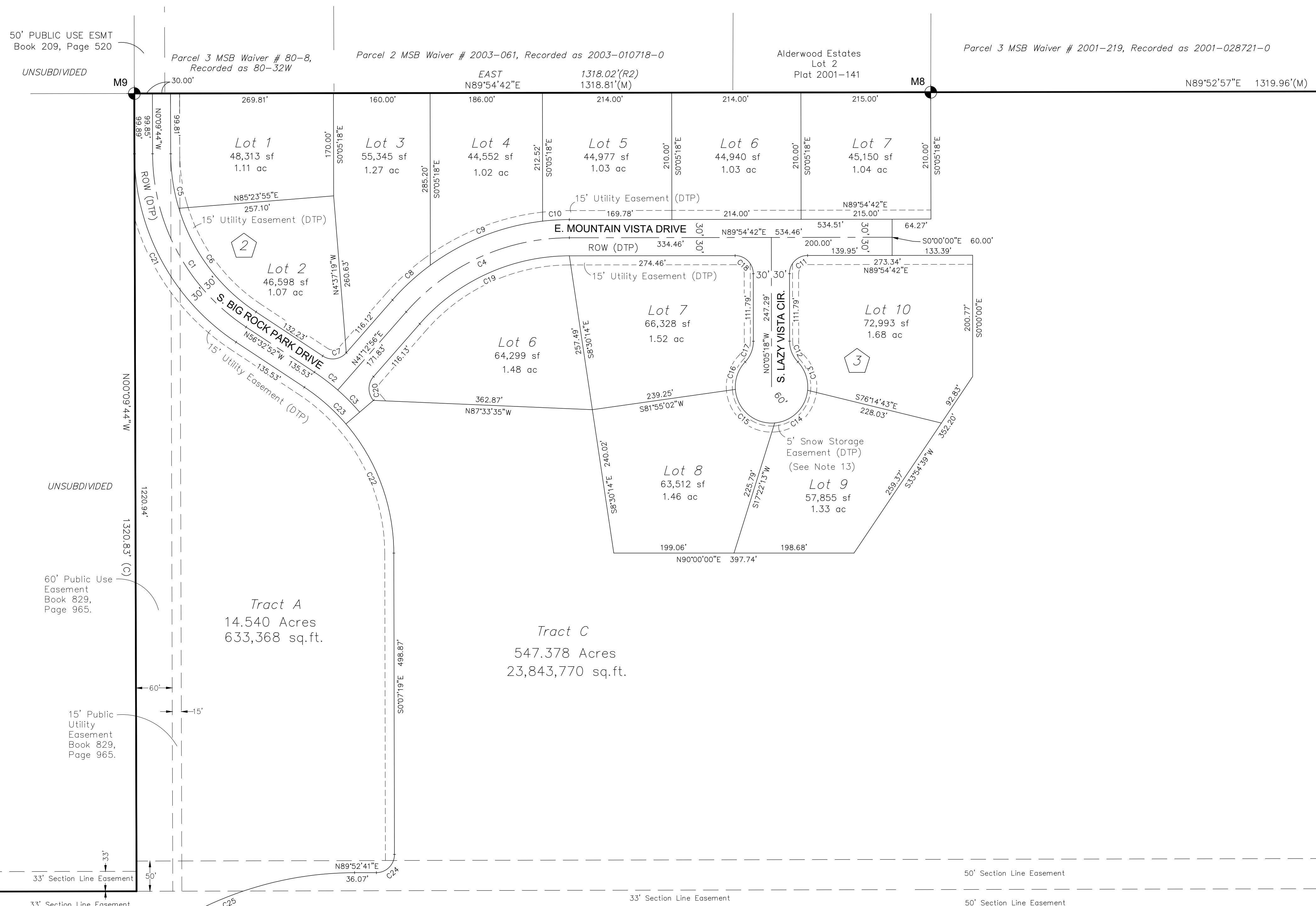


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	339.52'	345.00'	056°23'08"	325.98'	S28°21'18"E	184.93
C2	48.77'	360.00'	007°45'42"	48.73'	N52°40'01"W	24.42
C3	51.61'	360.00'	008°12'48"	51.56'	N44°40'46"W	25.85
C4	305.97'	360.00'	048°41'46"	296.84'	S65°33'49"W	162.91
C5	91.72'	315.00'	016°41'02"	91.40'	S08°30'15"E	46.19
C6	218.27'	315.00'	039°42'06"	213.93'	S36°41'49"E	113.72
C7	43.06'	30.00'	082°14'12"	39.46'	N82°20'02"E	26.19
C8	85.20'	390.00'	012°30'59"	85.03'	S47°28'25"W	42.77
C9	201.95'	390.00'	029°40'07"	199.70'	S68°33'58"W	103.29
C10	44.32'	390.00'	006°30'40"	44.30'	S86°39'22"W	22.18
C11	47.12'	30.00'	090°00'00"	42.43'	S44°54'42"W	30.00
C12	37.82'	50.00'	043°20'30"	36.93'	S21°45'33"E	19.87
C13	51.28'	60.00'	048°58'00"	49.73'	N18°56'48"W	27.32
C14	83.21'	60.00'	079°27'24"	76.70'	N45°15'54"E	49.86
C15	95.25'	60.00'	090°57'12"	85.56'	S49°31'48"E	61.01
C16	49.54'	60.00'	047°18'25"	48.14'	S19°36'00"W	26.28
C17	37.82'	50.00'	043°20'30"	36.93'	N21°34'57"E	19.87
C18	47.12'	30.00'	090°00'00"	42.43'	N45°05'18"W	30.00
C19	280.47'	330.00'	048°41'46"	272.10'	S65°33'49"W	149.33
C20	42.82'	30.00'	081°47'18"	39.28'	S00°19'17"W	25.98
C21	369.04'	375.00'	056°23'08"	354.33'	S28°21'18"E	201.01
C22	324.99'	330.00'	056°25'33"	312.01'	N28°20'06"W	177.04
C23	92.01'	330.00'	015°58'30"	91.71'	N48°33'37"W	46.31
C24	47.12'	30.00'	090°00'00"	42.43'	N44°52'41"E	30.00
C25	412.28'	580.00'	040°43'38"	403.65'	S69°30'52"W	215.28
C26	734.71'	520.00'	080°57'11"	675.10'	N89°37'37"E	443.75
C27	407.20'	580.00'	040°13'32"	398.89'	N70°00'33"W	212.40



