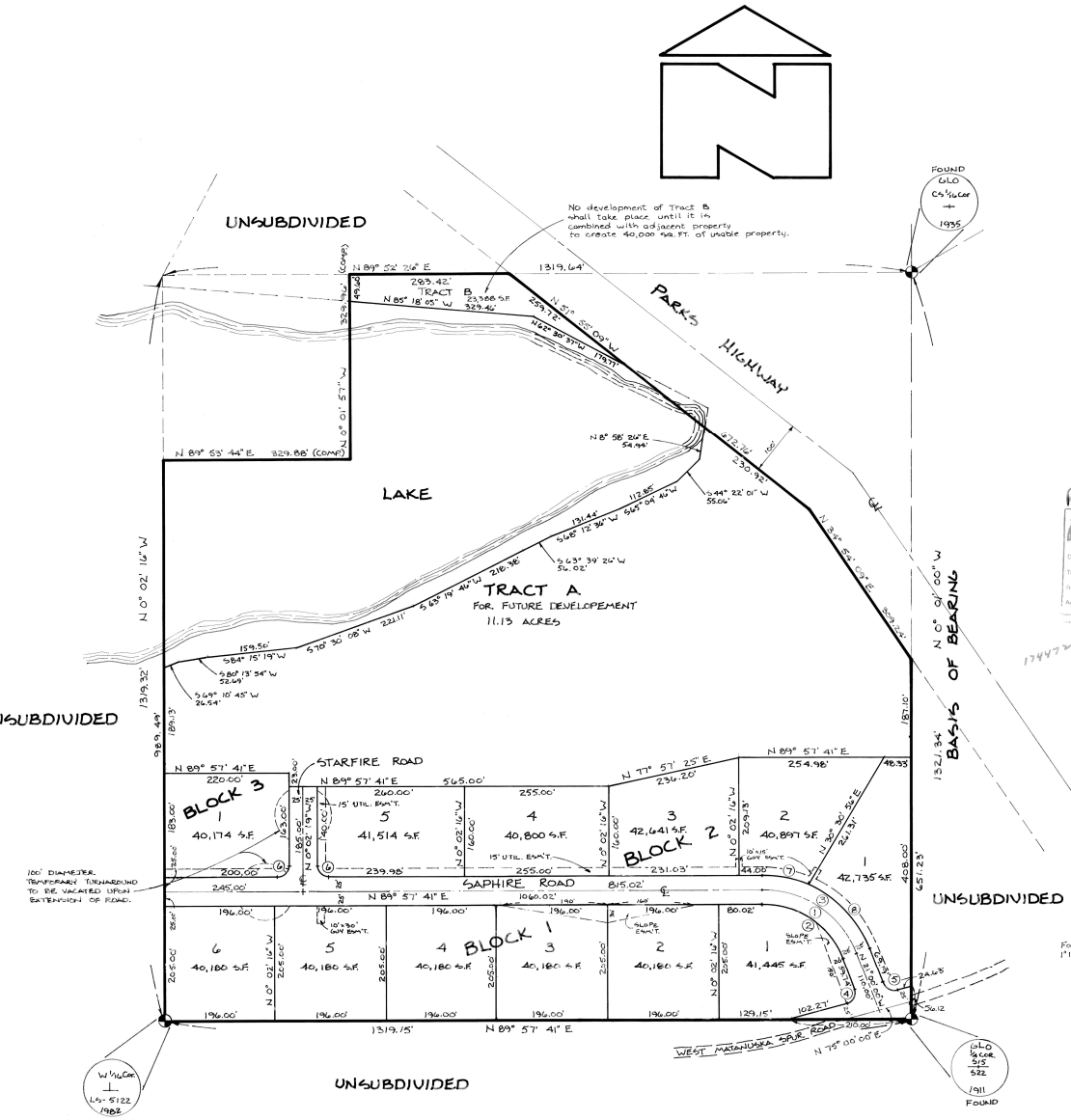


Plat 83-18
RECORDED & FILED
Palmer REC. DIST.
DATE 2-24 1983
TIME 11:41 A.M.
Requested by MATANUSKA - SUSITNA BOROUGH
Address BOX 8 PALMER, ALASKA 99645
174472

LEGEND

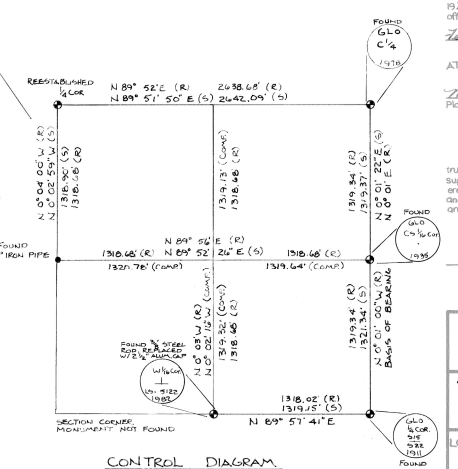
- Monument with cap
- All lot corners 5/8" x 30" iron rod
- Existing transmission line.
- Typical guy easement

