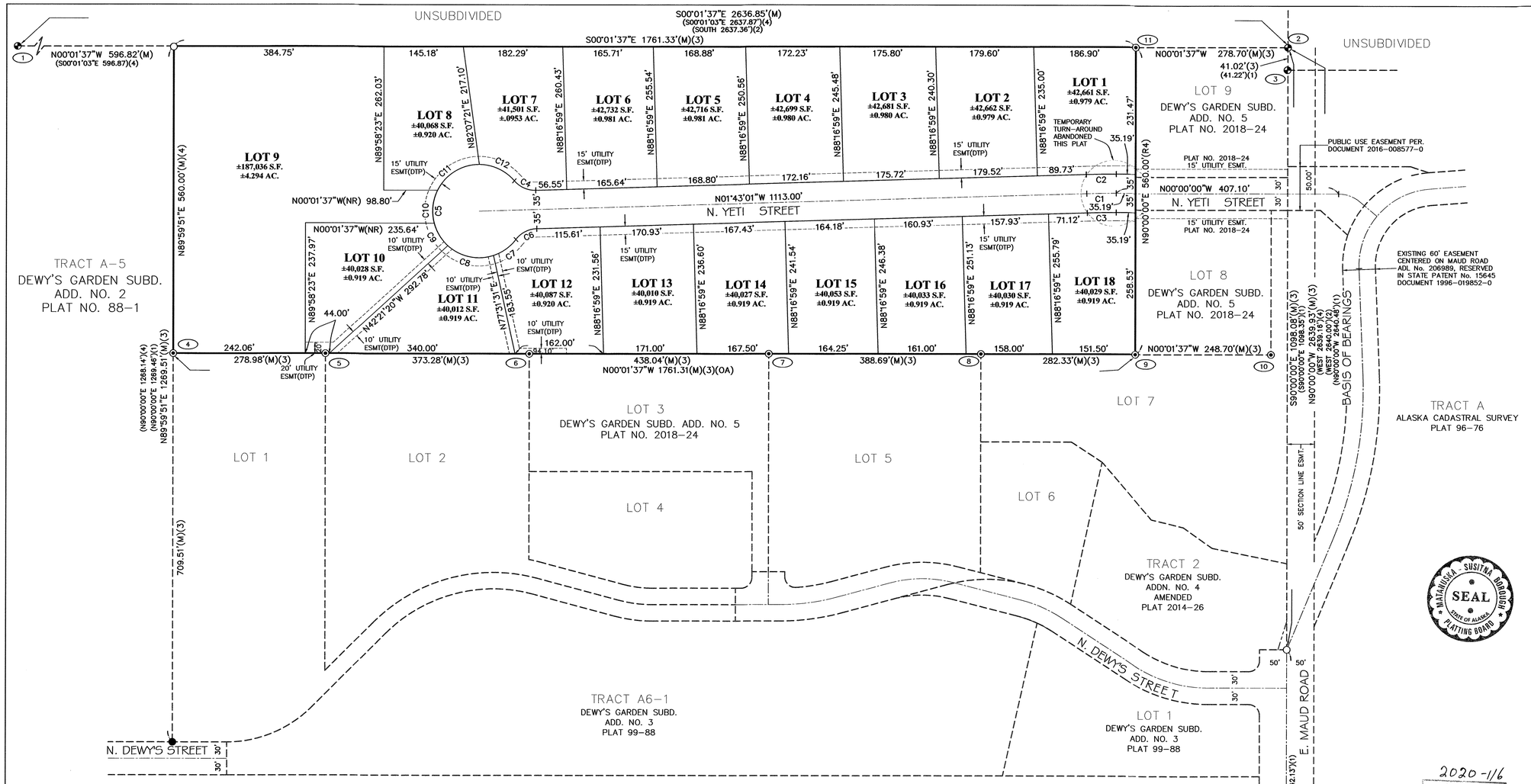
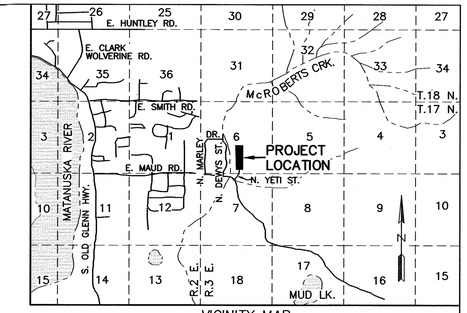




