

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH August 4, 2016, AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION, HAVE BEEN PAID.

Janet K. Leland 8/4/16
Matanuska-Susitna Borough Tax Collection Official

RESTRICTIVE COVENANTS

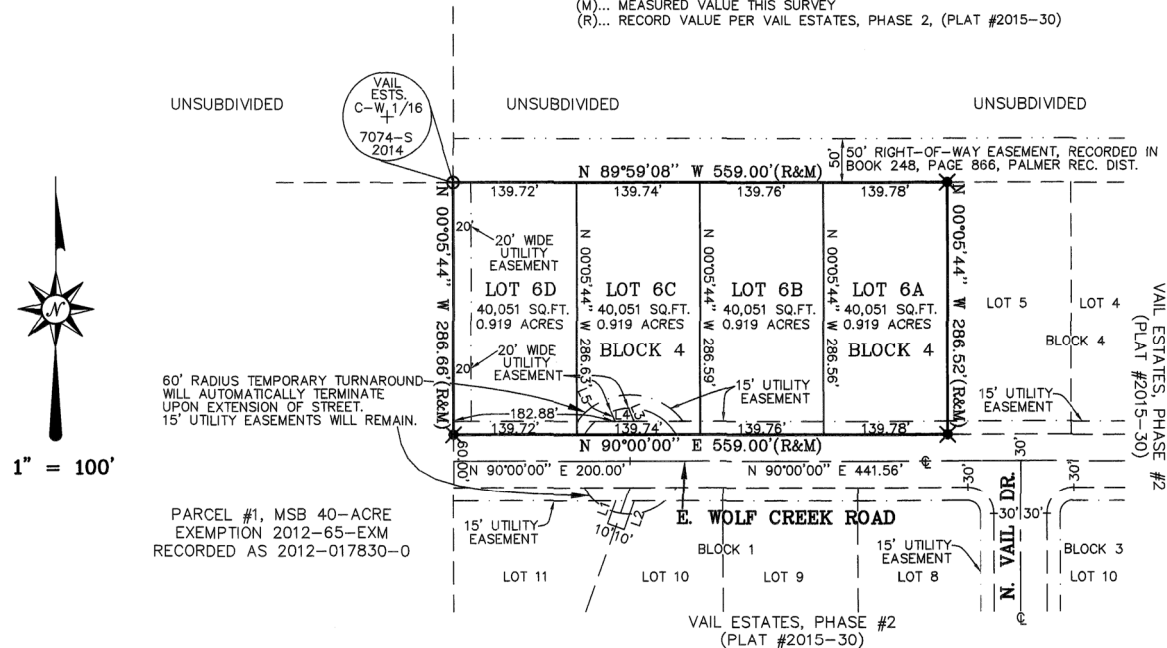
RESTRICTIVE COVENANTS WERE RECORDED ON APRIL 8, 2015, AT THE PALMER RECORDING DISTRICT AS SERIAL NUMBER 2015-006638-0

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. 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.
3. UTILITY FACILITIES MAY ONLY BE PLACED WITHIN A TEMPORARY CUL-DE-SAC, DRAINAGE EASEMENT OR SLOPE EASEMENT WITH A BOROUGH UTILITY PERMIT.

LEGEND

- ⊕... FOUND 2-1/2" ALUMINUM CAP MONUMENT, ON 2-1/8" x 30" GALVANIZED STEEL PIPE, 28" IN THE GROUND, MARKED AS SHOWN.
✱... FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "CLS LS-7074"
--- SET 5/8" x 30" REBAR WITH RED PLASTIC CAP STAMPED "CLS LS-7074" AT ALL LOT CORNER AND CURVE POINTS OF CURVATURES.
(M)... MEASURED VALUE THIS SURVEY
(R)... RECORD VALUE PER VAIL ESTATES, PHASE 2, (PLAT #2015-30)



LINE CHART

NUMBER	DIRECTION	DISTANCE
L1	N 19°44'44" E	27.24'
L2	N 19°44'44" E	34.42'
L3	N 22°54'32" W	16.25'
L4	N 90°00'00" E	21.71'
L5	N 22°54'32" W	11.83'

SURVEYOR'S CERTIFICATE

I PIO V. COTTINI, 7074-RS, HEREBY CERTIFY THAT I AM A REGISTERED 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 HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Date 6/9/2016

Registration No. 7074-S

PIO V. COTTINI
Registered Surveyor

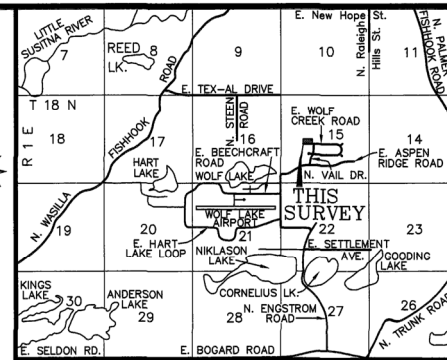


PLANNING AND LAND USE DIRECTOR'S CERTIFICATION

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 THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. 2016-81, DATED 4/16, 2016 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.

Eileen M. Johnson August 4, 2016
Planning and Land Use Director Date

ATTEST: Michelle Fenster
Platting Clerk



VICINITY MAP

SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

Jennings M. Hanse 6/9/16
JENNINGS M. HANSETH, JR., MEMBER Date
PBJ INVESTMENTS, L.L.C.
P.O. BOX 3004
PALMER, AK. 99645

Bonny K. Cottini 6-9-16
BONNY K. COTTINI, MEMBER Date
PBJ INVESTMENTS, L.L.C.
P.O. BOX 3004
PALMER, AK. 99645

Pio V. Cottini 6/9/2016
PIO V. COTTINI, MEMBER Date
PBJ INVESTMENTS, L.L.C.
P.O. BOX 3004
PALMER, AK. 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th DAY OF June, 2016
FOR Jennings M. Hanseth Jr
Pio V. Cottini
Notary for the State of Alaska
My Commission Expires 7/1/16



A PLAT OF VAIL ESTATES PHASE #2 LOTS 6A, 6B, 6C, & 6D, BLOCK 4

A REPLAT OF
LOT 6, BLOCK 4, VAIL ESTATES PHASE #2
PLAT #2015-30
LOCATED WITHIN THE
NE 1/4 SW 1/4 OF
SECTION 15, T. 18 N., R. 1 E.,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 3.678 ACRES MORE OR LESS

Prepared By:

COTTINI LAND SURVEYING
P.O. Box 2748 • Palmer, Alaska 99645 • (907) 745-1188

Date: DEC. 1, 2015	Job No.: 14-62	Field Book: 15-01
Scale: 1" = 100'	Drawn/Checked: P.V.C. / P.V.C.	Sheet: 1 of 1

Arroyo G. Otho-Bueno
(signature and seal of notary)
My commission expires: 4/13/19