

NOTES

- SET FLANGED, MAGNETIZED ALUMINUM MONUMENT 3-1/4" CAP, 2-3/8" o.d. PIPE, 30" LONG, BURIED 26" DEEP, EXTENDS ABOUT 4" ABOVE GROUND.
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH HE-SI-87-214, AND AS 38.09.010, (SLA1983, AM 1984).
- THE EXISTING CLAIMANT'S CORNERS WERE RECOVERED AND USED TO CONTROL THE LOCATION OF THE TRACT BOUNDARIES.
- THE MINIMUM CLOSURE OF THE TRACT BOUNDARY AND THE MINIMUM ACCURACY OF THE FIELD SURVEYED TIE TO THE BASIS OF COORDINATES, AS FIELD MONUMENTED, EXCEEDS 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- ALL PARCELS ON LANDS OWNED BY THE STATE OF ALASKA, LOCATED WITHIN FIFTY (50.00) FEET OF, OR BISECTED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A FIFTY (50.00) FOOT EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FORM THE TRUE BOUNDS OF THE PARCEL. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- 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.
- ALL LOTS HAVE AT LEAST 40,000 SQ. FEET OF USABLE AREA, AS DEFINED BY MSB ORDINANCE.
- 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 USES.
- FLY-IN ACCESS TO THIS SUBDIVISION HAS BEEN DOCUMENTED AND APPROVED AT THE TIME OF RECORDING.

PLAT APPROVAL

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/PLATTING BOARD OF APPEALS BY PLAT RESOLUTION NO. 10-11-E, DATED 10-25-1990, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

11-1 1990
PLANNING DIRECTOR
ATTEST: Michael McLean
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 11-1 1990, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

12-21 1990
Borough Tax Collection Official

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 AND OTHER DETAILS ARE CORRECT.

12-21-90
DATE
REGISTRATION NO. LS-5880
DAVID C. STREBEL
REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

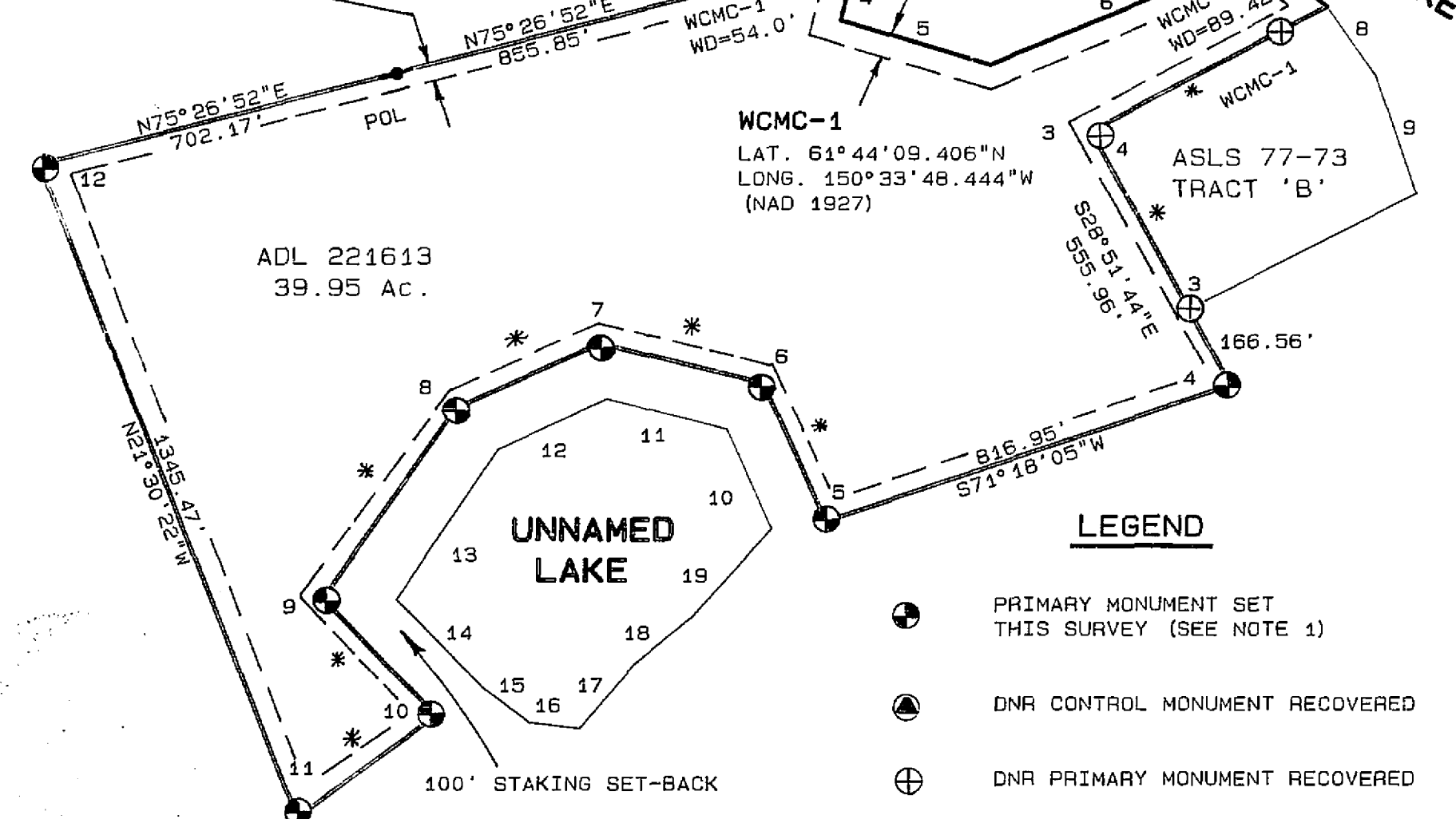
THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18AAC72.065 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

