

**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-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*[Signature]* 9/22/22 DATE  
CEDAR PARK PROPERTIES, LLC  
CONSTANCE J. YOSHIMURA (MEMBER)  
561 E. 36TH AVENUE, SUITE 200  
ANCHORAGE, ALASKA 99503

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> DAY OF September 2022 FOR Constance J. Yoshimura

*Natalie Travers-Smyre*  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 3/7/25

NOTARY PUBLIC  
Natalie Travers-Smyre  
STATE OF ALASKA  
My Commission Expires March 7, 2025

**BENEFICIARY**  
*[Signature]* 9/22/2022 DATE  
SIGNATURE

*Tara Tetloff* VP Commercial Origination and Underwriting  
NAME/TITLE  
NUVISION FEDERAL CREDIT UNION  
440 EAST 36TH AVENUE  
ANCHORAGE, ALASKA 99503

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> DAY OF September 2022 FOR Tara Tetloff

*Natalie Travers-Smyre*  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 3/7/25

NOTARY PUBLIC  
Natalie Travers-Smyre  
STATE OF ALASKA  
My Commission Expires March 7, 2025

**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. 2022-099 DATED 4/11/2021 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.

10/21/2022 DATE  
*[Signature]* PLANNING & LAND USE DIRECTOR  
ATTEST: *[Signature]* PLATTING CLERK



**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH Dec 31, 2022, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

10/20/22 DATE  
*[Signature]* BOROUGH TAX COLLECTION OFFICIAL

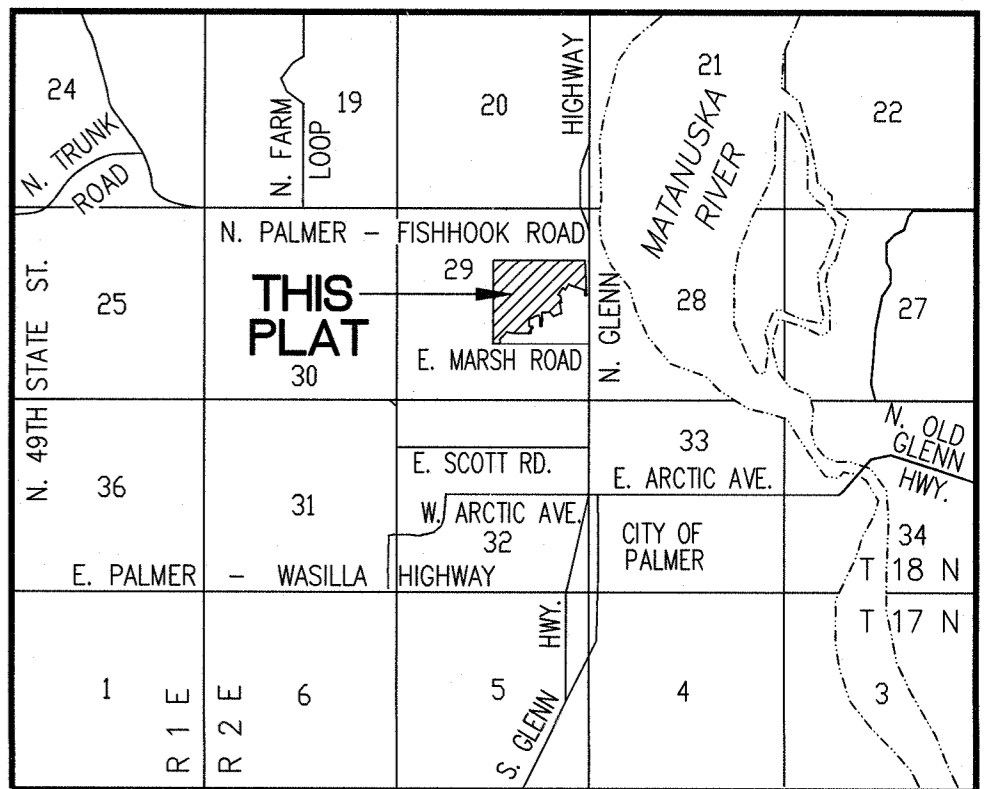
**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH October 4, 2022, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

