



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY ON DATE 09/13/2025, AND THAT THIS PLAN HAS BEEN APPLIED 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.
September 13, 2025
[Signature]
PLANNING AND LAND USE DIRECTOR
ATTEST:
[Signature]
PLATTING CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY AUTHORIZE THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.
See Affidavit
MEADOW LAKES INVESTMENT, LLC
351 E. 104TH AVE, ANCHORAGE, AK, 99515
DATE _____

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2025
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Plat of MEADOW LAKES TOWN CENTER
Lots 7A and 7B
A Subdivision of Lot 7, Block 3, Meadow Lakes Town Center, Phase 1 Subdivision, per Plat 2010-73, Located in the North East 1/4 Section 8, Township 17 North, Range 2 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska. Containing 12.57 Acres, More or Less.

MSB CASE NO. 2025-011
FB/PS: 2024-5/22-28
MSB TAX MAP: H010
Scale: 1" = 100'
Drawn By: MJ
Checked: TH
Date: 6/18/25
SHEET: 1 of 1

THE BUREAU COMPANY, INC.
Anchorage, AK 99518
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Fax: 907-522-8779
License No. ACC0007
truffman@buc.com

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	301°42'30"	209.96'	400.00'	207.56'	S14°53'21"W	107.46'
C1(R)	301°06'31"	210.24'	400.00'	207.83'	S14°54'20"W	107.61'
C2	89°58'23"	62.79'	40.00'	56.54'	N44°53'12"E	38.98'
C2(R)	89°53'54"	62.78'	40.00'	56.53'	N44°52'57"E	38.95'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N89°51'23"E	72.96'
L1(R)	N89°50'54"E	72.95'

- LEGEND**
- ⊕ FOUND 2-1/2" BRASS CAP, AS NOTED
 - ⊕ FOUND 2-1/2" ALUMINUM MONUMENT, AS NOTED
 - ⊕ FOUND 1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR
 - ⊕ FOUND 5/8" REBAR
 - ⊕ SET 3-1/4" ALUMINUM MONUMENT, AS NOTED
 - (M) MEASURED
 - (R1) RECORD PER PLAT 2010-73
 - (R2) RECORD PER ADOT RIGHT-OF-WAY MAP PARKS HIGHWAY MAP 44.5 TO 46.8 RECONSTRUCTION
 - (C) COMPUTED
 - (H) HELD RECORD PLAT DATA

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 12/31/2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
9/17, 2025
TAX COLLECTION OFFICIAL (BOROUGH)

SURVEYORS STATEMENT
I, ANDREW HOFFMAN, LS-9020, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 THIS PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DATA ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

