


**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.


  
 SIGNATURE Scott Johannes DATE 3/9/26
  
 Managing Member

NAME/TITLE  
 ROCK, LLC  
 4150 W. AVIATION AVENUE  
 WASILLA, ALASKA 99654

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF March, 2026  
 FOR Scott A. Johannes


  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES 9/1/2029

**PLANNING & 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 PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 2026-026  
 DATED Nov 10, 2024 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.


  
 DATE 3/11/2026 PLANNING & LAND USE DIRECTOR  
 ATTEST:  PLATTING CLERK



**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH December 31, 2024 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.


  
 DATE 3/11/26 BOROUGH TAX COLLECTION OFFICIAL

**NOTES**

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM MORNING LIGHT PHASE 1, PLAT #2025-34.
- 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- 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.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - MEA EASEMENT RECORDED OCTOBER 30, 2003 AT RECEPTION SERIAL #2003-032550-0
  - MEA EASEMENT RECORDED MAY 18, 2011 AT RECEPTION SERIAL #2011-009350-0
  - ENSTAR EASEMENT RECORDED JUNE 26, 2024 AT RECEPTION SERIAL #2024-010604-0
  - MEA EASEMENT RECORDED AUGUST 27, 2024 AT RECEPTION SERIAL #2024-015105-0
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON APRIL 9, 2025 AT RECEPTION SERIAL #2025-005845-0.



**SURVEYOR'S CERTIFICATE**

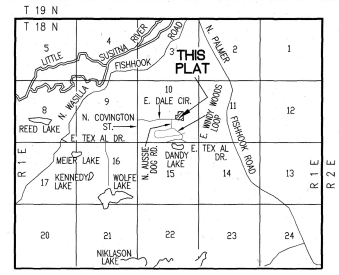
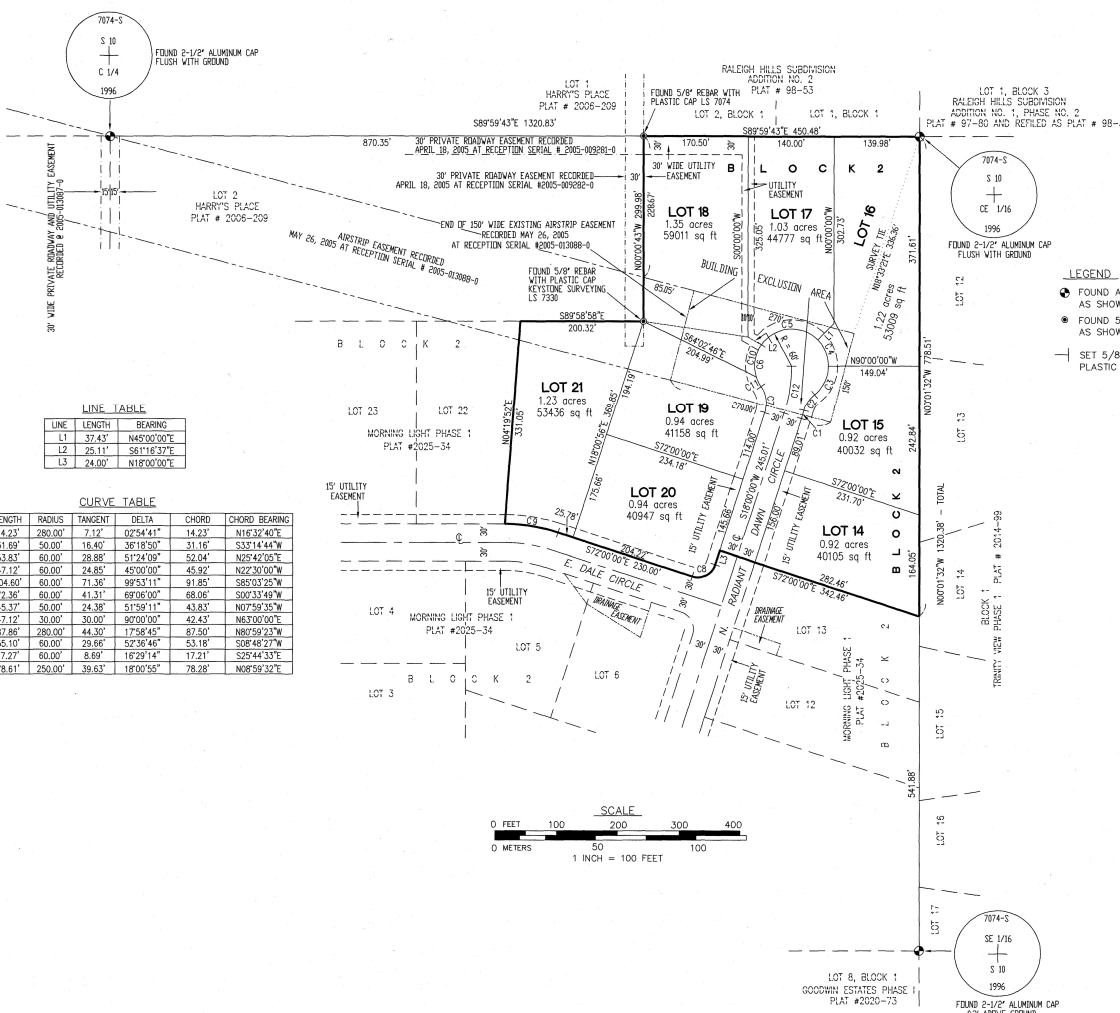
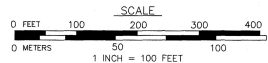
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 7330-S GARY LORUSSO 10/16/25  
 REGISTERED LAND SURVEYOR DATE