10-4-2022 DATE  
*[Signature]* CITY OF PALMER-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 G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 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:
  - RCA ALASKA COMMUNICATIONS, INC. RECORDED JANUARY 19, 1971 IN BOOK MISC. 16 AT PAGE 199
  - M.E.A. EASEMENT RECORDED DECEMBER 9, 1992 IN BOOK 702 AT PAGE 549
  - M.T.A. EASEMENT RECORDED JUNE 8, 2022 AT RECEPTION SERIAL #2022-013106-0
  - M.E.A. EASEMENT RECORDED AUGUST 5, 2021 AT RECEPTION SERIAL #2021-023073-0
- TRACTS Y AND Z ARE FOR OPEN SPACE.
- 20' WIDE MEA EASEMENT RECORDED NOVEMBER 20, 2015 AT RECEPTION SERIAL #2015-025348-0
- 50' WIDE TELECOMMUNICATION EASEMENT RECORDED AT BOOK 16, PAGE 199, PER PLAT 2017-15
- THERE SHALL BE NO DIRECT ACCESS TO N. GLENN HIGHWAY UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AUTHORITY.



VICINITY MAP  
SCALE 1" = 1 MILE

**CURVE TABLE**

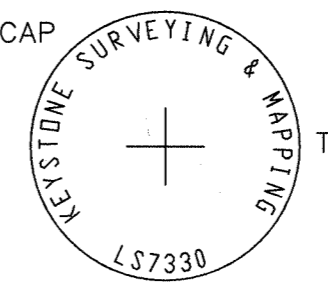
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	52.89'	50.00'	29.22'	60°36'30"	50.46'	N42°08'30"W
C2	40.88'	60.00'	21.27'	39°02'23"	40.10'	S52°30'03"E
C3	116.24'	60.00'	87.30'	111°00'00"	98.90'	S22°31'09"W
C4	100.32'	60.00'	66.40'	95°47'44"	89.03'	N54°04'59"W
C5	49.80'	50.00'	27.18'	57°03'52"	47.77'	S34°43'03"E
C6	11.86'	182.70'	5.93'	03°43'12"	11.86'	S61°28'55"E
C7	75.09'	230.00'	37.88'	18°42'19"	74.75'	S48°20'01"E
C10	40.60'	260.00'	20.34'	08°56'48"	40.56'	S85°27'15"E
C11	95.87'	260.00'	48.49'	21°07'36"	95.33'	S70°25'03"E
C12	46.66'	50.00'	25.18'	53°27'55"	44.98'	N86°35'13"W
C13	45.38'	60.00'	23.84'	43°20'19"	44.31'	N88°20'59"E
C14	56.55'	60.00'	30.57'	54°00'00"	54.48'	S42°58'51"E
C15	50.27'	60.00'	26.71'	48°00'00"	48.81'	S08°01'09"W
C16	80.63'	60.00'	47.73'	77°00'00"	74.70'	S70°31'09"W
C17	32.46'	60.00'	16.64'	31°00'00"	32.07'	N55°28'51"W
C18	139.63'	200.00'	72.79'	40°00'00"	136.81'	S59°58'51"E
C19	34.72'	200.00'	17.40'	09°56'48"	34.68'	S84°57'15"E
C20	200.50'	230.00'	107.12'	49°56'48"	194.21'	S84°57'15"E
C21	10.31'	10.00'	5.67'	59°04'33"	9.86'	S29°33'50"W
C22	16.05'	10.00'	10.35'	91°57'06"	14.38'	N61°31'54"W
