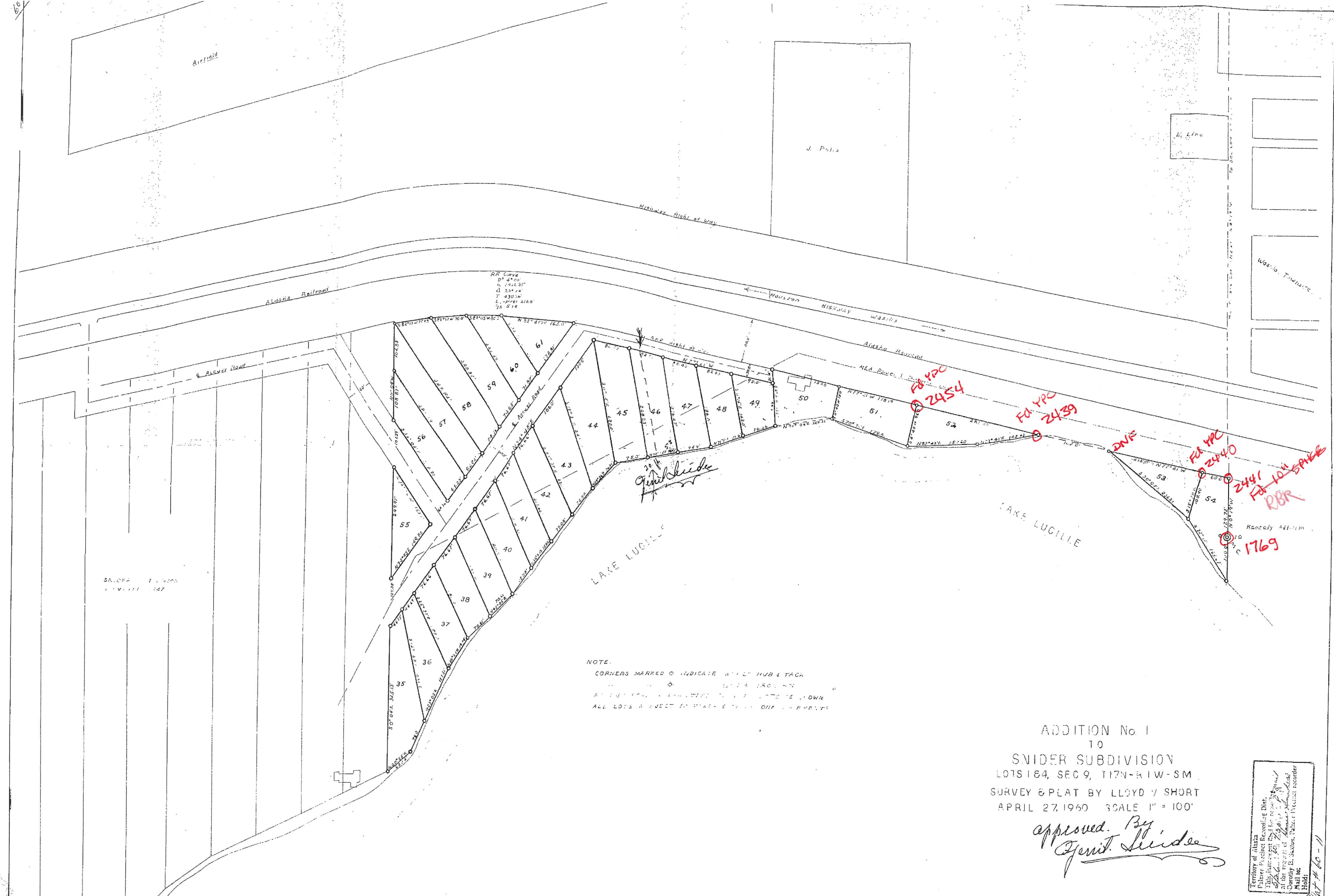
TAX MAP: WA11

SCALE: 1" = 100'

