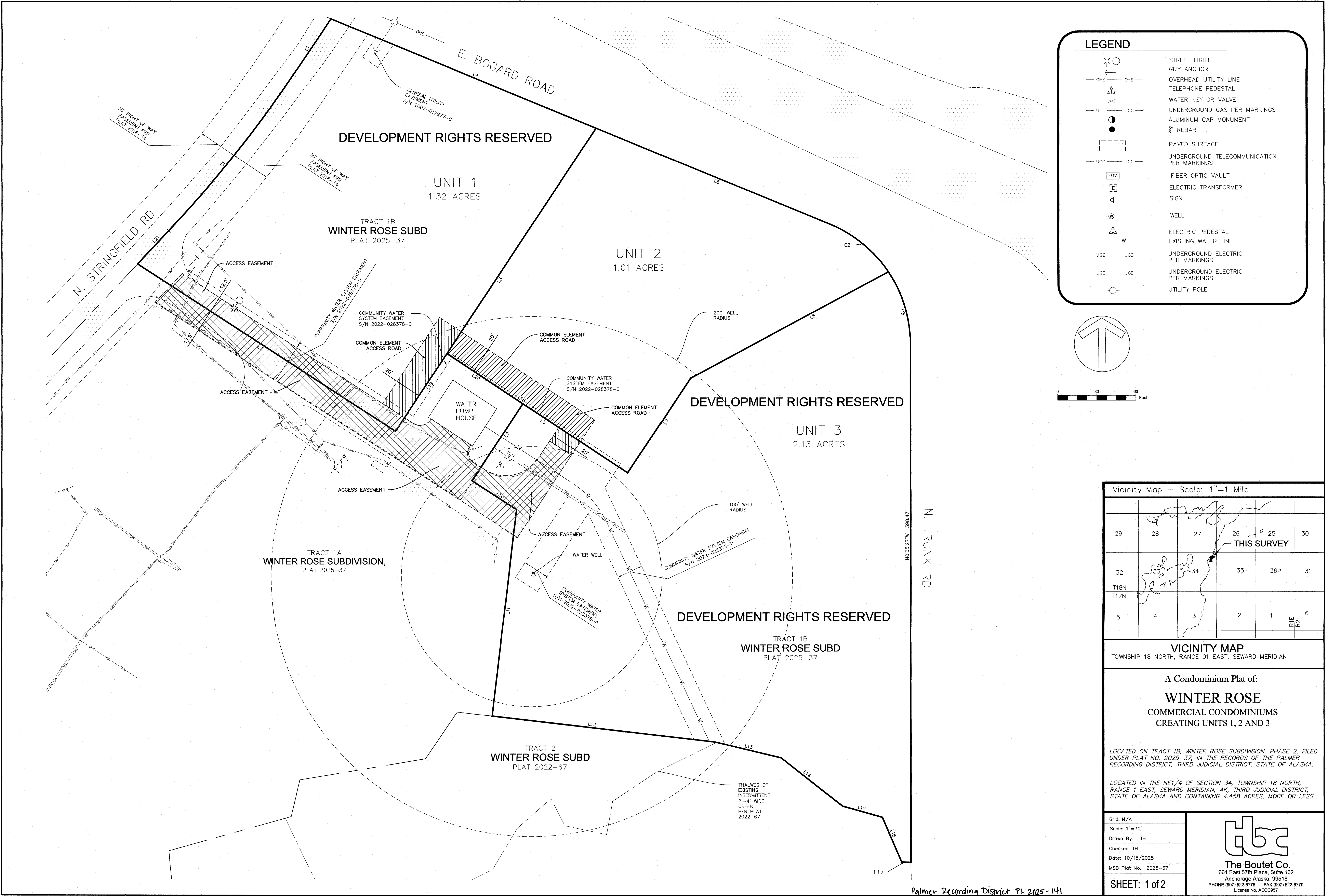




LEGEND

— OHE — OHE —

— UGG — UGG —

— UGC — UGC —

d

— W —
— UGE — UGE —
— UGE — UGE —

STREET LIGHT

GUY ANCHOR

OVERHEAD UTILITY LINE

TELEPHONE PEDESTAL

WATER KEY OR VALVE

UNDERGROUND GAS PER MARKINGS

ALUMINUM CAP MONUMENT

8" REBAR

PAVED SURFACE

UNDERGROUND TELECOMMUNICATION PER MARKINGS

FIBER OPTIC VAULT

ELECTRIC TRANSFORMER

SIGN

WELL

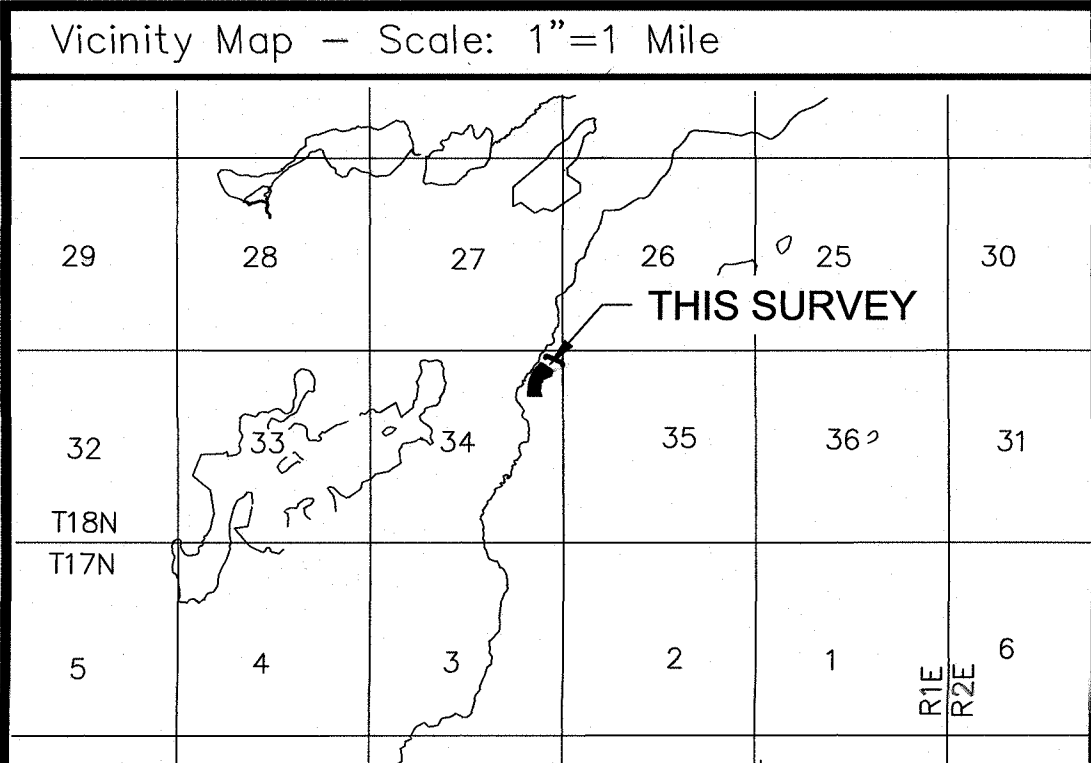
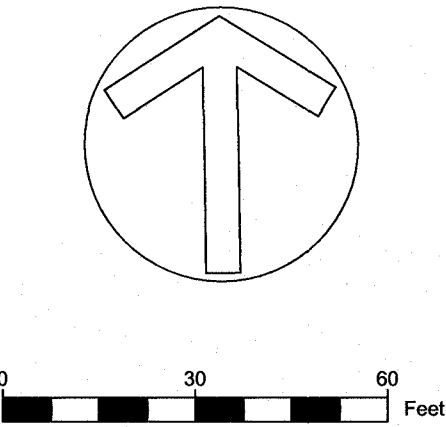
ELECTRIC PEDESTAL

EXISTING WATER LINE

UNDERGROUND ELECTRIC PER MARKINGS

UNDERGROUND ELECTRIC PER MARKINGS

UTILITY POLE



VICINITY MAP
TOWNSHIP 18 NORTH, RANGE 01 EAST, SEWARD MERIDIAN

A Condominium Plat of:
WINTER ROSE
COMMERCIAL CONDOMINIUMS
CREATING UNITS 1, 2 AND 3

LOCATED ON TRACT 1B, WINTER ROSE SUBDIVISION, PHASE 2, FILED UNDER PLAT NO. 2025-37, IN THE RECORDS OF THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

LOCATED IN THE NE1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, AK, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND CONTAINING 4.458 ACRES, MORE OR LESS

Grid: N/A
Scale: 1"=30'
Drawn By: TH
Checked: TH
Date: 10/15/2025
MSB Plat No.: 2025-37

SHEET: 1 of 2

The Boutet Co.
601 East 57th Place, Suite 102
Anchorage Alaska, 99518
PHONE (907) 522-6776 FAX (907) 522-6779
License No. AECC957