C23	110.82'	275.00'	56.17'	23°05'18"	110.07'	N34°24'13"W
C24	122.24'	275.00'	62.15'	25°28'06"	121.24'	N58°40'54"W
C25	231.41'	245.00'	125.15'	54°07'05"	222.90'	N49°55'26"W
C26	203.05'	215.00'	109.81'	54°06'40"	195.59'	N49°55'39"W
C27	44.21'	30.00'	27.22'	84°26'06"	40.32'	S29°11'54"E
C28	37.82'	50.00'	19.87'	43°20'30"	36.93'	S34°41'24"W
C29	56.55'	60.00'	30.57'	54°00'00"	54.48'	N29°21'39"E
C30	55.50'	60.00'	29.91'	53°00'00"	53.54'	N24°08'21"W
C31	55.50'	60.00'	29.91'	53°00'00"	53.54'	N77°08'21"W
C32	55.17'	60.00'	29.71'	52°41'01"	53.25'	S50°01'09"W
C33	56.55'	60.00'	30.57'	54°00'00"	54.48'	S03°19'21"E
C34	37.82'	50.00'	19.87'	43°20'30"	36.93'	N08°39'06"W
C35	47.12'	30.00'	30.00'	90°00'00"	42.43'	N58°01'09"E
C36	295.66'	220.00'	175.00'	77°00'00"	273.91'	S38°28'51"E
C37	143.99'	250.00'	74.05'	33°00'00"	142.01'	S60°28'51"E
C38	191.99'	250.00'	101.01'	44°00'00"	187.30'	S21°58'51"E
C39	106.73'	280.00'	54.02'	21°50'24"	106.09'	S86°03'39"E
C40	41.28'	30.00'	24.66'	78°50'24"	38.10'	S85°26'21"W
C41	41.28'	30.00'	24.66'	78°50'24"	38.10'	N06°35'57"E
C42	87.18'	280.00'	43.95'	17°50'24"	86.83'	S23°54'03"E
C43	73.30'	280.00'	36.86'	15°00'00"	73.09'	S07°28'51"E
C44	37.82'	50.00'	19.87'	43°20'30"	36.93'	N67°41'24"E
C45	122.88'	60.00'	98.57'	117°20'30"	102.50'	S30°41'24"W
C46	45.03'	60.00'	23.63'	43°00'00"	43.98'	S49°28'51"E
C47	47.12'	60.00'	24.85'	45°00'00"	45.92'	N86°31'09"E
C48	64.24'	60.00'	35.58'	61°20'30"	61.21'	N33°20'54"E
C49	37.82'	50.00'	19.87'	43°20'30"	36.93'	S24°20'54"W
C50	7.11'	275.00'	3.56'	01°28'53"	7.11'	N22°04'21"W
C51	47.21'	370.00'	23.64'	07°18'41"	47.18'	S77°20'48"W
C52	34.39'	206.75'	17.23'	09°31'48"	34.35'	N61°38'11"W
C53	310.46'	1557.02'	155.75'	11°25'28"	309.95'	N05°44'03"W
C54	335.98'	250.00'	198.86'	77°00'00"	311.26'	S38°28'51"E
C55	47.12'	30.00'	30.00'	90°00'00"	42.43'	S78°00'09"W
C56	257.44'	60.00'	92.68'	245°50'08"	100.73'	S50°53'49"W
C57	265.30'	60.00'	80.59'	253°20'19"	96.25'	S13°20'59"W
C58	279.27'	60.00'	63.58'	266°41'01"	87.27'	S43°58'51"E
C59	279.27'	60.00'	63.58'	266°41'01"	87.27'	N76°58'51"W