David C. Strebel District Supervisor 2/15/90
SIGNATURE TITLE DATE

PARCEL BOUNDARY

* WCMC2	COR3	R) 420.84'	R) 362°11'59"W
		M) 420.68'	M) 362°03'08"W
COR3	77-73	R) 389.07'	R) 328°41'47"E
		M) 389.40'	M) 328°51'44"E
COR3	COR4	555.96'	S28°51'44"E
COR5	COR6	292.57'	N24°26'16"W
COR6	COR7	320.79'	N75°32'36"W
COR7	COR8	303.72'	S65°41'04"W
COR8	COR9	443.10'	S34°36'42"W
COR9	COR10	311.91'	S43°53'00"E
COR10	COR11	328.74'	S53°36'36"W

TYPICAL 25' PUBLIC ACCESS EASEMENT



BASIS OF BEARING

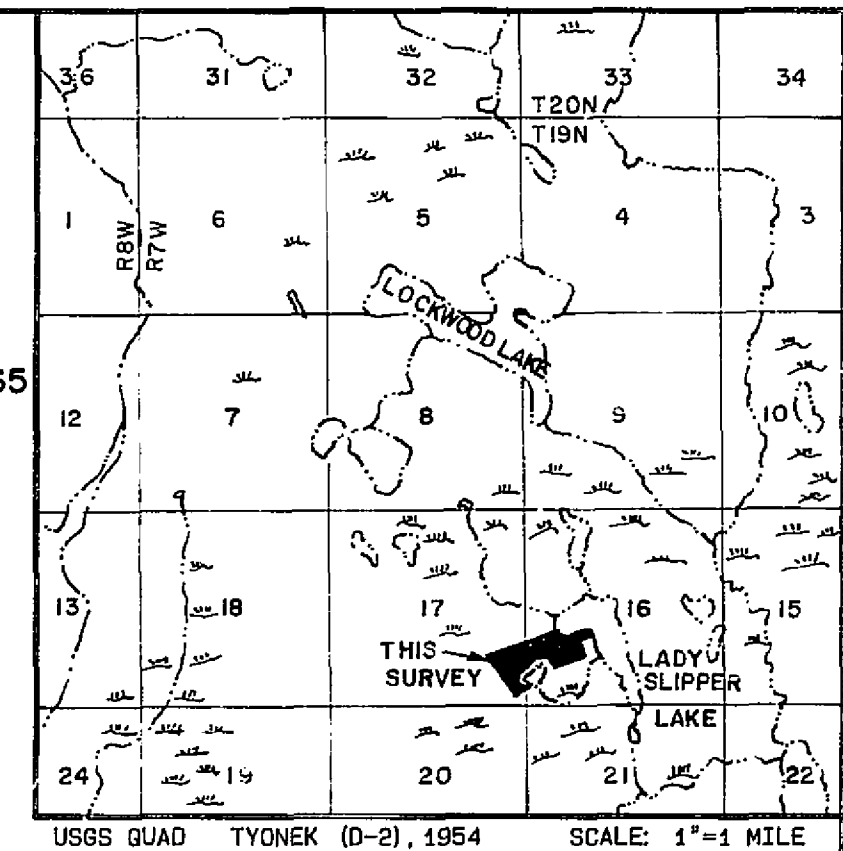
ALASKA STATE LAND SURVEY 83-153
"AMENDED PLAT"
PLAT FILED 9/15/89, TALKEETNA
RECORDING DISTRICT, FILING # 89-40
S63°24'54"W (FORWARD)
N63°24'48"E (BACK)
320.12' (REC)
320.17' (MEAS)
(NAD 1927)