NOTES

1. All lot areas are useable unless otherwise stated.
2. No building shall be placed within 25' of the right-of-way line of any public right-of-way.
3. No structure footing shall be located nearer than 10' from any side or rear lot line except for lots intended for commercial or industrial use.
4. School bus service is practical from Parks Highway.
5. No structure or footing shall be located closer than 75' from the high water mark of a watercourse or body of water.
6. No habitable structure may be placed upon any lot which shall have an elevation of the lowest floor, including a basement, of less than two feet above the highest known water elevation at the location of the structure.
7. No individual water supply system or sewage disposal system shall be permitted on any lot unless such 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.
8. No part of a subsurface sewage disposal system shall be closer than one hundred feet from any body of water or watercourse.

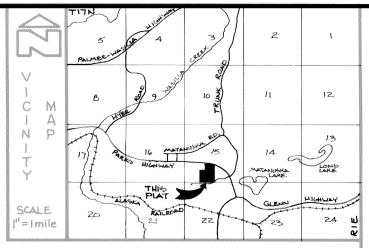
CURVE DATA

No.	Δ	Radius	Tangent	Length	Chord
(1)	49° 02' 19"	175.00'	120.36'	210.87'	198.34'
(2)	49° 02' 19"	150.00'	103.17'	180.74'	170.01'
(3)	49° 02' 19"	200.00'	137.56'	240.99'	226.67'
(4)	96° 00' 00"	26.00'	22.21'	33.51'	29.73'
(5)	84° 00' 00"	20.00'	18.01'	29.32'	24.77'
(6)	90° 00' 00"	20.00'	20.00'	31.42'	28.28'
(7)	23° 00' 00"	200.00'	40.69'	80.29'	79.75'
(8)	46° 02' 19"	200.00'	84.97'	160.71'	156.42'



CONTROL DIAGRAM

S - SURVEYED
R - RECORD
COMP. - COMPUTED



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we) hold the herein specified property interest in the property described hereon.

I (we) hereby dedicate to the Matanuska-Susitna Borough all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon.

I (we) hereby agree to this plat, and to any restrictions or covenants appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Said dedication to the public shall in no way be construed as a permit for access to W. Matanuska Spur Rd. from lot(s) 1, Blk. 1 & lot 1, Blk 2.

Richard DeJong
PARKS INVESTMENTS
P.O. Box 1172
WASILLA, AK. 99687

Cheryl Moseley
PARKS INVESTMENTS
P.O. Box 1172
WASILLA, AK. 99687

James S. Nickens
PARKS INVESTMENTS
P.O. Box 1172
WASILLA, AK. 99687

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 23rd day of February, 1983.

PERSONALLY APPEARED RICHARD DEJONG, CHERYL MOSELEY, & JAMES S. NICKENS, PARKS INVESTMENTS

My commission expires April 15, 1987

Marilyn J. McLure
Notary Public for the State of

NOTARY PUBLIC SEAL STATE OF ALASKA

Restrictive Covenants were recorded 2-24, 1983 at the PALMER Recording District in Book 293, Page 883.

CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes, through December 31, 1982, against the property included in the subdivision or resubdivision hereon have been paid.

February 24, 1983

Tax collection official

CERTIFICATE OF APPROVAL BY THE COMMISSION

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 Platting Board/ ~~Planning Board~~ ~~Commission~~ by Plat Resolution No. 83-5-12 dated January 24, 1983, and that the plat shown hereon has been approved for recording in the office of the Recorder in the Recording District in which the plat is located.

February 24, 1983

~~Chairman~~ Planning Director
Matanuska-Susitna Borough

ATTEST:

Marilyn M. Luce
Platting Clerk

SEAL

CERTIFICATE OF REGISTERED LAND SURVEYOR

I hereby certify that I am a registered land surveyor, that this plat is a true and correct representation of lands surveyed by me or under my direct supervision; that the distances and bearings are shown correctly and the error of closure for field traverses does not exceed one part in 5,000; and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked.

seal

STATE OF ALASKA 49TH JOHN SHADRACH LS-5122 REGISTERED LAND SURVEYOR

CRYSTAL WOODS
SUBDIVISION
CONTAINING A TOTAL OF 24.82 ACRES

SURVEYOR:
JOHN SHADRACH
P.O. Box 1497 WASILLA, AK. 99687

LOCATED WITHIN:
THAT PORTION OF SE 1/4 SW 1/4 SEC. 15 LYING SOUTH OF THE PARKS HIGHWAY RIGHT-OF-WAY, T17N, R1E, S.M.

SURVEYED BY:	DRAWN BY:	DATE:
JS	JPE.	NOV. 9, 1982

SCALE 1" = 100' SHEET 1 OF 1