LOUNSBURY & ASSOCIATES
Surveyors Engineers Planners

3050 E. Cottle Loop
Wasilla, Alaska 99654
PHONE: (907) 357-9129
FAX: (907) 357-9140
http://www.LOUNSBURYINC.com

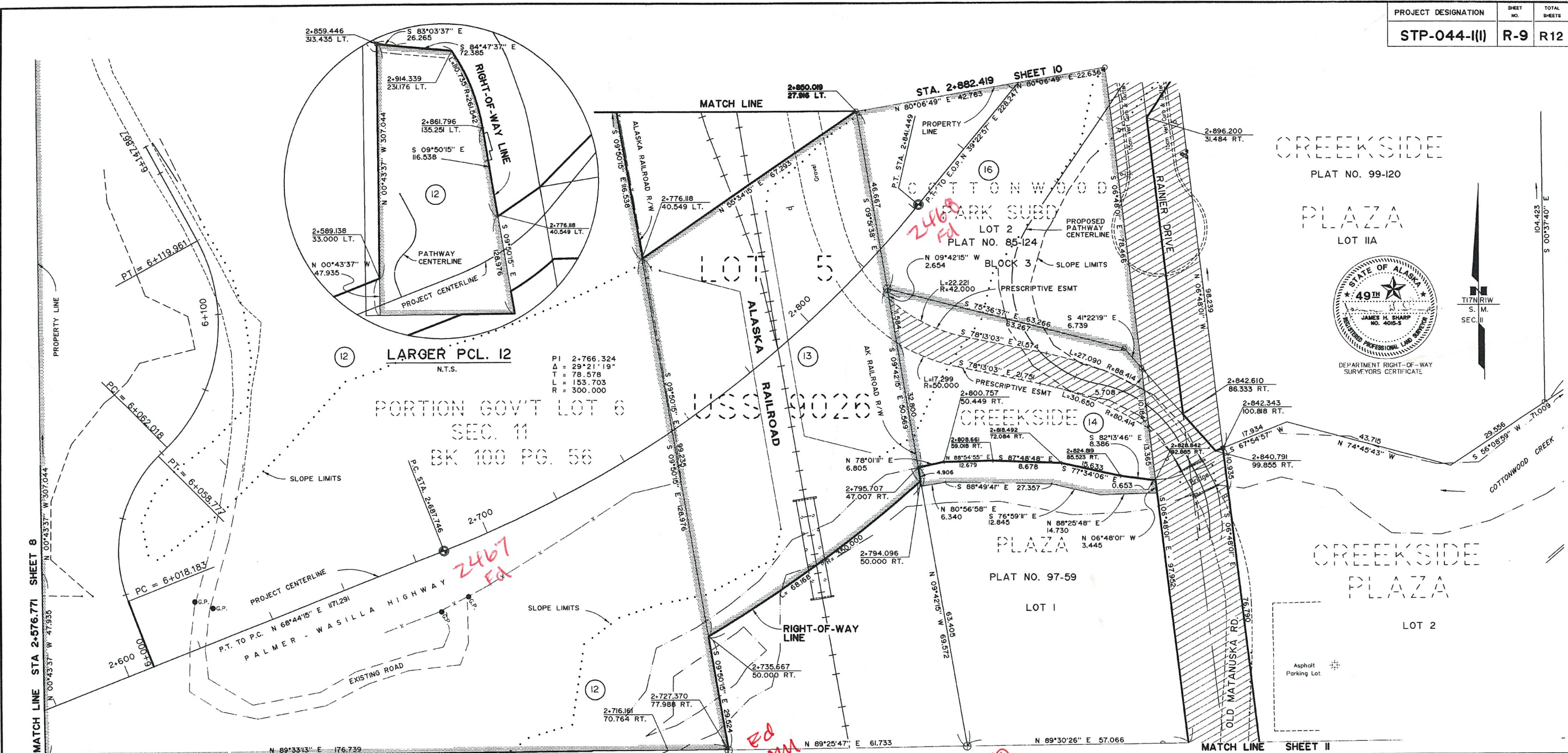




ADDITION No. 1
TO
SNIDER SUBDIVISION
LOTS 164, SEC 9, T17N-R1W-SM
SURVEY & PLAT BY LLOYD V. SHORT
APRIL 27, 1960 SCALE 1" = 100'

approved By
Genit. Snider

Territory of Alaska
Palmer District Recording District
This instrument is a true and correct copy of the original as the same appears in the records of the office of the Recorder of the Territory of Alaska
at the request of *Genit. Snider*
Corollary E. Snider, Palmer District Recorder
Mail to:
Held:
Plat # 60-11



