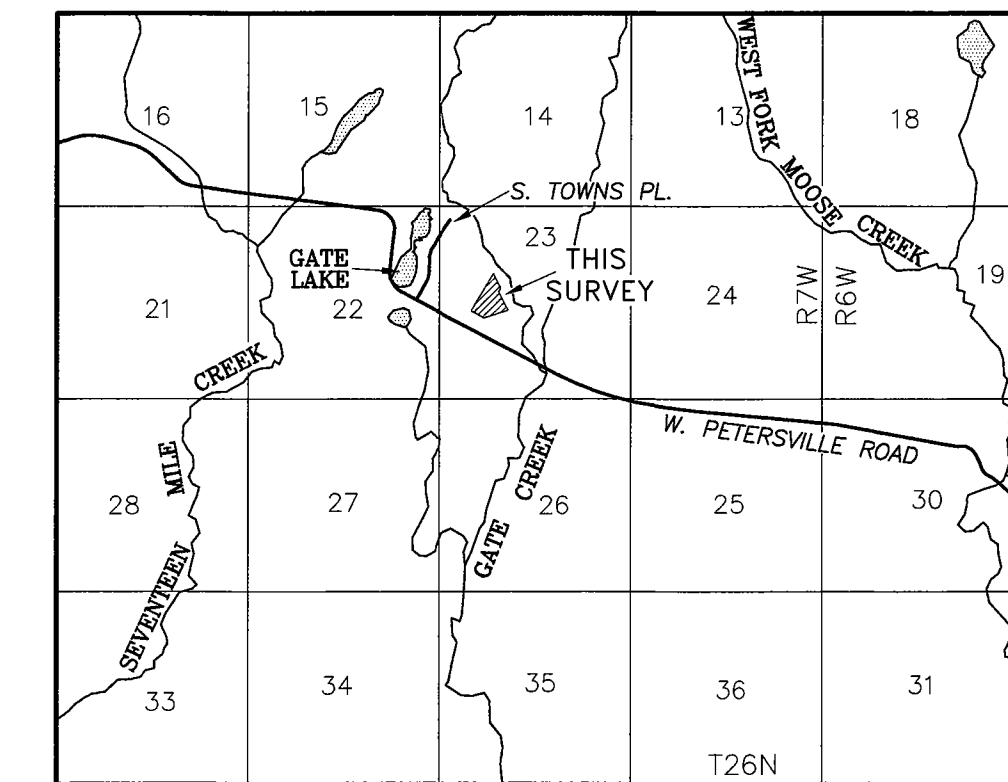
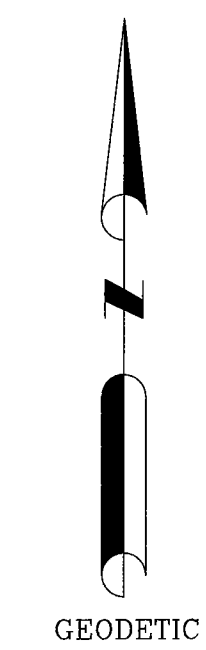
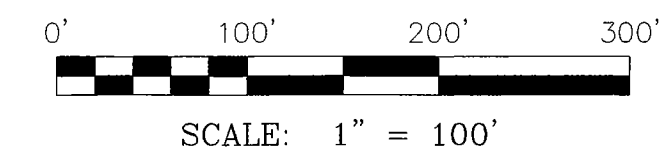
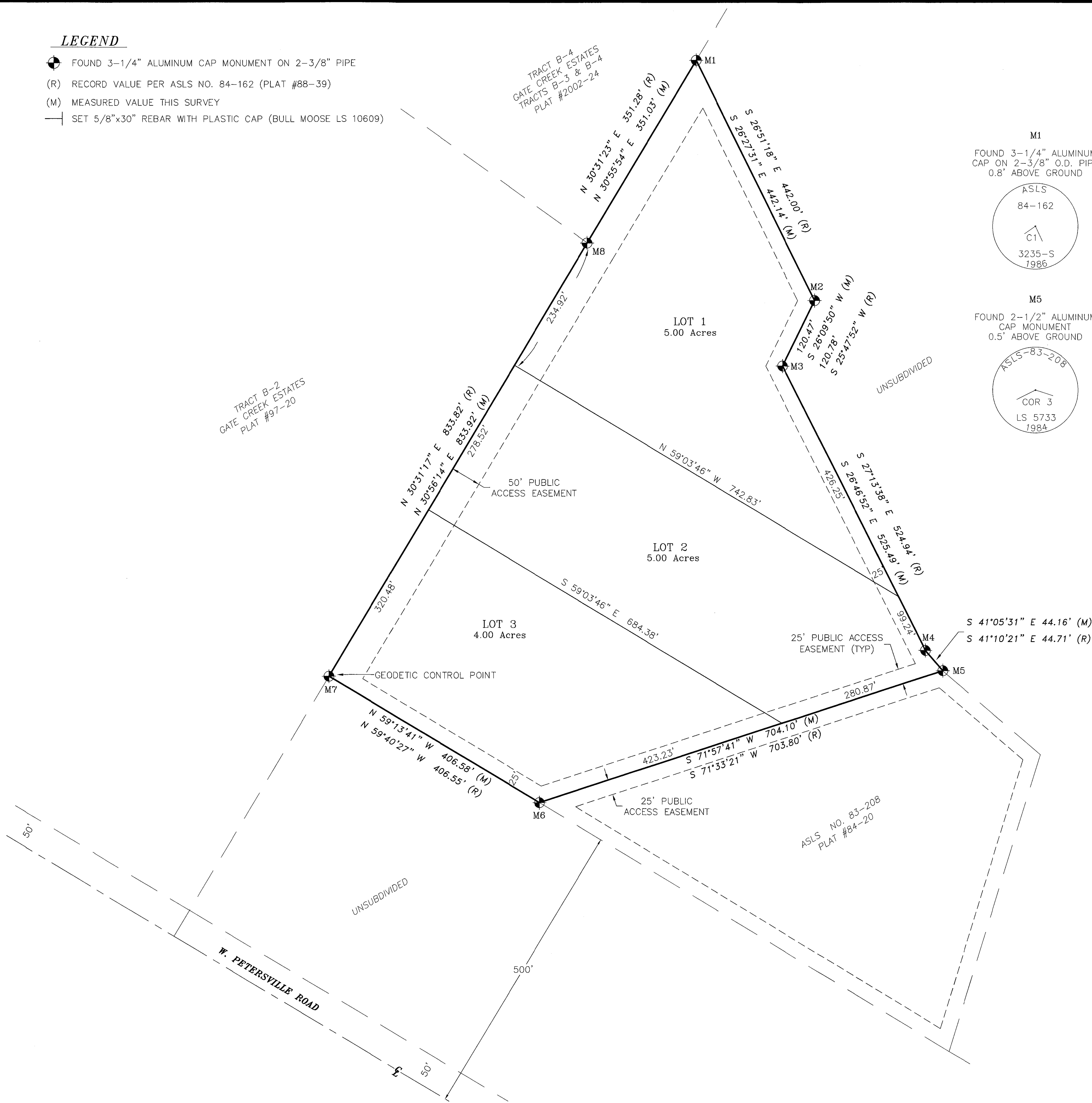


