

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 PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2021-111 DATED 07/09, 2021, 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 PLAT IS LOCATED

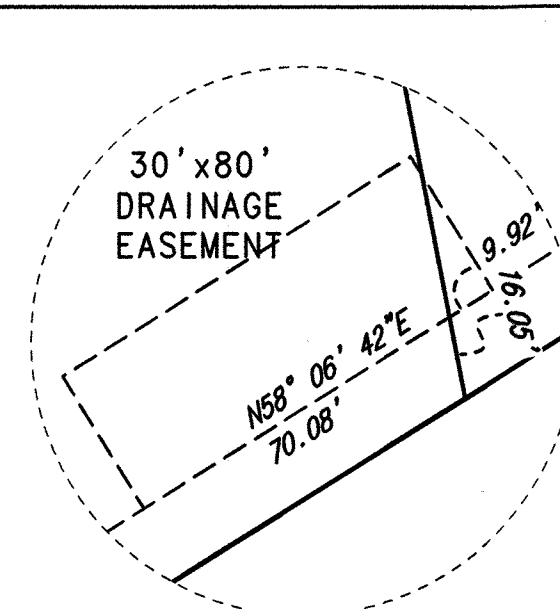
10/07/2021 DA

M.S.B. WAIVER
78-36
(78-96W)

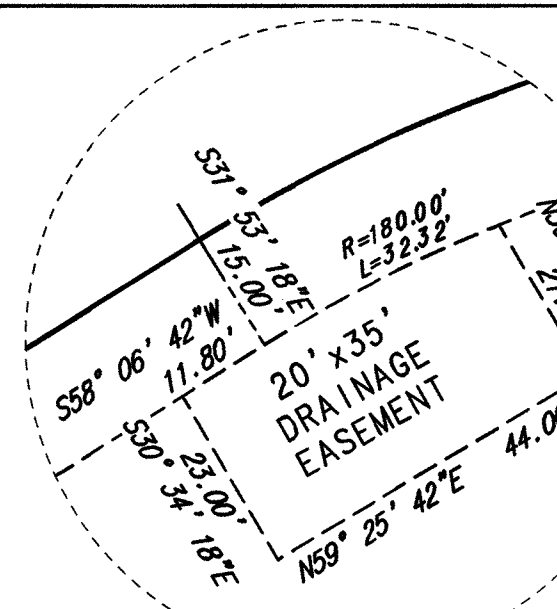
PARCEL 4

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	124.46	225.00	31°41'40"	63.87	122.88	N73° 57' 32"E
C2	452.24	530.00	46°53'22"	240.92	438.64	N82° 33' 23"E
C3	364.94	530.00	39°27'08"	190.04	357.77	N77° 50' 16"E
C4	87.30	530.00	9°26'15"	43.75	87.20	S77° 43' 03"E
C5	327.25	350.00	53°34'18"	176.69	315.46	N20° 02' 45"W
C6	47.12	30.00	89°59'53"	30.00	42.43	S45° 05' 01"E
C7	107.87	195.00	31°41'40"	55.35	106.50	N73° 57' 32"E
C8	154.75	560.00	15°50'00"	77.87	154.26	N66° 01' 42"E
C9	173.01	560.00	17°42'06"	87.20	172.32	N82° 47' 45"E
C10	44.46	30.00	84°54'24"	27.44	40.50	N49° 11' 36"E
C11	299.20	320.00	53°34'18"	161.54	288.42	N20° 02' 45"W
C12	23.96	60.00	22°52'59"	12.14	23.80	N35° 23' 25"W
C13	60.00	60.00	57°17'45"	32.78	57.53	S4° 41' 57"W
C14	60.00	60.00	57°17'45"	32.78	57.53	S61° 59' 42"W
C15	107.36	60.00	102°31'32"	74.79	93.60	S38° 05' 40"E
C16	62.83	60.00	60°00'00"	34.64	60.00	S16° 49' 54"E
C17	62.32	380.00	9°23'47"	31.23	62.25	S42° 08' 01"E
C18	60.15	380.00	9°04'07"	30.14	60.08	S32° 54' 04"E
C19	232.84	380.00	35°06'24"	120.20	229.21	S10° 48' 48"E
C20	43.68	30.00	83°25'08"	26.74	39.92	S34° 58' 10"E
C21	35.97	560.00	3°40'48"	17.99	35.96	S74° 50' 20"E
C22	56.20	500.00	6°26'26"	28.13	56.18	N76° 13' 09"W
C23	304.27	500.00	34°52'00"	157.01	299.60	S83° 07' 38"W
C24	66.17	500.00	7°34'56"	33.13	66.12	S61° 54' 10"W
C25	141.06	255.00	31°41'40"	72.38	139.27	S73° 57' 32"W
C26	47.03	30.00	89°48'46"	29.90	42.36	S44° 49' 18"W

