

CERTIFICATE OF OWNERSHIP & DEDICATION

I 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. I DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA SUBDIVISION AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SHOWN TO BEFORE ME THIS 12th DAY OF July 2022
 FOR Jonathan P. Coyle
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 8-2-2024

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-SUSTINA REGION, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. 2022-05-02, DATED 05/12/2022, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE MATANUSKA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

Ann Soren
 DATE 7/12/22 PLANNING & LAND USE DIRECTOR
 ATTEST: Debra J. Smith
 PLATTING CLERK



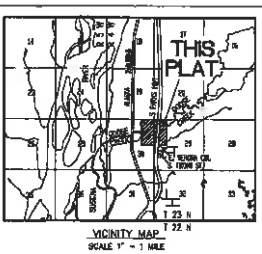
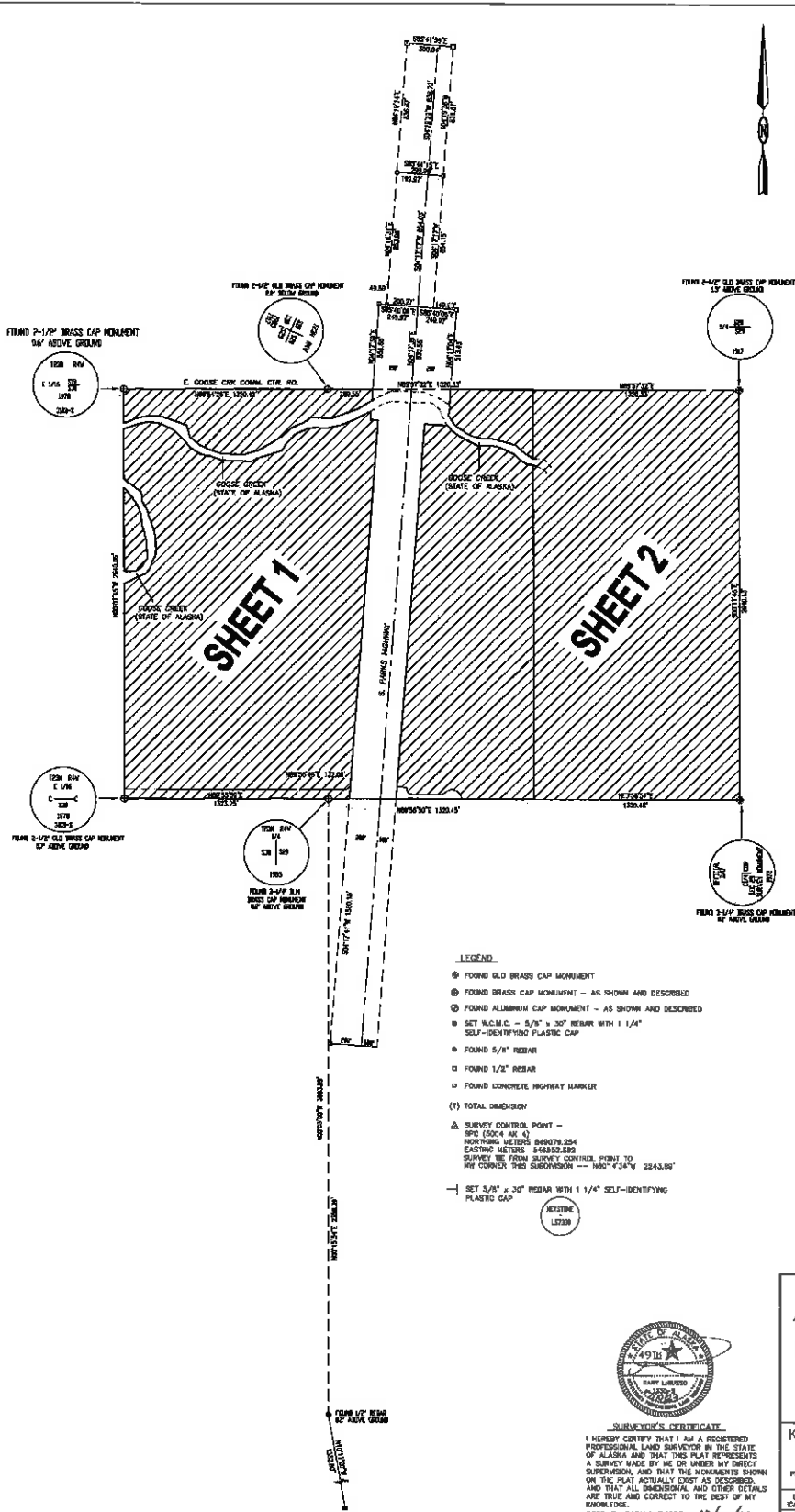
CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 12/31/2021 ON 30.50 ACRES AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

311922 Nicholas Linn
 THROUGH TAX COLLECTION OFFICIAL
 CITY

- 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 O.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
 3. 3/4" x 3/4" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LEFT CORNERS, P.O.C.'S, P.I.'S AND P.A.C.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SHOWN 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.
 5. UNLESS OTHERWISE APPROVED BY THE PERMITTING AGENCY, DIRECT ACCESS TO THE S. PARRIS HIGHWAY IS LIMITED TO THE FOLLOWING LOCATIONS:
 - a) TRACTS A & H - SECTION LINE EASEMENTS
 - b) TRACT C - E. SODIEX DRIVE
 - c) TRACT D - E. SODIEX DRIVE AND/OR E. MORGANER DRIVE
 - d) TRACT E - E. VERONA CIRCLE DRIVE
 - e) TRACTS G & F - THE INTERSECTION OF THE COMMON LOT LINE WITH S. PARRIS HIGHWAY
 6. A 20' PUBLIC USE EASEMENT IS HEREBY GRANTED ALONG THE WESTERLY BOUNDARY OF TRACT C AND THE ORDINARY HIGH WATER MARK OF GOOSE CREEK AT THE LOCATIONS SHOWN HEREON.
 7. BASE FLOOD ELEVATIONS DETERMINED FROM FEMA FLOOD MAP 021704020E, EFFECTIVE ON 05/27/2019.