**LEGEND**

- ◆ FOUND 3-1/4" ALUMINUM CAP MONUMENT ON 2-3/8" PIPE
- (R) RECORD VALUE PER ASLS NO. 84-162 (PLAT #88-39)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)



VICINITY MAP: 1" = 1 MILE



**MONUMENTS**

<p><b>M1</b></p> <p>FOUND 3-1/4" ALUMINUM CAP ON 2-3/8" O.D. PIPE 0.8' ABOVE GROUND</p>	<p><b>M2</b></p> <p>FOUND 3-1/4" ALUMINUM CAP ON 2-3/8" O.D. PIPE 0.5' ABOVE GROUND</p>	<p><b>M3</b></p> <p>FOUND 3-1/4" ALUMINUM CAP ON 2-3/8" O.D. PIPE 0.3' ABOVE GROUND</p>	<p><b>M4</b></p> <p>FOUND 3-1/4" ALUMINUM CAP ON 2-3/8" O.D. PIPE 1.2' ABOVE GROUND</p>
<p><b>M5</b></p> <p>FOUND 2-1/2" ALUMINUM CAP MONUMENT 0.5' ABOVE GROUND</p>	<p><b>M6</b></p> <p>FOUND 2-1/2" ALUMINUM CAP MONUMENT 0.3' ABOVE GROUND</p>	<p><b>M7</b></p> <p>FOUND 3-1/4" ALUMINUM CAP ON 2-3/8" O.D. PIPE 0.3' ABOVE GROUND</p>	<p><b>M8</b></p> <p>FOUND 2" BRASS CAP MONUMENT ON 1" O.D. PIPE 0.4' ABOVE GROUND</p>

**CERTIFICATE OF OWNERSHIP**

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.