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	153.43	954.92	9°12'21"	N38°33'37"E	153.26	76.88
C2	58.90	100.00	33°45'00"	N50°42'57"W	58.06	30.33
C3	58.91	100.00	33°45'00"	N16°57'57"W	58.06	30.33

Line Table		
Line #	Direction	Length
L1	N33°57'26"E	52.06
L2	N57°02'33"W	236.23
L3	S33°26'10"W	207.81
L4	S67°35'31"E	220.19
L5	N67°35'31"W	193.84
L6	S61°44'54"W	172.24
L7	S33°26'10"W	87.34
L8	N56°33'50"W	96.33
L9	S33°26'10"W	71.06
L10	S57°02'33"E	40.82
L11	S6°36'43"W	159.87
L12	S83°23'17"E	171.71
L13	S76°31'33"E	52.38
L14	S51°42'51"E	59.93
L15	S74°17'17"E	31.69
L16	S23°32'56"E	37.46
L17	S87°21'56"E	7.10
L18	S56°33'50"E	166.33
L19	N33°26'10"E	71.64
L20	S56°33'50"E	70.00
L21	N43°09'47"E	35.10

GENERAL NOTES

- FOR A DESCRIPTION OF "UNIT", SEE ARTICLE IV OF THE DECLARATION OF WINTER ROSE COMMERCIAL CONDOMINIUMS, RECORDED ON EVEN DATE HEREWITH, RECORDS OF THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, ("DECLARATION").
- THE UPPER BOUNDARY OF THE UNITS IS A HORIZONTAL PLANE AT AN ELEVATION OF FOUR HUNDRED FIFTEEN FEET (415') AND PARALLEL TO THE LOWER BOUNDARY AND EXTENDING TO THE VERTICAL PERIMETER BOUNDARIES OF THE UNITS. THE LOWER BOUNDARY OF THE UNITS IS THE ELEVATION OF THREE HUNDRED FORTY FIVE FEET (345').
- ELEVATIONS ARE EXPRESSED IN FEET, AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM, 1988 DATUM (NAVD88). BASIS OF ELEVATIONS USGS BENCHMARK "S-1", ELEVATION 338.13 FEET.
- EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (I.E. UNIT 1 AND UNIT 2).
- THE CONDOMINIUM DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "COMMON INTEREST OWNERSHIP ACT", ALASKA STATUTE 34.08.
- AREAS OUTSIDE OF THE UNIT BOUNDARIES, AS SPECIFIED IN THE DECLARATION, ARE COMMON ELEMENTS.
- ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.
- DEVELOPMENT RIGHTS ARE RESERVED IN THE AREAS SHOWN AS "DEVELOPMENT RIGHTS RESERVED". THE DEVELOPMENT RIGHTS RESERVED INCLUDE THE RIGHT TO CREATE UNITS, COMMON ELEMENTS OR LIMITED COMMON ELEMENTS IN THESE AREAS, THE RIGHT TO SUBDIVIDE UNITS OR CONVERT ALL OR PARTS OF UNITS INTO COMMON ELEMENTS, AND THE RIGHT TO WITHDRAW THESE AREAS FROM THE CONDOMINIUM PROJECT. PLEASE REFER TO ARTICLE VII OF THE DECLARATION FOR THE RESERVATION AND LIMITATIONS ON THESE AND OTHER RESERVED RIGHTS.
- ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND TENTHS OF HUNDREDTHS OF FEET.
- AREAS SHOWN AS OPEN SPACE AND ROADWAYS ARE NOT DEDICATED TO PUBLIC USE.
- THE DECLARANT HAS RESERVED SPECIAL DECLARANT RIGHTS AND OTHER RIGHTS TO PERFORM WORK AND ENGAGE IN CERTAIN ACTIVITIES WITHIN THE COMMON INTEREST COMMUNITY. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE RIGHT TO COMPLETE IMPROVEMENTS SHOWN ON THE CONDOMINIUM PLAT, THE RIGHT TO CONSTRUCT UNDERGROUND UTILITY LINES, PIPES, WIRES, DUCTS, CONDUITS AND OTHER FACILITIES, THE RIGHT TO GRANT EASEMENTS AND TO CONVEY IMPROVEMENTS WITHIN THOSE EASEMENTS, THE RIGHT TO PERFORM REPAIR AND CONSTRUCTION WORK, AND TO STORE MATERIALS IN SECURE AREAS, ON COMMON ELEMENTS AND WITHIN UNITS OWNED BY DECLARANT. PLEASE REFER TO ARTICLE VII OF THE DECLARATION FOR A COMPLETE DESCRIPTION OF THE RESERVATIONS AND LIMITATIONS OF THESE RIGHTS.
- BEARING AND DISTANCES ON SUBDIVISION BOUNDARY ARE RECORD PER PLAT 2025-37.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE, INDIVIDUAL UNIT OWNERS SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF UNITS AND/OR ANY OTHER ACTIVITIES WITHIN THE COMMON INTEREST COMMUNITY.
- NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED WITHIN ANY UNIT 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.