**LINE TABLE**

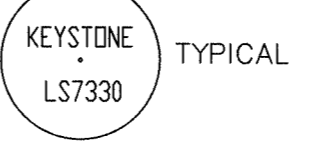
LINE	LENGTH	BEARING
L1	14.94'	N40°27'55"E
L2	50.17'	S61°25'05"E
L3	36.10'	S81°42'02"E
L4	10.42'	N00°05'35"E
L5	41.14'	S89°59'35"E
L6	56.54'	S56°59'49"E
L7	49.73'	S89°52'51"E
L8	49.94'	N00°16'12"W
L9	19.52'	S89°42'50"W
L10	10.00'	N89°58'41"E
L11	30.00'	N50°01'09"E
L12	30.00'	N89°58'51"W
L13	30.00'	S89°58'51"E
L14	40.00'	S56°59'51"E
L15	60.00'	N33°00'09"E
L16	21.57'	S56°59'51"E
L17	43.88'	S89°58'54"W
L18	24.98'	S29°24'13"E

**LEGEND**

- FOUND GLO BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- SURVEY CONTROL POINT - SPC (5004 AK 4)  
NORTHING METERS 849079.254  
EASTING METERS 546552.582  
SURVEY TIE FROM SURVEY CONTROL POINT TO  
NW CORNER THIS SUBDIVISION -- N60°14'34"W 2243.89'
- SET 5/8" x 30" REBAR WITH 2" ALUMINUM CAP  
FLUSH WITH ASPHALT PAVEMENT



- SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP

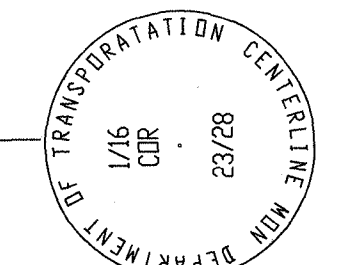


**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
7330-S GARY LoRUSSO 09/21/22 DATE  
REGISTERED LAND SURVEYOR

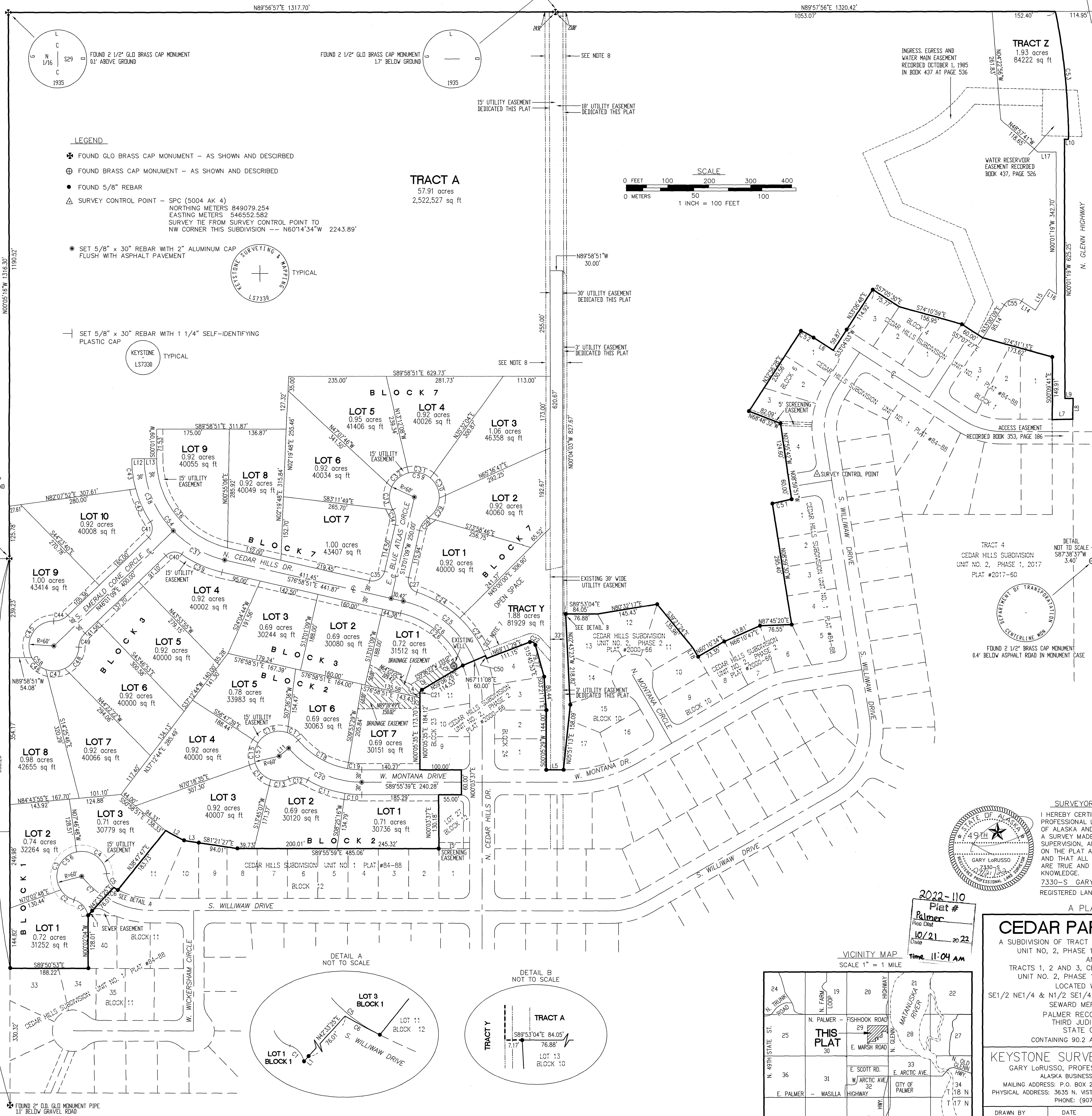
A PLAT OF  
**CEDAR PARK PHASE 1**  
A SUBDIVISION OF TRACT J, CEDAR HILL SUBDIVISION  
UNIT NO. 2, PHASE 1, PLAT NO. 2000-66  
AND  
TRACTS 1, 2 AND 3, CEDAR HILLS SUBDIVISION  
UNIT NO. 2, PHASE 1, PLAT NO. 2017-15  
LOCATED WITHIN THE  
SE1/2 NE1/4 & N1/2 SE1/4 SECTION 29, T. 18 N., R. 2 E.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 90.2 ACRES, MORE OR LESS