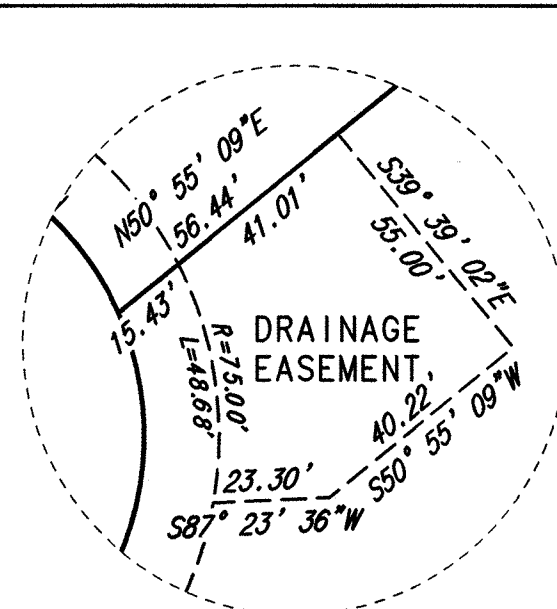
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE EAST 1/4 CORNER OF SECTION 16. (POINT 706) AN ALUMINUM POST MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°38'59.96"N 149°16'09.92"W
3. NO INDIVIDUAL 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.
4. 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.
5. THERE SHALL BE NO DIRECT ACCESS ONTO N. ENGSTROM ROAD BY ANY LOT IN THIS SUBDIVISION. ALL LOTS MUST ACCESS INTERNAL STREETS.
6. THIS SUBDIVISION IS ENCUMBERED BY AN ENSTAR BLANKET EASEMENT RECORDED ON JULY 30, 2021 AT 2021-022593-0.
7. THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON AUGUST 5, 2021 AT 2021-023055-0.



DETAIL
(N.T.S.)



DETAIL 2



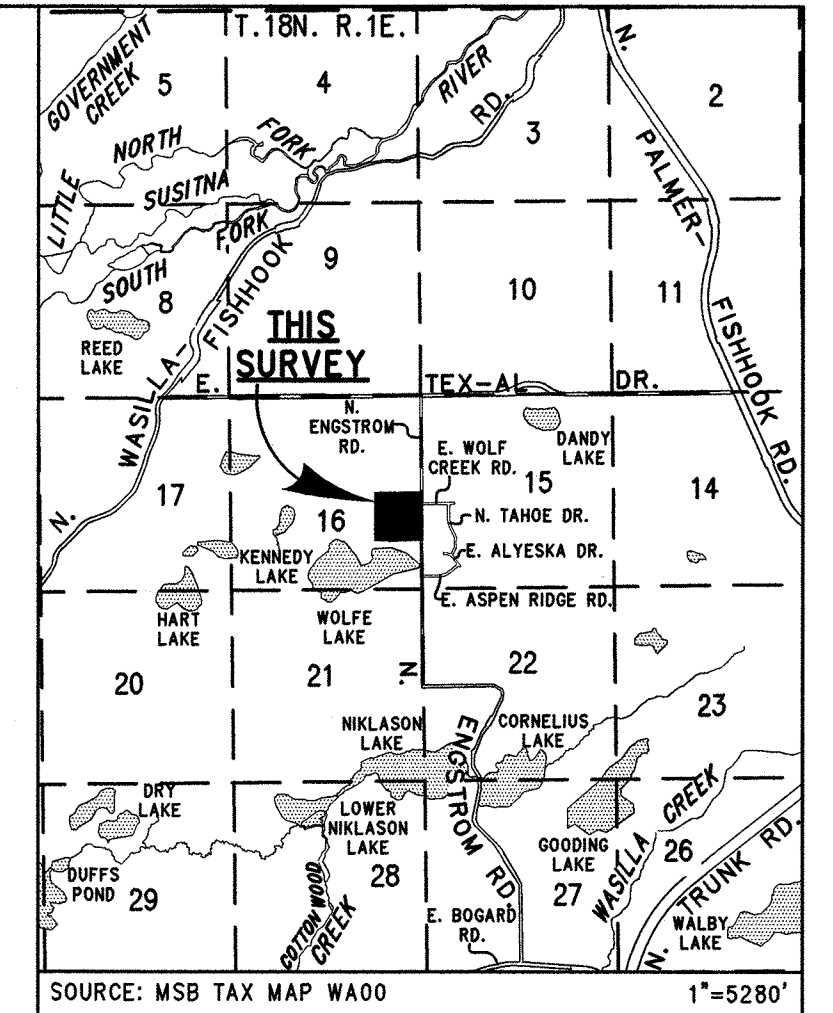
DETAIL
(N.T.S.)

