

SURVEYOR'S CERTIFICATE  
I, Jim Colver, hereby certify that I have surveyed the property described herein, and that no encroachments are visible at the time of this survey, except as indicated. It is the responsibility of the owner or builder to determine and verify the existence and location of easements, covenants or restrictions which do not show on the recorded subdivision plat or shown herein. Under no circumstances should any data hereon be used for construction or for establishing boundary or fence lines. This is not a lot corner survey.

R.L.S 7727-S  
JAMES C. COLVER  
Date: September 11, 2017



Driveway Easement  
(See Note 1)

12' Gravel Driveway

CURVE: C1 (R)  
RADIUS: 50.00'  
LENGTH: 27.80'  
TANGENT: 14.27'  
CHORD: 27.44'  
DELTA: 31°51'16"

C1

S 50° 00' 00" E  
120.00' (R) 143.30' (M)  
20' Public Access  
Per Plat #78-81

Shoreline of Lake  
(Mean High Water)

IDA LAKE  
POND  
High Water Ponding Area  
Determined from 2015 Aerial Imagery

Record Plat distance  
to lake meander in 1978

Lot 14

- Legend
- Found 5/8" Rebar
  - (R) Record Plat Dimensions  
Plat #78-81
  - [E] MEA Meter
  - ▲ Well

IDA LAKE

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SURVEYING

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Asbuilt Survey

Lot 14, B1

Ida Lake Subdivision

Addition #1

Plat #78-81

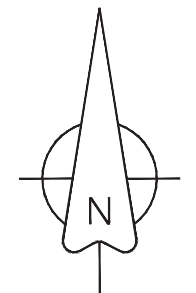
Palmer Recording District, Alaska

|                  |                              |                          |                    |
|------------------|------------------------------|--------------------------|--------------------|
| Scale:<br>1"=50' | Date of Survey:<br>Sept/2017 | Drawn/Survey:<br>SJB/JCC | Job No.:<br>17-119 |
|------------------|------------------------------|--------------------------|--------------------|

Notes:

- 1) A Common Driveway Easement for access to Lot 14 across Lot 12, granted to Lot 14 and recorded in Book 169 at Page 452 benefitting Lots 12 & 14.
- 2) This asbuilt survey is an update to a previous survey conducted in May, 1997 by Colver Surveying, at which time the lakefront was approximately 50' from the home. A lakefront setback variance was granted for an addition to the structure by the Mat-Su Borough in 1997 as Planning Commission Resolution 97-50, recorded at in Book 911 at Page 757. Since that time, apparently the lake has receded. At the time of this survey the shoreline lies approximately 78 feet from the home.

IDA  
LAKE



100' Well  
Setback

Gravel Pad

10' Shed

Propane  
Tank

16.3'

40.3'

House

Deck

10.8'

20.5'

Hot  
Tub

77.9'±  
(See Note 2)

Shoreline of Lake  
(Mean High Water)

IDA  
LAKE