**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/K.Lyne	DATE 9/21/22	DRAWING: 2021-4/CedarPark
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 2

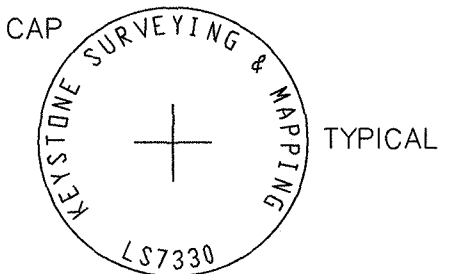


FOUND 2 1/2" BRASS CAP MONUMENT  
0.6' BELOW GROUND IN MONUMENT CASE

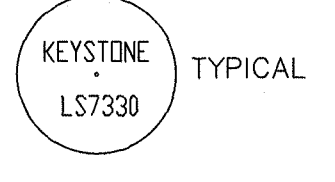


**LEGEND**

- FOUND GLO BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- SURVEY CONTROL POINT - SPC (5004 AK 4)  
NORTHING METERS 849079.254  
EASTING METERS 546552.582  
SURVEY TIE FROM SURVEY CONTROL POINT TO  
NW CORNER THIS SUBDIVISION -- N60°14'34"W 2243.89'

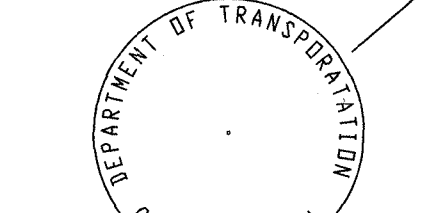


SET 5/8" x 30" REBAR WITH 2" ALUMINUM CAP  
FLUSH WITH ASPHALT PAVEMENT



SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING  
PLASTIC CAP

TRACT 4  
CEDAR HILLS SUBDIVISION  
UNIT NO. 2, PHASE 1, 2017  
PLAT #2017-60



FOUND 2 1/2" BRASS CAP MONUMENT  
0.4' BELOW ASPHALT ROAD IN MONUMENT CASE



FOUND 2 1/2" BRASS CAP MONUMENT  
0.4' BELOW ASPHALT ROAD IN MONUMENT CASE

**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.  
7330-5 GARY LORUSSO 09/21/22  
REGISTERED LAND SURVEYOR DATE

**A PLAT OF**

**CEDAR PARK PHASE 1**

A SUBDIVISION OF TRACT J, CEDAR HILL SUBDIVISION  
UNIT NO. 2, PHASE 1, PLAT NO. 2000-66  
AND  
TRACTS 1, 2 AND 3, CEDAR HILLS SUBDIVISION  
UNIT NO. 2, PHASE 1, PLAT NO. 2017-15  
LOCATED WITHIN THE  
SE1/2 NE1/4 & N1/2 SE1/4 SECTION 29, T. 18 N., R. 2 E.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 90.2 ACRES, MORE OR LESS

