

- Legend
- Found US General Land Office Survey Monument
 - Found 3 1/4" Al Cap Monument per R.O.S. 98-36
 - Found 5/8" rebar per R.O.S. 98-36
 - Found 2" Al Cap Monument per R.O.S. 98-36
 - Set 3 1/4" Al Cap Monument on 2" by 30" Al Pipe
 - Record Information per R.O.S. 98-36
 - Approximate Non-Structural Fill Area
- Abbreviations
- R.O.S. Record of Survey
 - R.O.W. Right of Way
 - U.E. Utility Easement
 - O.H.E. Overhead Electric
 - M.T.A. Matanuska Telephone Association
 - M.E.A. Matanuska Electric Association

- NOTES
- 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.
 - 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 one-percent chance that any part of the plotted area will be inundated by the base flood event in any given year.
 - Five-eighths by three inch steel reinforcing rod with plastic cap set at all property corners unless otherwise noted.
 - Lot Lines are non-radial, unless otherwise noted "r".

OWNERSHIP AND DEDICATION CERTIFICATE

We certify that we are the owners of the property above described and that we do not have any other interest in the property. We hereby dedicate all rights-of-way to the Matanuska-Susitna Borough and grant all easements to the show shown.

Cecilia M. Hidalgo Date 8/2/2018 P.O. Box 110374 Anchorage, Alaska 99511-0374

Carl E. Luchinger Date 8/2/2018 P.O. Box 110374 Anchorage, Alaska 99511-0374

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this 2 Day of August, 2018, for Cecilia M. Hidalgo & Carl E. Luchinger.

Wickie Lee Fenster
Notary Public - State of Alaska

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 12/11/2020

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plan 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 2018-02, dated 7/25/2018, 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 plot is located.

August 3, 2018
Susan M. Peterson
Planning and Land Use Director

Attest: *Susan M. Peterson*

Plotting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments through Dec 31, 2018, against the property, included in the subdivision have been paid.

MSB Tax Collection Official Angus Lockert 8/2/18

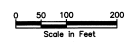
SURVEYOR'S CERTIFICATE

I, Henry H. Wilson 3082-LS, 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.

Henry H. Wilson
Surveyor

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH	BRC
C1	47.17	30.00	90.00°	30.00	42.46	M44571.1°
C2	47.09	30.00	89.35°	29.98	42.40	M44532.4°
C3	47.16	30.00	90.04°	30.04	42.45	M44796.26°
C4	47.12	30.00	90.00°	30.00	42.43	M44970.1°
C5	47.12	30.00	90.00°	30.00	42.43	M44542.3°
C6	47.09	30.00	89.35°	29.98	42.40	M44532.4°
C7	47.07	30.00	89.15°	29.95	42.39	M44513.1°
C8	57.30	554.83	534.58°	28.68	57.27	M02500.1°
C9	47.14	29.97	90.00°	30.03	42.43	M44548.46°
C10	47.05	29.99	90.00°	30.04	42.38	M44549.2°
C11	47.19	30.00	90.07°	30.06	42.47	M44528.2°
C12	128.33	554.83	114.31°	63.30	128.14	M02500.1°
C13	56.70	554.83	575.17°	28.38	56.68	M08432.1°
C14	47.12	30.00	90.00°	30.00	42.43	M44530.3°
C15	46.95	220.00	123.16°	23.56	46.85	M08348.49°
C16	130.21	220.00	133.41°	67.07	128.32	M08344.41°
C17	116.36	220.00	130.00°	61.19	117.90	M08244.48°
C18	46.96	220.00	124.00°	24.81	46.86	M08244.48°
C19	251.33	180.00	90.00°	180.00	228.27	M4452.44°
C20	251.29	160.00	89.36°	160.00	228.23	M4452.44°
C21	47.12	30.00	90.00°	30.00	42.43	M4452.44°
C22	46.32	220.00	114.07°	22.74	46.24	M08348.39°
C23	127.47	220.00	131.30°	65.58	127.38	M08348.39°
C24	172.79	220.00	143.00°	91.13	168.38	M222.44°
C25	47.18	30.00	90.06°	30.05	42.46	M4452.44°
C26	298.36	180.00	90.00°	180.00	286.41	M4452.44°
C27	298.45	180.00	90.00°	180.00	286.70	M4452.44°
C28	120.17	554.83	114.61°	60.30	119.80	M0245.32°
C29	120.17	554.83	114.61°	60.30	119.80	M0245.32°



2018-103
Plat #
311 Palmer
8-3
8-3
Time: 2:09 PM



A Plat of Sabattis Hills Subdivision

A Subdivision of the N 1/2 SW 1/4 and SW 1/4, 1 W 1/2, Section 4, Township 18N, Range 13S, Meridian, Alaska

Containing 120 Acres, more or less

Palmer Recording District, Alaska

Palmer, Alaska

Constructing Engineers
9601 Buddy Werner Dr.
Anchorage, Alaska 99507
(907) 346-2000

Drawn by: RK
Checked by: HW, TB
DATE: August 1, 2018
Project: 07-4 Midblock SH
SHEET: 1 OF 1