PARCEL NO.	INTEREST TO BE ACQUIRED	OWNER	LARGER PARCEL	TAKE INCLUDING EXISTING EASEMENT	NET TAKE	REMAINDER	BK. RECORDED	PA.	DATE
17		DELETED							
16	FEE	PEDERSEN FAMILY TRUST	0.3873 ha	0.3873 ha	0.3873 ha	-0-	1067	865	1/11/01
15		DELETED							
E-14A		DELETED							
14	FEE	PEDERSEN FAMILY TRUST	0.6583 ha	0.2657 ha	0.2096 ha	0.3926 ha	1091	103	8/11/00
13	PERMIT	ALASKA RAILROAD CONTRACT 6012, SUPPLEMENT 14	LARGE	0.6083 ha	0.6083 ha	LARGE			8/3/00
12	FEE	KENAI SUPPLY INC.	5.1076 ha	5.1076 ha	5.1076 ha	-0-	1089	598	6/21/00
11									4/24/00

DATE	REVISIONS	BY
4/4/00	ADDED PCL 13A REV PATHWAY & SLOPES	RK
2/17/00	REV. MSC. BEARINGS & DIST. PCLS 13 16	RK
2/9/00	REV PCL 14 ADDED PCL E-14A	RK
2/6/00	REV. SLOPES DEL PCL 15 COMBINED LOTS 3 & 4 OF COTTONWOOD PARK AND CREEKSIDE PLAZA RESPECTIVELY	RK
1/19/00	REV PCLS 12 14 DEL PCL 17	RK
10/22/99	REV. DIMS. PCLS. 13, 14, AREA PCL. 10	RK
10/11/99	REV. DIMS. AREAS 12, 14, 15.	RK

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
STP-044-1(1)
52921
PALMER WASILLA HWY. EXTENSION

DRAWN BY: RK
CHECKED BY: RK
DATE: 1/21/99
SCALE: 1:500
SHEET: 9 OF 12

LEGEND

N 90°00'00" E RECORD DATA PER PLAT No. 2006-130
 N 90°00'00" E MEASURED DATA
 SURVEY LINES OF RECORD
 ADJACENT PROPERTY LINES
 CENTER LINE
 FOUND 5/8" REBAR
 RISER
 SET 5/8" 30" REBAR WITH PLASTIC CAP (SEE DETAIL A)

DETAIL A



UNSUBDIVIDED

N 89°54'26" E 290.39'
 N 89°53'16" E 290.59'

UNIT 2
 34,264 SQFT
 BASE ELEVATION 353.00'

UNIT 3
 37,396 SQFT
 BASE ELEVATION 353.00'

UNIT 4
 112,411 SQFT
 BASE ELEVATION 353'

UNIT 1
 107,626 SQFT
 BASE ELEVATION 355'

UNIT 5
 45,738 SQFT
 BASE ELEVATION 353.00'

UNIT 6
 50,043 SQFT
 BASE ELEVATION 353.00'

UNIT 7
 81,818.65 SQFT
 BASE ELEVATION 355'

GRAPHIC SCALE



1 INCH = 50 FEET

NOTES FROM PLAT OF RECORD

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE 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.
- THERE IS LESS THAN A 1 PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR

BASIS OF BEARING

PARCEL #1
 WAIVER RESOLUTION
 SERIAL No. 88-6-PWm

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT THIS PLAT CONTAINS THE INFORMATION AS FORTH IN SECTION 34.08.170.

I, TERRY L. NICODEMUS, L.S. 9106, 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 ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS IS A SITE CONDOMINIUM AND CONTAINS NO UNITS WITHIN STRUCTURES OR STRUCTURES THAT CONSTITUTE A UNIT, SO AS 34.08.090 IS INAPPLICABLE.