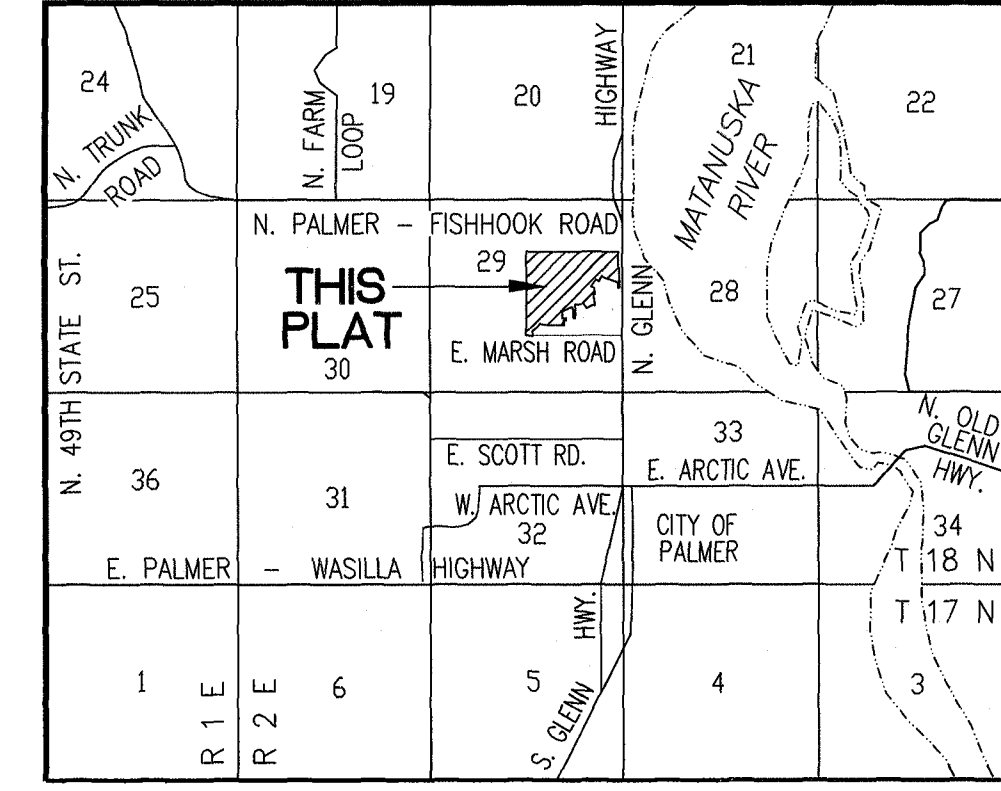
**KEYSTONE SURVEYING & MAPPING**

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  
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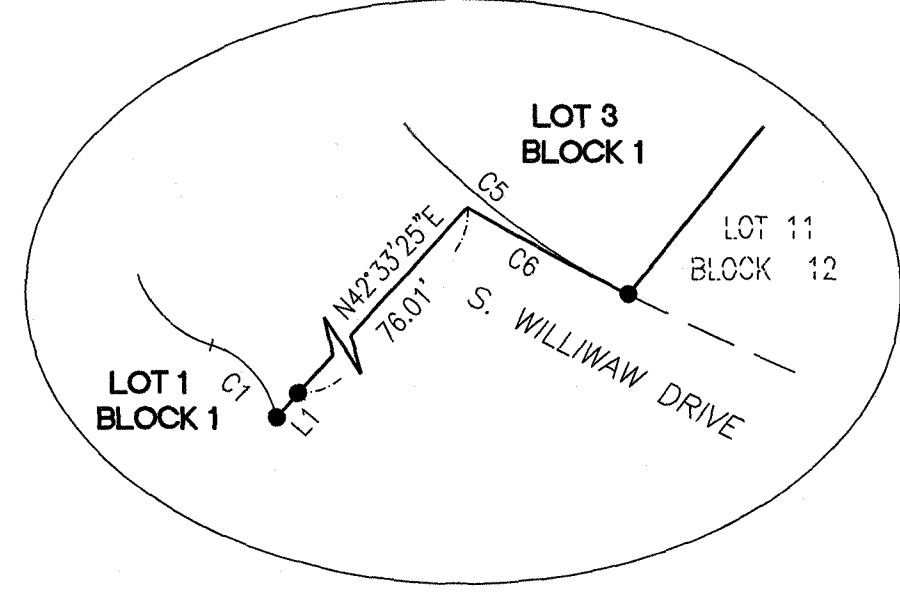
DRAWN BY	DATE	DRAWING
iCAD/K.Lyne	9/21/22	2021-4/CedarPark
CHECKED BY	SCALE	SHEET
GLo	1 INCH = 100 FEET	2 OF 2