Detail
Scale: 1"=100'

NOTES:

- 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 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 THIS PLAT.
- ALL BEARINGS SHOWN ARE LOCAL PLANE BEARINGS AS ORIENTED TO THE BASIS OF BEARING.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF, REDUCED TO HORIZONTAL GROUND DISTANCES.
- PROPERTY CORNERS ARE MONUMENTED WITH 5/8"X30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP, "S4 GROUP LS-12034" UNLESS OTHERWISE INDICATED.
- ALL PC'S, PT'S, SI'S AND CUL-DE-SAC RADIUS POINTS ARE MONUMENTED WITH 5/8"X30" REBAR AND 2" ALUMINUM CAP.
- ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SHOWN TO BE OUTSIDE THE FLOOD HAZARD ZONE PER FEMA PANELS AS OF JULY 25, 2022.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT RECORDED JULY 12, 1949 IN BOOK 7, PAGE 157.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT RECORDED JUNE 10, 1957 IN BOOK 23, PAGE 257 AND RECORDED NOVEMBER 22, 1957 IN BOOK 24 AT PAGE 264.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT RECORDED NOVEMBER 10, 1960 IN BOOK 34 AT PAGE 232.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT RECORDED JUNE 29, 1962 IN BOOK 42 AT PAGE 256 AND RECORDED APRIL 22, 1987 IN BOOK 510 AT PAGE 702, RE-RECORDED JULY 14, 2009, RECEPTION NO. 2009-015595-0.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT RECORDED DECEMBER 18, 1970 IN BOOK 86D AT PAGE 235.
- NO ABOVE GROUND UTILITIES ARE ALLOWED WITHIN 5' SNOW STORAGE EASEMENTS.
- EASEMENT FOR PUBLIC ROAD AND UTILITY IN FAVOR OF GAYLE E. NIENHUESER, ET AL. RECORDED NOVEMBER 30, 1995, BOOK 829 PAGE 965, NOT SHOWN OR DEDICATED BY THIS PLAT.
- EASEMENT FOR GAS LINES IN FAVOR OF ENSTAR NATURAL GAS COMPANY RECORDED APRIL 19, 2023, RECEPTION NO. 2023-006410-0, NOT SHOWN OR DEDICATED BY THIS PLAT.
- EASEMENT FOR MATANUSKA TELECOM ASSOCIATION, INC RECORDED OCTOBER 12, 2023, RECEPTION NO. 2023-018771-0, NOT SHOWN OR DEDICATED BY THIS PLAT.
- EASEMENT FOR MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 2, 2023, RECEPTION NO. 2023-020282-0, NOT SHOWN OR DEDICATED BY THIS PLAT.

LEGEND

- (R1) RECORD PER OFFICIAL GLO PLAT AND NOTES APPROVED 8/10/1916
- (R2) RECORD PER OFFICIAL GLO PLAT AND NOTES APPROVED 2/11/1938
- (M) MEASURED AS PER THIS SURVEY
- (C) CALCULATED AS PER THIS PLAT
- (C*) CALCULATED PER RECORD PLAT
- (P*) PROPORTIONATE PER RECORD PLAT
- (DTP) DEDICATED BY THIS PLAT
- FOUND 1 1/2" YPC "SENTEC LS 9234" ON 3/8" REBAR
- ⊕ FOUND MONUMENT AS DESCRIBED

A Plat of:
Sunrise Trails Subdivision Phase 1
Lots 1-7 Block 2, Lots 6-10 Block 3, & Tracts A & C
A Subdivision of:
(SW1/4 SE1/4) & (SE1/4 SW1/4), Section 12; (NW1/4), (NE1/4), (N1/2 SE1/4), (NE1/4 SW1/4), (E1/2 NW1/4 SW1/4), & (SW1/4 SW1/4), Section 13, Township 17 North, Range 2 East, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska.
Containing 579.73 Acres More or Less

	Land Surveying Land Development Consultants Subdivision Specialists Construction Surveying AEC#173042	610 E 5th Avenue Anchorage, Alaska 99501 (907) 306-8104 mail@S4AK.com
	Scale 1" = 100' Field Book: 129	Job No: 2021-46 Sheet 2 of 2