VICINITY MAP
1" = 1 MILE

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 ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JUSTIN DEWAYNE HATLEY, MEMBER
HATLEY REAL EASTATE, LLC
AN ALASKA LIMITED LIABILITY COMPANY
660 N. SASQUATCH CIRCLE
PALMER, ALASKA 99645

11/19/2020
DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF NOVEMBER 20 20 FOR JUSTIN DEWAYNE HATLEY.

NOTARY FOR THE STATE OF ALASKA

3-13-2021
MY COMMISSION EXPIRES

Peggy Merton
Notary Public-State Of Alaska

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-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2020-123, DATED DECEMBER 12, 20 19, AND THAT THIS PLAT HAS BEEN APPROVED 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.

12/2/2020
DATE:

PLANNING AND LAND USE DIRECTOR

ATTEST: ACTING
PLATTING CLERK

MATANUSKA-SUSITNA BOROUGH SEAL STATE OF ALASKA PLATTING BOARD

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH DEC 31 2020, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

_____, 20_____

12/2/2020
TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH)

2020-116
Plat # Palmer
Rec Dist
12-4- 2020
Date
Time 9:42 A M

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, 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.

MARK A. AIMONETTI
PLS 13022-S

11/19/2020
DATE

STATE OF ALASKA 49TH Mark A. Aimonetti No. 13022-S 11/19/20 REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

(OA)	OVERALL DIMENSION		SUBDIVISION BOUNDARY
(#)	RECORD DATA (SEE REFERENCES)		LOT LINE
(NR)	NON-RADIAL		UTILITY EASEMENT
(DTP)	DEDICATED THIS PLAT		ROAD CENTER LINE
(M)	MEASURED		ROAD RIGHT-OF-WAY LINE
	FOUND BRASS CAP MONUMENT AS NOTED		ADJACENT BOUNDARY LINE
	5/8" FOUND REBAR – NO CAP	(X)	FOUND POINT NUMBER
	FOUND 5/8" REBAR WITH ILLEGIBLE RED PLASTIC CAP PER (4)		
	FOUND 2" ALUMINUM CAP ON 5/8" REBAR PER (3) AS NOTED		

REFERENCES

(1) AMENDED PLAT, DEWY'S GARDEN SUBDIVISION ADD. NO. 4 (PLAT 2014-26)
(2) U.S. SURVEY 5222
(3) PLAT OF DEWY'S GARDEN SUBDIVISION ADD. NO. 5 (PLAT 2018-24)
(4) PLAT OF DEWY'S GARDEN SUBDIVISION ADD. NO. 2 (PLAT 88-1)