DATE 2/18/09
 TERRY L. NICODEMUS, L.S. 9106

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	122°44'	48.55	225.00	N 83°49'08" W	48.45
C2	122°44'	42.07	175.00	N 83°49'08" W	41.99
C3	122°44'	55.02	255.00	N 83°49'08" W	54.91
C4	122°44'	49.21	225.00	S 83°54'11" E	49.11
C5	123°15'	55.77	255.00	S 83°54'11" E	55.66
C6	123°15'	42.65	175.00	S 83°54'11" E	42.56
C7	89°58'56"	47.11	30.00	N 44°50'25" E	42.42
C8	90°10'4"	47.13	30.00	N 45°09'35" W	42.43
C9	89°57'46"	62.81	40.00	S 45°10'07" W	56.55
C10	68°17'03"	47.64	40.00	S 34°07'17" E	44.92

NUM	BEARING	DISTANCE
L1	N 86°30'00" E	32.66'
L2	S 0°02'14" W	70.03'
L3	S 0°02'14" W	69.97'
L4	N 90°00'00" W	13.11'
L5	N 90°00'00" W	53.05'
L6	N 90°00'00" W	8.34'
L7	S 89°49'53" W	13.15'
L8	N 0°54'14" W	14.91'
L9	N 0°12'24" W	19.83'
L10	S 89°36'46" W	39.83'
L11	S 89°37'05" W	39.87'
L12	N 01°33'26" W	14.66'
L13	S 89°05'12" W	14.00'
L14	S 00°11'20" W	15.71'
L15	N 00°54'14" W	20.31'
L16	N 89°52'02" E	30.00'
L17	S 86°30'00" W	30.05'
L18	S 86°30'00" W	30.05'



OWNERSHIP CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT HE IS THE OWNER OF UNITS 1-7 WASILLA CENTER CONDOMINIUMS (PLAT No. 2006-130) LOCATED WITHIN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR THE WASILLA CENTER CONDOMINIUMS DATED 2/10/2009, AND RECORDED ON THE DAY OF 2/10/2009, SERIAL No. 2009-002951-0, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA PURSUANT TO SECTION 34.08.100 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT, DOES HEREBY FILE THIS PLAT AND PLANS TO REFLECT THE CREATION OF UNITS AND COMMON ELEMENTS.

SEE AFFIDAVIT
 EDWIN P. POWELSON, PRESIDENT, WASILLA CENTER DEVELOPMENT, LLC, AN ALASKA LIMITED LIABILITY COMPANY, BY ITS MANAGER, WESTERN HOLDING COMPANY, LLC, AN ALASKA LIMITED LIABILITY COMPANY, BY ITS MANAGER, WESTERN ENTERPRISES, INC., AN ALASKA CORPORATION
 Date