SELECTION INFORMATION

General Selection 196
Tentative Approval dated 8-26-65
Patent No. 50-66-0116 dated 9-27-65

BASIS OF COORDINATES

CM-14
ALASKA STATE CONTROL SURVEY
PLAT FILED 11/26/79, TALKEETNA
RECORDING DISTRICT, FILING # 79-184
LAT. 61°44'18.69"N
LONG. 150°33'25.06"W
(NAD 1927)



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF LAND & WATER MANAGEMENT, AND THAT THE STATE OF ALASKA IS OWNER OF A.S.L.S. 87-214, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

10/16/90
DATE
DIRECTOR, DIVISION OF LAND & WATER MANAGEMENT

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF OCTOBER, 1990 FOR NORMAN JOHNSON
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 12-10-92

PERMITTEE CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE PERMITTEE AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.

ADL No. 221613
ALBERT A. MOLLO
DATE 8-12-1990

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF AUGUST, 1990 FOR ALBERT A. MOLLO
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 12-10-92

MEANDERS

NO.	BEARING	DIST.	Desc.
1.	S35°35'27"E	123.03'	
2.	S 7°32'47"E	111.08'	
3.	S19°07'38"W	165.35'	
4.	S13°22'45"W	129.93'	
5.	S73°25'04"E	298.70'	
6.	N67°28'07"E	560.23'	
7.	S50°27'01"E	162.42'	
8.	S35°24'58"E	160.10'	
9.	S19°04'06"E	239.82'	
10.	N24°27'47"W	210.23'	
11.	N75°52'36"W	235.00'	
12.	S65°16'53"W	230.47'	
13.	S33°47'35"W	346.83'	
14.	S44°13'09"E	236.35'	
15.	S53°21'03"E	113.94'	
16.	S83°25'21"E	94.61'	
17.	N40°14'08"E	162.25'	
18.	N50°38'00"E	140.52'	
19.	N41°53'45"E	229.94'	

MONUMENT ACCESSORIES

Tree	Bearing	Dist.	Desc.	Tree	Bearing	Dist.
5"SP	S34°41'E	5.0'	COR 7	5"SP	S70°19'E	11.2'
5"SP	N66°10'W	10.2'		5"SP	S41°29'W	27.6'
5"SP	N13°06'W	9.3'		5"SP	N50°05'W	18.6'
7"SP	N 3°26'W	28.2'		12"SP	N 7°16'E	7.8'
8"SP	S 8°26'E	37.0'	COR 8	7"SP	S35°35'E	24.6'
18"B	N56°56'W	27.2'		10"SP	S70°48'W	31.3'
8"SP	N31°03'E	24.2'		12"SP	S79°15'E	52.9'
9"SP	S26°56'E	29.3'	COR 9	5"ALD	S57°51'W	22.0'
7"SP	N43°28'W	24.9'		12"SP	N46°37'W	28.3'
8"SP	N87°57'E	3.8'		8"SP	N 2°19'E	9.1'
7"SP	S 1°27'W	22.2'	COR 10	8"SP	S 4°43'E	7.9'
8"SP	N59°42'W	5.1'		5"SP	N85°51'W	17.7'
5"SP	N65°35'E	30.4'		12"B	N 0°40'E	32.7'
5"SP	S11°38'W	25.9'	COR 11	10"SP	S60°23'E	20.2'
5"SP	N43°39'W	32.9'		12"B	S80°34'W	7.6'
8"SP	N 9°47'W	11.7'		6"SP	N75°50'W	25.3'
7"SP	S62°57'E	4.7'	COR 12	12"B	S37°37'W	40.9'
6"SP	S51°29'W	25.7'		10"B	S35°00'E	41.9'

SP=SPRUCE

ALD=ALDER

B=BIRCH

TALKEETNA RECORDING DISTRICT

SCALE 0 100 300 600 900 1200 FEET 0 50 100 200 300 400 METERS 1 METER= 3.2808333 US FEET, 1 US ACRE= 0.4047 HECTARES	
DATE OF SURVEY BEGINNING 8/12/88 ENDING 8/14/88	DAVID C. STREBEL 3605 ARCTIC BLVD. #724 ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND & WATER MANAGEMENT ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 87-214 within UNSURVEYED SECT 16 & 17, TR A TOWNSHIP 19 NORTH, RANGE 7 WEST SEWARD MERIDIAN, ALASKA	
DRAWN BY DCS DATE 8/25/88	APPROVAL RECOMMENDED Chief Cadastral Surveyor Date 10/16/90
SCALE 1"= 300'	CHECKED DCS FILE NO. ASLS 870214