

CERTIFICATE OF OWNERSHIP & DEDICATION
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY DEDICATE TO THE STATE OF ALASKA, THE MATANUSKA-SISTINA BOROUGH AND GRANT ALL EASEMENTS TO THE PUBLIC SHOWN.

9/22/22 DATE
 CEDAR PARK PROPERTIES, LLC
 CONSTANCO, A. YOSHIMURA (MEMBER)
 501 E. 30TH AVENUE, SUITE 200
 ANCHORAGE, ALASKA 99503
 NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO before me this 22nd day of September 2022
 For Constanco, A. Yoshimura
 Notary Public
 Matina Thoreson-Syve
 My Commission Expires 03/31/2025

9/22/2022 DATE
 9/22/2022 DATE
 Notary Public
 Matina Thoreson-Syve
 My Commission Expires 03/31/2025

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO before me this 22nd day of September 2022
 For Tara Tetah, VP Commercial Origination
 Notary Public
 Matina Thoreson-Syve
 My Commission Expires 03/31/2025

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 CERTIFYING THIS SUBDIVISION PLAN HAS BEEN MADE TO CONFORM WITH THE SUBDIVISION REGULATIONS OF THE MATANUSKA-SISTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. 2022-009
 DATED AT ANCHORAGE, ALASKA, ON 09/21/2022 AND THAT THE PLAN HAS BEEN APPROVED FOR RECORDATION BY THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.



CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 09/21/2022 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
 10/22/22 DATE
 Planning & Land Use Director
 10/22/22 DATE
 Borough Tax Collection Official

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 09/21/2022 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
 09/22/22 DATE
 City of Palmer Tax Collection Official

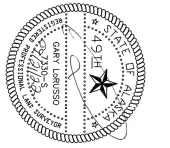
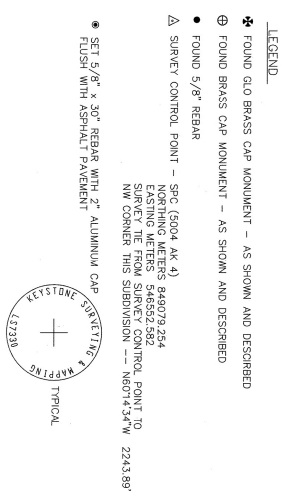
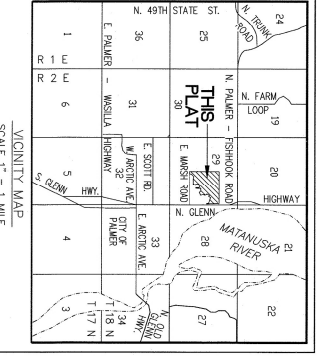
NOTES
 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. BASIS OF BEARING FROM C.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
 3. 5/8" x 3/8" 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.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 a) RCA ALASKA COMMUNICATIONS, INC. RECORDED JANUARY 19, 1971 IN BOOK W.S.C. 16, AT PAGE 199
 b) M.E.A. EASEMENT RECORDED DECEMBER 9, 1982 IN BOOK 702 AT PAGE 549
 c) M.T.A. EASEMENT RECORDED JUNE 8, 2022 AT RECEPTION SERIAL #2022-013106-0
 d) M.E.A. EASEMENT RECORDED AUGUST 5, 2021 AT RECEPTION SERIAL #2021-022873-0
 6. TRACTS Y AND Z ARE FOR OPEN SPACE.
 7. 20' WIDE MEA EASEMENT RECORDED NOVEMBER 20, 2015 AT RECEPTION SERIAL #2015-023348-0
 8. 50' WIDE TELECOMMUNICATION EASEMENT RECORDED AT BOOK 16, PAGE 199, PER PLAT 2017-19
 9. THERE SHALL BE NO DIRECT ACCESS TO N. GLENN HIGHWAY UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AUTHORITY.