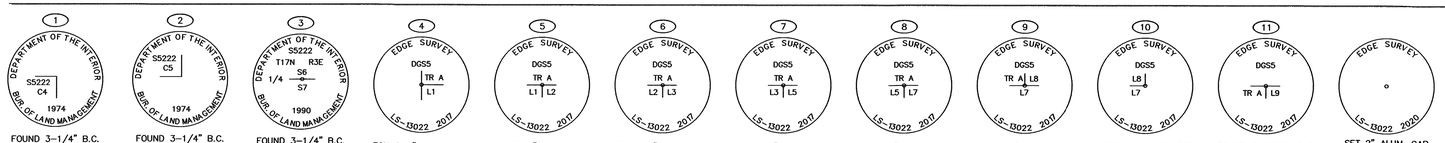
NOTES

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
2. ALL EASEMENTS, PERMITS, OR LICENSES SHOWN ON THIS PLAT THAT ARE REFERENCED BY A FEDERAL OR STATE CASE NUMBER; OR BY A RECORDING DISTRICT'S BOOK/VOLUME AND PAGE, OR SERIAL NUMBER WERE CREATED BY WRITTEN DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT. DIMENSIONS AND BOUNDARY TIES SHOWN ON THIS PLAT FOR SAID EASEMENTS, PERMITS OR LICENSES SHOULD ONLY BE USED FOR GENERAL INFORMATION. THE WRITTEN DOCUMENTS SHALL GOVERN THE LOCATION, CONTENT AND INTENT.
3. 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 GOVERNS THOSE SYSTEMS.
4. A 5/8" x 30" REBAR WITH 2" ALUM. CAP WAS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
5. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION, INC.
   - BOOK 247, PAGE 356 – RECORDED OCTOBER 27, 1981
   - BOOK 250, PAGE 124 – RECORDED NOVEMBER 30, 1981
   - BOOK 710, PAGE 806 – RECORDED APRIL 2, 1993
   - BOOK 972, PAGE 711 – RECORDED SEPTEMBER 15, 1998
   - INSTRUMENT No. 2004-027048-0 – RECORDED SEPTEMBER 24, 2004
   - INSTRUMENT No. 2009-020918-0 – RECORDED SEPTEMBER 17, 2009
10. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RECORDED AS INSTRUMENT No. 2014-001456-0 – RECORDED JANUARY 28, 2014, GRANTED TO ENSTAR NATURAL GAS COMPANY.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG.	CHORD LEN.
C1	1800.00'	1°43'01"	53.94'	26.97'	N00°51'30"W	53.94'
C2	1835.00'	1°43'01"	54.99'	27.50'	N00°51'30"W	54.99'
C3	1765.00'	1°43'01"	52.89'	26.45'	N00°51'30"W	52.89'
C4	50.00'	50°58'38"	44.49'	23.84'	S23°46'18"W	43.03'
C5	85.00'	281°57'16"	418.29'	68.89'	S88°16'59"W	107.04'
C6	50.00'	50°58'38"	44.49'	23.84'	N27°12'20"W	43.03'
C7	85.00'	34°22'07"	50.99'	26.29'	S35°30'35"E	50.23'
C8	85.00'	60°40'58"	90.02'	49.75'	S12°00'58"W	85.88'
C9	85.00'	32°38'23"	48.42'	24.89'	S58°40'38"W	47.77'
C10	85.00'	41°33'26"	61.65'	32.25'	N84°13'27"W	60.31'
C11	85.00'	63°25'38"	94.10'	52.52'	N31°43'55"W	89.36'
C12	85.00'	49°16'44"	73.11'	38.99'	N24°37'15"E	70.87'

MONUMENT SUMMARY



1. FOUND 3-1/4" B.C. MON. GOOD COND. FLUSH WITH GROUND
2. FOUND 3-1/4" B.C. MON. GOOD COND. 0.1' ABOVE GROUND
3. FOUND 3-1/4" B.C. MON. GOOD COND. FLUSH WITH GROUND 0.9 FEET NORTHERLY OF BOUNDARY LINE
4. FOUND 2" ALUM. CAP IN GOOD CONDITION
5. FOUND 2" ALUM. CAP IN GOOD CONDITION
6. FOUND 2" ALUM. CAP IN GOOD CONDITION
7. FOUND 2" ALUM. CAP IN GOOD CONDITION
8. FOUND 2" ALUM. CAP IN GOOD CONDITION
9. FOUND 2" ALUM. CAP IN GOOD CONDITION
10. FOUND 2" ALUM. CAP IN GOOD CONDITION
11. FOUND 2" ALUM. CAP IN GOOD CONDITION
12. SET 2" ALUM. CAP TYPICAL MONUMENT SET THIS SURVEY

100' 50' 0' 100'
1" = 100'

PLAT OF
HIMALAYAN RIDGE SUBDIVISION

A REPLAT OF TRACT A
DEWY'S GARDEN SUBDIVISION ADD. NO 5, PLAT NO. 2018-24
LOCATED WITHIN U.S. SURVEY No. 5222,
PROTRACTED SECTION 6, T.17N., R.3E., S.M., ALASKA
PALMER RECORDING DISTRICT, STATE OF ALASKA
CONTAINING 22.643 ACRES MORE OR LESS

EDGE SURVEY AND DESIGN, LLC
12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
ACEL # 1392

DRAWN BY:	DATE:	PROJECT #:	SCALE:	SHEET:
VLB	11/16/2020	17-174	1"=100'	1 OF 1