SEE AFFIDAVIT
 FIRST NATIONAL BANK, ALASKA
 Date

SEE AFFIDAVIT
 ARCTICORP, AN ALASKA CORPORATION
 Date

SEE AFFIDAVIT
 ARCTIC CENTER, AN ALASKA PARTNERSHIP
 Date

SEE AFFIDAVIT
 WESTERN ENTERPRISES, INC., AN ALASKA CORPORATION
 Date

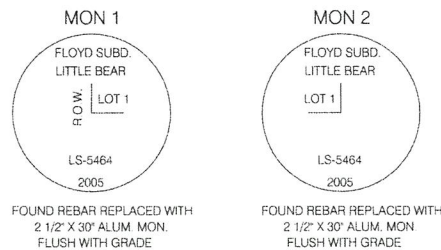
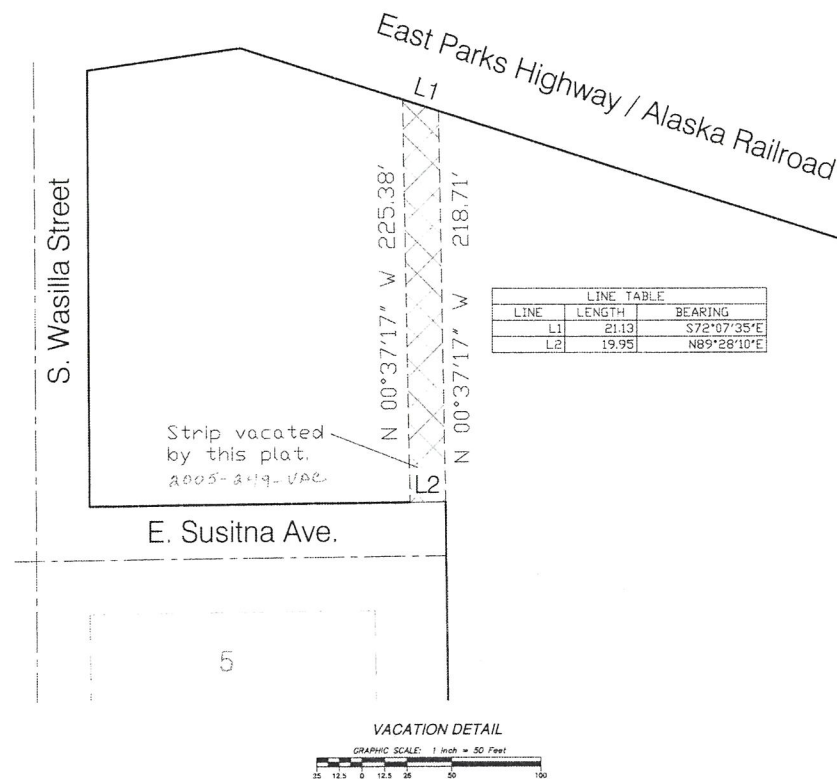
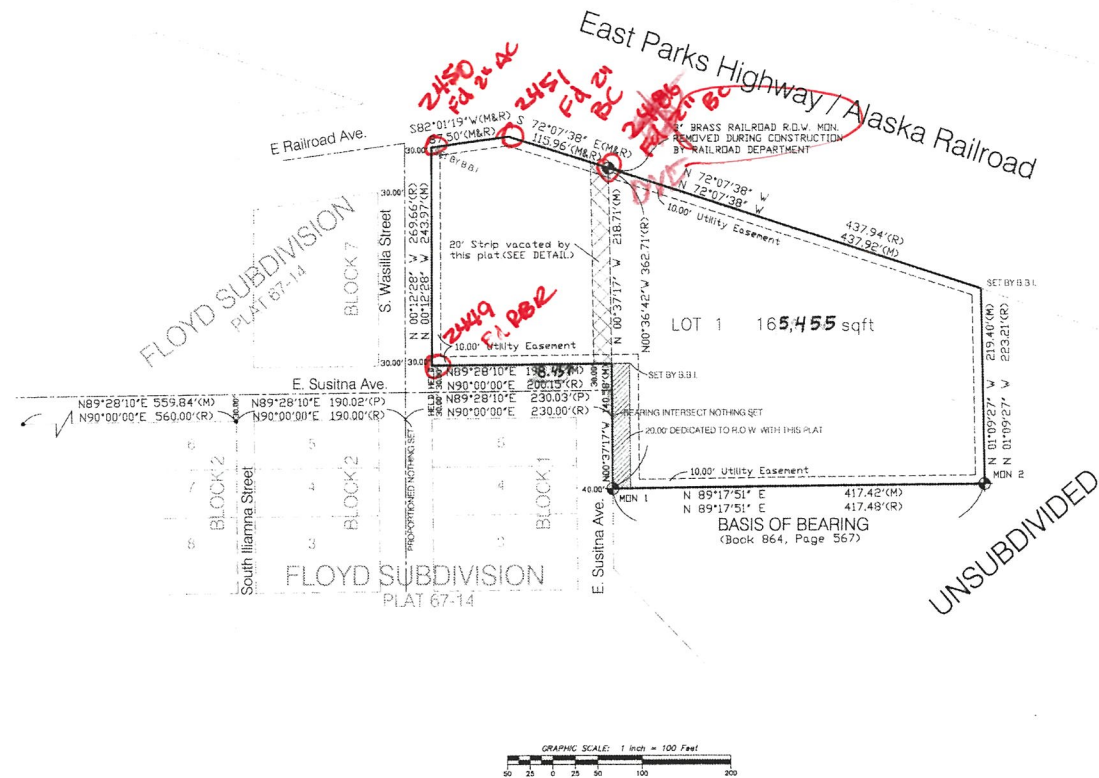
GENERAL NOTES