CURVE TABLE

CURVE	LENGTH	HOUS	INCHES	BEARS	DELTA	CHORD BEARING
C1	40.82	30.00	28.32	60.335	28.32	N42°28'21"W
C2	116.24	60.00	87.30	111.000	19.90	S21°21'09"W
C4	100.32	60.00	66.40	95.474	89.63	N63°04'59"W
C5	49.80	30.00	27.18	57.935	47.77	S34°43'03"E
C7	71.88	18.00	53.8	63.512	11.86	S78°28'53"E
C10	40.60	250.00	20.34	68.646	40.56	S85°21'15"E
C11	56.87	250.00	48.49	21.073	55.33	S73°23'03"E
C12	46.68	30.00	26.18	53.775	44.88	N88°31'13"W
C13	45.32	60.00	23.64	45.015	44.51	N88°20'29"E
C14	45.32	60.00	23.64	45.015	44.51	N88°20'29"E
C15	50.27	60.00	26.17	48.000	48.81	S60°01'02"W
C16	80.63	60.00	47.73	77.000	74.70	S70°31'09"W
C17	39.46	60.00	18.64	31.000	32.07	N65°28'51"W
C18	139.63	230.00	72.79	40.000	136.81	S52°28'51"E
C19	139.63	230.00	72.79	40.000	136.81	S52°28'51"E
C20	201.65	230.00	101.17	69.646	184.98	S44°51'15"E
C21	10.31	60.00	5.67	5.904	9.86	S29°23'50"W
C22	16.05	60.00	10.55	9.171	14.88	N61°31'54"W
C23	119.82	230.00	56.17	23.951	110.07	N32°41'13"W
C25	112.24	230.00	62.15	22.828	121.24	N62°40'54"W
C26	203.65	230.00	109.81	54.646	195.59	N42°53'59"W
C27	44.21	30.00	27.27	42.606	40.32	S29°11'54"E
C28	37.82	30.00	19.87	43.703	36.83	S34°41'24"W
C29	36.55	60.00	30.57	44.000	34.46	N67°11'03"E
C30	36.55	60.00	30.57	44.000	34.46	N67°11'03"E
C31	54.50	60.00	28.81	53.000	53.54	N77°08'21"W
C32	58.17	60.00	29.71	52.410	53.55	S20°01'09"W
C33	58.55	60.00	30.57	44.000	54.48	S21°19'21"E
C34	37.82	30.00	19.87	43.703	36.83	N68°39'08"W
C35	295.66	230.00	135.00	70.000	323.51	S38°43'51"E
C36	144.99	230.00	74.95	33.000	142.01	S60°28'51"E
C37	191.99	230.00	101.01	44.000	187.20	S71°58'51"E
C38	106.17	230.00	54.02	21.974	106.99	S60°33'59"E
C39	106.17	230.00	54.02	21.974	106.99	S60°33'59"E
C41	41.28	30.00	24.86	28.074	38.10	S62°28'21"W
C42	87.16	280.00	43.85	17.507	86.83	S23°54'03"E
C43	73.30	280.00	36.86	15.000	73.69	S27°28'51"E
C44	37.82	30.00	19.87	43.703	36.83	N67°41'24"W
C46	172.88	60.00	88.57	11.703	172.92	S24°19'24"W
C47	47.12	60.00	24.85	45.000	45.92	N68°11'02"E
C48	64.24	60.00	35.48	61.703	51.21	N33°20'54"E
C49	37.82	30.00	19.87	43.703	36.83	S24°20'54"W
C50	71.11	230.00	33.96	07.835	71.11	N27°04'21"W
C51	18.90	30.00	11.25	06.144	18.90	S27°04'21"W
C52	34.30	280.00	17.25	06.144	34.30	S27°04'21"W
C53	310.46	150.00	154.75	11.752	309.95	N62°44'03"W
C54	338.98	280.00	198.86	77.000	311.26	S28°28'51"E
C55	47.12	30.00	24.85	20.000	44.43	S78°03'09"W
C56	28.32	60.00	16.38	24.500	28.32	S29°28'51"E
C57	28.32	60.00	16.38	24.500	28.32	S29°28'51"E
C58	279.27	60.00	63.86	266.410	67.27	S43°58'51"E
C59	279.27	60.00	63.86	266.410	67.27	N75°28'51"W

LINE TABLE

LINE BEARING	LENGTH
L1	14.84
L2	50.17
L3	36.10
L4	10.42
L5	66.54
L6	48.73
L7	18.92
L8	19.92
L9	30.00
L10	30.00
L11	30.00
L12	30.00
L13	30.00
L14	40.00
L15	30.00
L16	21.07
L17	43.86
L18	24.86



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 SUBDIVISION OF THE LANDS OWNED BY THE SURVEYOR AND THAT ALL DIMENSIONS AND OTHER DETAILS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT I AM AWARE OF ALL EASEMENTS OF RECORD AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 7330-S GARY LARIUSSO
 REGISTERED LAND SURVEYOR
 09/22/22 DATE

A PLAT OF
CEDAR PARK PHASE 1
 A SUBDIVISION OF TRACT 4, CEDAR HILL SUBDIVISION
 UNIT NO. 2, PHASE 1, PLAT NO. 2000-66
 TRACTS 1, 2, AND 3, AND
 TRACTS 1, 2 AND 3, SECTION 18, T. 18 N., R. 2 E.
 LOCATED WITHIN THE
 SE 1/2 NE 1/4 & N 1/2 SE 1/4 SECTION 28, T. 18 N., R. 2 E.
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 802 ACRES, MORE OR LESS
KEYSTONE SURVEYING & MAPPING
 CARY LOHUSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #134615
 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
 PHYSICAL ADDRESS: 3625 N. 16TH AVENUE • PALMER, ALASKA 99645
 PHONE: (907) 576-7811
 FAX: (907) 576-7811

DATE 5/21/22
 SCALE 1 INCH = 100 FEET
 SHEET 1 OF 2