OWNERS CERTICIATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF TRACT "1B", WINTER ROSE SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, PLAT NO. 2025-37, RECORDS OF THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA ("PROPERTY"). FURTHERMORE, THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION OF WINTER ROSE COMMERCIAL CONDOMINIUMS, RECORDED EVEN DATE HEREWITH, IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, ("DECLARATION"), PURSUANT TO SECTION 34.08.170 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT ("ACT"), DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF THE UNITS AND COMMON ELEMENTS AS SHOWN HEREIN AND DOES SUBMIT THE PROPERTY TO THE ACT.

BY: CAMERON JOHNSON

ITS: DESIGNATED SIGNER

STATE OF ALASKA)

THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF October, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CAMERON JOHNSON, TO ME KNOWN AND KNOWN TO ME TO BE THE DESIGNATED SIGNER OF WINTER ROSE COMMUNIUMS, AND KNOWN TO ME TO BE THE PERSON WHO SIGNED THE FOREGOING INSTRUMENT, ON BEHALF OF SAID NON PROFIT ASSOCIATION, AND HE ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS A FREE ACT AND DEED OF THE SAID NON PROFIT ASSOCIATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR ALASKA
MY COMMISSION EXPIRES: August 4, 2026

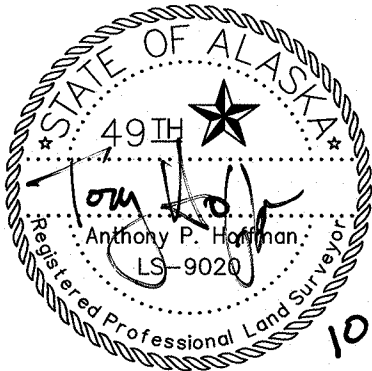


SURVEYORS CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED TO DEPICT AN ASBUILT SURVEY, AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAT.

ANTHONY P. HOFFMAN, JLS
THE BOUTET COMPANY 601 EAST
57TH PLACE, SUITE #102
ANCHORAGE, ALASKA 99518



NOTARY ACKNOLEDGEMENT

Subscribed and sworn to before me this 21st day of October, 2025.