**LINE TABLE**

LINE	LENGTH	BEARING
L1	37.43'	N45°00'00"E
L2	25.11'	S61°16'37"E
L3	24.00'	N18°00'00"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	14.23'	280.00'	7.12'	02°54'41"	14.23'	N16°32'40"E
C2	31.89'	50.00'	16.40'	36°18'50"	31.16'	S33°14'44"W
C3	53.83'	80.00'	28.88'	51°24'08"	52.04'	N69°42'05"E
C4	47.12'	80.00'	24.85'	43°00'00"	45.92'	N22°30'00"W
C5	104.60'	60.00'	71.36'	99°53'11"	91.85'	S85°03'25"W
C6	72.36'	60.00'	41.31'	69°06'00"	68.06'	S03°33'49"W
C7	45.37'	50.00'	24.98'	51°59'11"	43.83'	N07°59'35"W
C8	47.12'	30.00'	30.00'	90°00'00"	42.43'	N63°00'00"E
C9	87.86'	280.00'	44.30'	17°58'45"	87.50'	N89°59'23"W
C10	56.10'	60.00'	29.66'	52°36'46"	53.18'	S08°48'27"W
C11	17.27'	60.00'	8.69'	16°29'14"	17.21'	S25°44'33"E
C12	78.61'	250.00'	39.63'	16°00'55"	78.28'	N08°59'34"E



VICINITY MAP  
 SCALE 1" = 1 MILE

- LEGEND**
- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
  - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



A PLAT OF  
**MORNING LIGHT PHASE 2**  
 A SUBDIVISION OF  
 TRACT A, MORNING LIGHT PHASE 1, PLAT #2025-34  
 WITHIN THE  
 NW1/4 SE1/4 SECTION 10, T. 18 N., R. 1 E.  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 9.18 ACRES, MORE OR LESS

2026-33  
**Plat #**  
**palmer**  
 Rec Dist  
3-13-2026  
 Date  
 Time 9:15 A.M.

**KEYSTONE SURVEYING & MAPPING**  
 GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
 ALASKA BUSINESS LICENSE #134615  
 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
 PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
 PHONE: (907) 376-7811

DRAWN BY ICAD/M.L.yne	DATE 10/16/25	DRAWING: 2021-6/MorningLight
CHECKED BY Glo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