*Frank Wimmers* 17 MAR 2023  
**FRANK WIMMERS** DATE  
 4945 BINNS HILL DRIVE  
 HOOD RIVER, OR 97031

*Sheila Wimmers* March 17, 2023  
**SHEILA WIMMERS** DATE  
 4945 BINNS HILL DRIVE  
 HOOD RIVER, OR 97031

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME

THIS 17 DAY OF March 2023

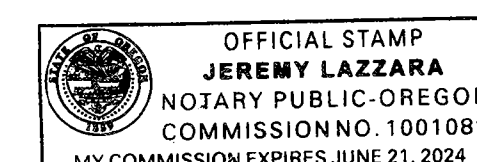
FOR FRANK WIMMERS

FOR SHEILA WIMMERS

*Jeremy Lazzara*

NOTARY FOR THE STATE OF OREGON

MY COMMISSION EXPIRES June 21, 2024



**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 - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. 2023-044

DATED 12/28/2022

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

*Amey* May 18, 2023  
 PLANNING AND LAND USE DIRECTOR DATE

*Kaylin*  
 ATTEST: PLATTING CLERK



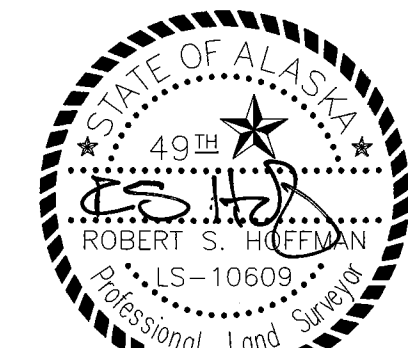
- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON AUGUST 24, 2022 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRx7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
  - 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.
  - 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 GOVERN THOSE SYSTEMS.

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH Dec 31 2023, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID. 5-18-2023  
 DATE *Angela*  
 BOROUGH TAX COLLECTION OFFICIAL

**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.



ROBERT S. HOFFMAN, P.L.S. 3/8/2023  
 LS 10609 PROFESSIONAL LAND SURVEYOR DATE

A PLAT OF  
**LONE WOLF SUBDIVISION**

A REPLAT OF:  
 ASLS NO. 84-162  
 PLAT #88-39

LOCATED WITHIN:  
 SECTION 23, T26N R7W

SEWARD MERIDIAN, ALASKA  
 TALKEETNA RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 14.0 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**

ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957  
 200 HYGRADE LANE WASILLA, ALASKA 99654 bob@bullmoosesurveying.com

DRAWN BY: DMW / TGC	DRAWING SCALE: 1"=100'
DATE: 3/8/2023	SHEET 1 OF 1
CHECKED BY: TGC / RSH	

2023-9  
 Plat #  
 Talketna  
 Rec Dist  
 5/19 2023  
 Date  
 Time 9:31 AM

No Marks/Seals Outside of Border

AFFIDAVIT

I hereby certify that I hold the herein specified property interest in the property shown and described hereon and that I hereby adopt this plan of subdivision by my free consent.

Reception/Serial No. 2012-000388-0

ASLS 84-162  
Current Legal Description or  
Book & Page of Document

Lone Wolf  
Proposed Subdivision Name or  
Public Use Easement

[Signature]  
Signature

Beneficiary  
Interest in Property

Frank Wimmers  
Printed Name

Company Name

4945 Binns Hill Drive Hood, River, OR 97031  
Address

Representative's Title

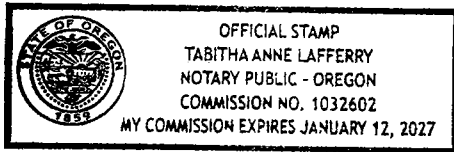
NOTARY CERTIFICATION

State of 2 Ataska Oregon )  
Third Judicial District ) ss  
County of Hood River )

SUBSCRIBED and SWORN to (or affirmed) before me this 15<sup>th</sup> day of May

20 23, by Frank Wimmers  
(name of signers(s))

[Signature], Tabitha Anne Lafferty  
(signature and seal of notary)  
My commission expires: January 12, 2027



No Marks/Seals Outside of Border

AFFIDAVIT

I hereby certify that I hold the herein specified property interest in the property shown and described hereon and that I hereby adopt this plan of subdivision by my free consent.

Reception/Serial No. 2012-000388-0

ASLS 84-162  
Current Legal Description or  
Book & Page of Document

Lone Wolf  
Proposed Subdivision Name or  
Public Use Easement

Sheila J Wimmers  
Signature

Beneficiary  
Interest in Property

Sheila Wimmers  
Printed Name

Company Name

4945 Binns Hill Drive Hood, River, OR 97031  
Address

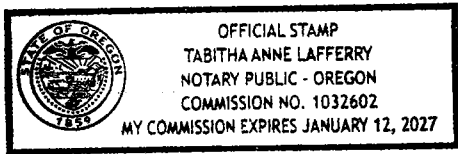
Representative's Title

NOTARY CERTIFICATION

State of ~~Alaska~~ <sup>2</sup> Oregon )  
Third Judicial District <sup>2</sup> )ss  
County of Hood River )

SUBSCRIBED and SWORN to (or affirmed) before me this 15<sup>th</sup> day of May

2023, by Sheila Wimmers  
(name of signers(s))



Tabitha Anne Lafferry  
(signature and seal of notary)  
My commission expires: January 12, 2027