2022-110  
Plat #  
Palmer  
Rec Dist  
10/21 2022  
Time 11:04 AM

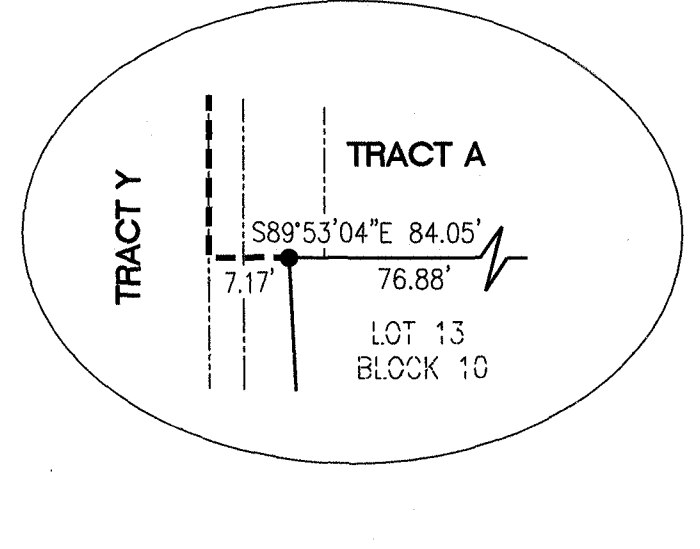
**VICINITY MAP**  
SCALE 1" = 1 MILE



DETAIL A  
NOT TO SCALE



DETAIL B  
NOT TO SCALE



NOT SUBDIVIDED

NOT SUBDIVIDED

DEED RECORDED 67/20/73  
IN BOOK 74 AT PAGE 1

FOUND 2" DIA. GLO MONUMENT PIPE  
11' BELOW GRAVEL ROAD