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH December 31, 2021, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

Bonnie Hobbs
TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

10/07/2022
DATE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	75.36	N6° 44' 24"
L2	30.00	N43° 10' 06"
L3	19.20	S6° 44' 24"
L4	35.73	S46° 49' 54"
L5	17.64	N6° 44' 24"



I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Mike Thompson 10-4-21
MIKE THOMPSON (OWNER) DATE
WM CONSTRUCTION, LLC
P.O. BOX 4042
PALMER, AK 99645

SUBSCRIBED AND SWORN BEFORE ME THIS

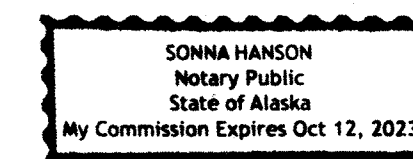
4th DAY OF October, 2021.

FOR Mike Thompson

S. H. H. H. H.

NOTARY FOR THE STATE OF ALASKA.

MY COMMISSION EXPIRES: 10/12/2023



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

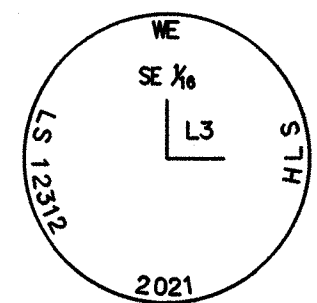
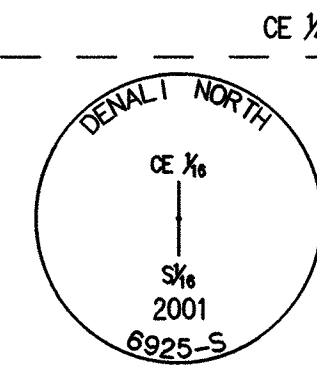
Clay C. Knorr 10/4/21
REGISTERED LAND SURVEYOR

A PLAT OF
WOLF ESTATES
PHASE I
A SUBDIVISION OF
E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ AND W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$
SEC. 16, T. 18N R. 1E. S.M. AK

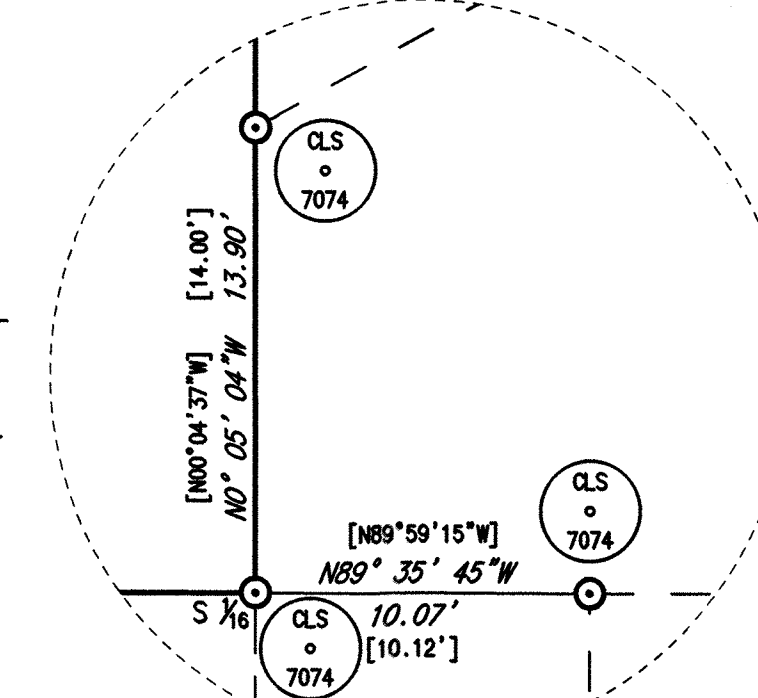
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE $\frac{1}{4}$ SEC. 16, T.18N. R.1E. SM, AK
CONTAINING 40.00 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: FB21-162 CK: CEH SCALE: 1"=100' 09/30/21 1 OF 1



⊕ RECOVERED 2" ALUMINUM POST MONUMENT
 ⊕ RECOVERED 1½" ALUMINUM CAP ON ¾" REBAR
 ○ RECOVERED PLASTIC CAP ON ¾" REBAR
 ● SET PLASTIC CAP ON ¾"x30" REBAR
 ● SET 2½" ALUMINUM POST MONUMENT
 (C) COMPUTED DATA
 255.65' MEASURED DATA
 (254.70') RECORD PER PLAT (2017-99)
 (254.70') RECORD PER PLAT (2018-110)
 700 SURVEY POINT NUMBER
 1 BLOCK



DETAIL
(N.T.S.)