- RECEPTION No. 2007-019878-0 IS A RIGHT OF WAY EASEMENT THAT AFFECTS LOT 1 AND TRACT A. RUNNING ALONG THE WIDTH OF THE ACCESS ROAD FOR LOT 1 AND TRACT A
- RECEPTION No. 2008-017702-0 IS A MATANUSKA TELEPHONE ASSOCIATION EASEMENT, AFFECTING A 15 FOOT WIDE STRIP THAT HAS AN UNDETERMINED LOCATION
- NO STRUCTURE SHALL BE PLACED ON ANY LOT WHICH SHALL HAVE AN ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENT, LESS THAN 3 FEET ABOVE THE HIGHEST KNOWN GROUND WATER.
- BASIS OF ELEVATION DETERMINED USING BENCHMARK S1, DESCRIBED BY NATIONAL GEODETIC SURVEY 1985 (NAD 83) THE STATION IS LOCATED IN WASILLA, AT THE INTERSECTION OF KNIK GOOSE BAY ROAD (MAIN STREET) AND RAILROAD AVENUE, AT THE NORTHWEST CORNER OF THE INTERSECTION. OWNERSHIP--RAILROAD RIGHT-OF-WAY. (NAD 83(2007)-- 61°34'49.75" (N) 149°26'30.24" (W) ADJUSTED) ELEVATION: 338.13' (NAVD 88)
- EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (I.E. UNIT 1).
- THE CONDOMINIUM DEVELOPMENT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE 'COMMON INTEREST OWNERSHIP ACT', ALASKA STATUTE 34.08.
- CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE PAVEMENT AND CURBS, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS AND TREES, FENCES, SIGNS, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY, AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR PURPOSES. PLEASE REFER TO ARTICLE X & XII OF THE DECLARATION FOR LIMITATIONS AND RESERVATIONS OF THESE RIGHTS.
- UNIT BOUNDARIES SHOWN ON THIS SHEET ARE ACTUAL UNIT BOUNDARIES ACCORDING TO THE DEFINITION OF UNIT IN ARTICLE I, SECTION 1.28.
- FOR DESCRIPTION OF 'UNIT', SEE ARTICLE I, SECTION 1.28 OF THE DECLARATION RECORDED 2/10/2009, SERIAL NO. 2009-002951-0, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.



2009-15
 PALMER REC DIST
 Date 2/10/2009
 Time 11:34 AM
 Requested By ACUTEK
 Address Company

PALMER RECORDING DISTRICT CONDOMINIUM PLAT OF WASILLA CENTER CONDOMINIUMS CONTAINING 12.65 ACRES, MORE OR LESS A SUBDIVISION OF LOT 1 AND TRACT A, WASILLA CENTER - PLAT #2006-130 PRO LOCATED WITHIN SECTION 10, T 17 N, R 1 W, S 4, AK	
PREPARED BY ACUTEK COMPANY P.O. BOX 876090 WASILLA, ALASKA 99607 PH. (907)376-5600 FAX (907)376-9629 E-MAIL: ADMIN@ACUTEKSURVEY.COM	
DESIGNED BY: NRA	SCALE: 1" = 50'
DRAWN BY: NRA	DATE: 2/4/2009
CHECKED: TLN	FILE No. 08-0507
	SHEET: 1 OF 1



LEGEND

- SURVEY MONUMENT FOUND OR SET
- 5/8" REBAR FOUND
- 5/8"x30" REBAR SET BY RECORD(SEE CAP DETAIL)
- 9 LOT NUMBER
- BLOCK 1 BLOCK NUMBER
- N.T.S. NOT TO SCALE
- B.B.I. BEARING BEARING INTERSECTION
- ⊙ REBAR CAP = 1 1/2" PLASTIC CAP SET ATOP ALL REBAR SET THIS SURVEY.
- (M) MEASURED
- (R) RECORDED PLAT #67-14, BOOK 864, PAGE 567

NOTES

- DIRECT VEHICULAR ACCESS TO PARKS HIGHWAY FROM THIS SUBDIVISION IS PROHIBITED.
- 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.
- NO INDIVIDUAL WATER SUPPLY OR SEWER DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT. THE CITY OF WASILLA WILL FURNISH SEWER AND WATER FACILITIES TO THE PROJECT.
- RECORD INFORMATION FROM PLAT #67-12 FLOYD SUBDIVISION, AND BOOK 864, PAGE 567, GOVT. LOT 3, SECTION 10.