August 4, 2026
My commission expires

Notary Public

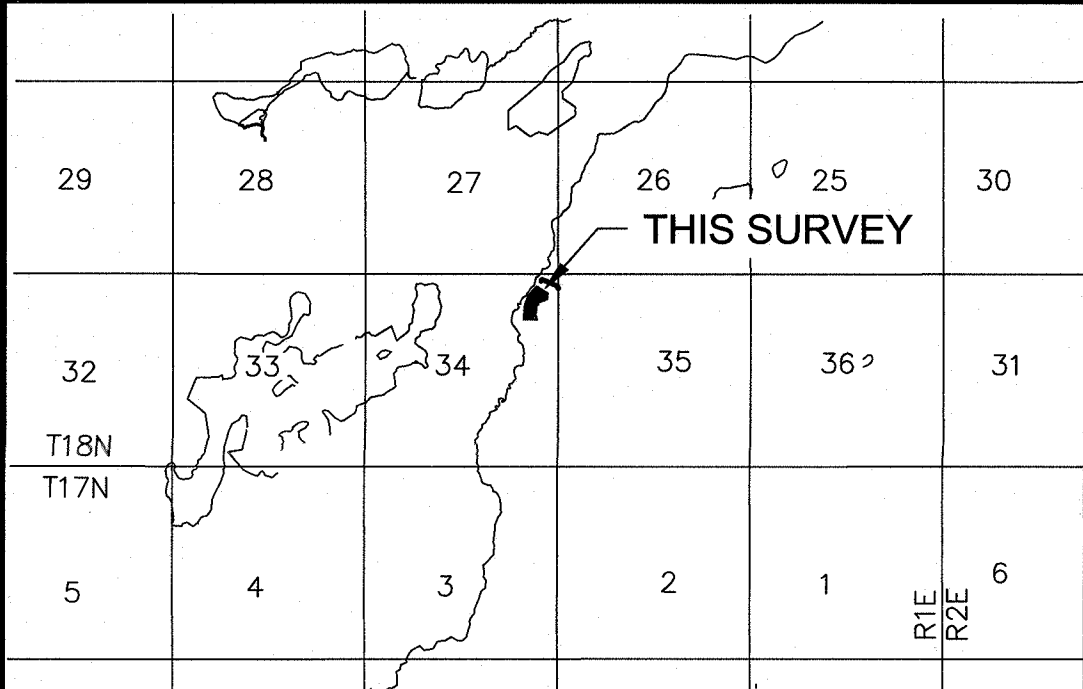


EASEMENT NOTES

- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED: SEPTEMBER 8, 1977 BOOK: 148 PAGE: 11 AFFECTS: 20 FEET ALONG THE EXISTING MEA RIGHT-OF-WAY. NOTE: THIS EASEMENT DESCRIBES THE LOCATION AS BEING: "ALONG THE EXISTING MATANUSKA ELECTRIC ASSOCIATION RIGHT OF WAY" WHICH DOES NOT EXIST. THEREFORE IT CANNOT BE PLOTTED.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: OCTOBER 3, 2023 AT 2023-018106-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: APRIL 6, 2023 AT 2023-005532-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JANUARY 27, 2023 AT 2023-001576-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JANUARY 27, 2023 AT 2023-001575-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JANUARY 27, 2023 AT 2023-001574-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JANUARY 20, 2023 AT 2023-001164-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO:

- MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: NOVEMBER 18, 2022 AT 2022-026486-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: NOVEMBER 18, 2022 AT 2022-026459-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: SEPTEMBER 16, 2022 AT 2022-021627-0.
- THIS PROPERTY IS SUBJECT TO A NATURAL GAS EASEMENT OVER ALL THAT PART OF LOT 1, ASHMORE ACRES SUBDIVISION, ACCORDING TO PLAT NUMBER 2020-121, PALMER RECORDING DISTRICT, PROVIDING THAT SAID EASEMENT SHALL REDUCE TO A 15 FOOT WIDE NATURAL GAS EASEMENT, CENTERED ON THE NATURAL GAS PIPELINES INSTALLED OVER, UNDER AND THROUGH SAID PARCEL: GRANTED TO: ENSTAR NATURAL GAS COMPANY. RECORDED: JULY 12, 2022 AT 2022-016131-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: MARCH 12, 2024 AT 2024-003695-0.
- THIS PROPERTY IS SUBJECT TO A GENERAL UTILITY EASEMENT: GRANTED TO STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION: RECORDED JULY 18, 2007 AT 2007-017977.
- RECIPROCAL MAINTENANCE AND USE AGREEMENT, (THE RMUA), INCLUDING THE TERMS, PROVISIONS AMENDMENTS AND SUPPLEMENTS THEREOF, EXECUTED BY AND BETWEEN THE PARTIES INDICATED, FOR THE PURPOSES SET OUT THEREIN: HAC INVESTMENT GROUP, LLC, AN ALASKA LIMITED LIABILITY COMPANY AND PALMER FAMILY ASSOCIATES, AN ALASKA LIMITED PARTNERSHIP, AN ALASKA LIMITED PARTNERSHIP. RECORDED DECEMBER 22, 2022 AT 2022-02838-1.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: DECEBER 23, 2024 AT 2024-0023402-0.

Vicinity Map — Scale: 1"=1 Mile



VICINITY MAP
TOWNSHIP 18 NORTH, RANGE 01 EAST, SEWARD MERIDIAN

A Condominium Plat of:
WINTER ROSE
COMMERCIAL CONDOMINIUMS
CREATING UNITS 1, 2 AND 3

LOCATED ON TRACT 1B, WINTER ROSE SUBDIVISION, PHASE 2, FILED UNDER PLAT NO. 2025-37, IN THE RECORDS OF THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

LOCATED IN THE NE1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, AK, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND CONTAINING 4.458 ACRES, MORE OR LESS

2025-141
Plat #
Palmer
Rec Dist
10-23-2025
Date
11:22 AM

Grid: N/A

Scale: 1"=30'

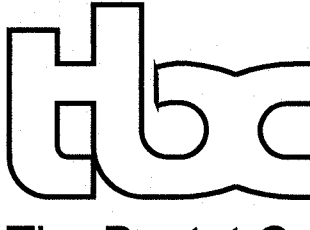
Drawn By: TH

Checked: TH

Date: 10/15/25

MSB Plat No.: 2025-37

SHEET: 2 of 2



The Boutet Co.
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PHONE (907) 522-6776 FAX (907) 522-6779
License No. AEC0957