CERTIFICATE OF OWNERSHIP

I, the undersigned hereby certify that I am the Acting Chief of Right of Way, Department of Transportation and Public Facilities, that the State of Alaska is the owner of portions of the land described by this plat. This plat, and all easements and rights-of-way dedicated for public use as shown and described hereon, has been reviewed by the Central Regional Office and is hereby recommended for approval by the Commissioner.

Robert Wright 12-1-05
Date
Acting Chief of Right of Way
State of Alaska
Department of Transportation and Public Facilities
P.O. Box 196900, Anchorage, Alaska 99519

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1ST DAY OF DECEMBER, 2005,
FOR ROBERT WRIGHT

Lori Landis
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7-21-2008

Approved by:
Gordon C. Keith 12/2/05
Commissioner
State of Alaska
Department of Transportation and Public Facilities

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2ND DAY OF DECEMBER, 2005,
FOR GORDON C. KEITH

Rox Ann Dowd
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7/24/04

Planning and 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 number 2005-250-Sub, dated AUGUST 18, 2005, and that this plat has been approved for recording in the office of the recorder in the Palmer recording district, Third Judicial District, State of Alaska, in which the plat is located.

Deanne J. 2005
Deanne J. 2005
Planning and Land Use Director Date

ATTEST:
Marion M. Lewis
Platting Clerk

Certificate of Payment of Taxes

I hereby certify that all taxes and special assessments, through Dec 2005, against the property, included in the subdivision or resubdivision, hereon have been paid.

Robert Wright 12-7-05
Tax Collection Official (Borough) Date

Certificate of Payment of Taxes

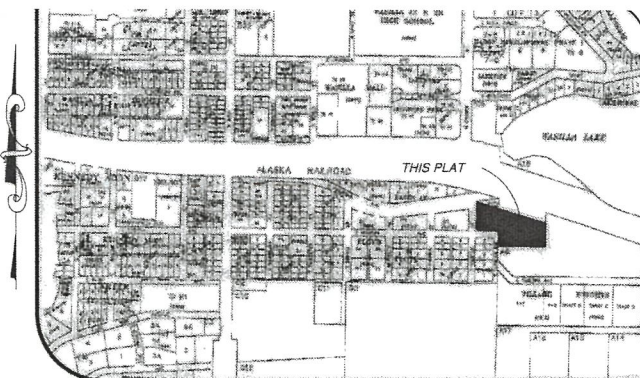
I hereby certify that all taxes and special assessments, through November 29, 2005, against the property, included in the subdivision or resubdivision, hereon have been paid.

Deanne J. 2005 11-29-05
Tax Collection Official (City) Date

SURVEYOR'S CERTIFICATE

I, Bobby F. Burnett, Professional Land Surveyor, 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 supervision, and that the monuments shown on the plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

Bobby F. Burnett
Bobby F. Burnett, LS



VICINITY MAP
N.T.S.

CERTIFICATE OF OWNERSHIP & DEDICATION

I certify that I am the owner of the property shown and described in this plan and that I adopt this plan of subdivision by my free consent and dedicate all rights-of-way to the Matanuska-Susitna Borough.

Lee Baker 11/29/05
Date
Discovery Construction, Inc., an Alaska Corporation
P.O. Box 111411
Anchorage, AK 99511

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29TH DAY OF November, 2005,
FOR Lee Baker

Deanne J. 2005
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 4/31/2007

BENEFICIARY

SEE AFFIDAVIT
Denali Alaskan Federal Credit Union
440 E. 36th Avenue
Anchorage, AK 99503

PLAT OF

WASILLA LAKE VIEW ESTATES

A SUBDIVISION OF A PORTION OF GOVT LOT 3, BOOK 854, PAGE 567, SECTION 10, TOWNSHIP 17 NORTH, RANGE 1 WEST, S.M. ALASKA, AND BLOCK 8, BOOK 1041, PAGE 626, FLOYD SUBDIVISION, PLAT 67-12, PALMER RECORDING DISTRICT, AND VACATION OF THE 20' STRIP CONTAINING 3.8687 ACRES.

LITTLE BEAR SERVICES

525 WEST 54th AVE.
Anchorage, Alaska 99518
(907) 677-1040



Designed by	BFB
Drawn by	RJB
Checked by	BFB
Scale	1" = 100' UNLESS OTHERWISE SHOWN
Date	11/29/2005
Sheet of	1