CURVE TABLE

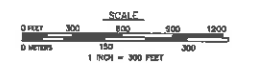
CURVE	LENGTH	BEARS	INTERPT	DELTA	CHORD	CHORD BEARINGS
C1	30.00'	40.00'	37.00'	86.3000"	52.00'	N67.7313E
C2	40.00'	40.00'	43.16'	82.0000"	50.00'	S25.7543E
C3	37.00'	50.00'	18.00'	47.0000"	30.00'	N58.3000E
C4	15.00'	10.00'	1.00'	13.2000"	10.00'	N88.4370E



LINE TABLE

LINE	LENGTH	BEARING
L1	100.01'	N71.1500E
L2	100.01'	S71.1500E
L3	100.01'	N71.1500E
L4	100.01'	S71.1500E
L5	100.01'	N71.1500E
L6	100.01'	S71.1500E
L7	100.01'	N71.1500E
L8	100.01'	S71.1500E
L9	100.01'	N71.1500E
L10	100.01'	S71.1500E
L11	100.01'	N71.1500E
L12	100.01'	S71.1500E
L13	100.01'	N71.1500E
L14	100.01'	S71.1500E
L15	100.01'	N71.1500E
L16	100.01'	S71.1500E
L17	100.01'	N71.1500E
L18	100.01'	S71.1500E
L19	100.01'	N71.1500E
L20	100.01'	S71.1500E
L21	100.01'	N71.1500E
L22	100.01'	S71.1500E
L23	100.01'	N71.1500E
L24	100.01'	S71.1500E
L25	100.01'	N71.1500E
L26	100.01'	S71.1500E
L27	100.01'	N71.1500E
L28	100.01'	S71.1500E
L29	100.01'	N71.1500E
L30	100.01'	S71.1500E
L31	100.01'	N71.1500E
L32	100.01'	S71.1500E
L33	100.01'	N71.1500E
L34	100.01'	S71.1500E
L35	100.01'	N71.1500E
L36	100.01'	S71.1500E
L37	100.01'	N71.1500E
L38	100.01'	S71.1500E
L39	100.01'	N71.1500E
L40	100.01'	S71.1500E
L41	100.01'	N71.1500E
L42	100.01'	S71.1500E
L43	100.01'	N71.1500E
L44	100.01'	S71.1500E
L45	100.01'	N71.1500E
L46	100.01'	S71.1500E
L47	100.01'	N71.1500E
L48	100.01'	S71.1500E
L49	100.01'	N71.1500E
L50	100.01'	S71.1500E
L51	100.01'	N71.1500E
L52	100.01'	S71.1500E
L53	100.01'	N71.1500E
L54	100.01'	S71.1500E
L55	100.01'	N71.1500E
L56	100.01'	S71.1500E
L57	100.01'	N71.1500E
L58	100.01'	S71.1500E
L59	100.01'	N71.1500E
L60	100.01'	S71.1500E
L61	100.01'	N71.1500E
L62	100.01'	S71.1500E
L63	100.01'	N71.1500E
L64	100.01'	S71.1500E
L65	100.01'	N71.1500E
L66	100.01'	S71.1500E
L67	100.01'	N71.1500E
L68	100.01'	S71.1500E
L69	100.01'	N71.1500E
L70	100.01'	S71.1500E
L71	100.01'	N71.1500E
L72	100.01'	S71.1500E
L73	100.01'	N71.1500E
L74	100.01'	S71.1500E
L75	100.01'	N71.1500E
L76	100.01'	S71.1500E
L77	100.01'	N71.1500E
L78	100.01'	S71.1500E
L79	100.01'	N71.1500E
L80	100.01'	S71.1500E
L81	100.01'	N71.1500E
L82	100.01'	S71.1500E
L83	100.01'	N71.1500E
L84	100.01'	S71.1500E
L85	100.01'	N71.1500E
L86	100.01'	S71.1500E
L87	100.01'	N71.1500E
L88	100.01'	S71.1500E
L89	100.01'	N71.1500E
L90	100.01'	S71.1500E
L91	100.01'	N71.1500E
L92	100.01'	S71.1500E
L93	100.01'	N71.1500E
L94	100.01'	S71.1500E
L95	100.01'	N71.1500E
L96	100.01'	S71.1500E
L97	100.01'	N71.1500E
L98	100.01'	S71.1500E
L99	100.01'	N71.1500E
L100	100.01'	S71.1500E

- LEGEND**
- FOUND OLD BRASS CAP MONUMENT
 - FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
 - FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
 - SET M.C.M.C. - 5/8" x 3/4" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP
 - FOUND 5/8" REBAR
 - FOUND 1/2" REBAR
 - FOUND CONCRETE HIGHWAY MARKER
 - (T) TOTAL DIMENSION
 - SURVEY CONTROL POINT - SPC (5004 AK 4) NORthing METERS 846079.254 EASTing METERS 346232.289 SURVEY BE FROM SURVEY CONTROL POINT TO NE CORNER 1920 SUBDIVISION - N80°13'34"E 2243.80'
 - SET 3/4" x 3/4" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

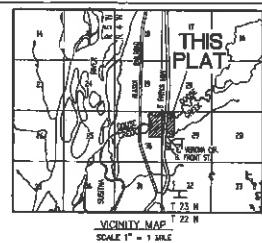
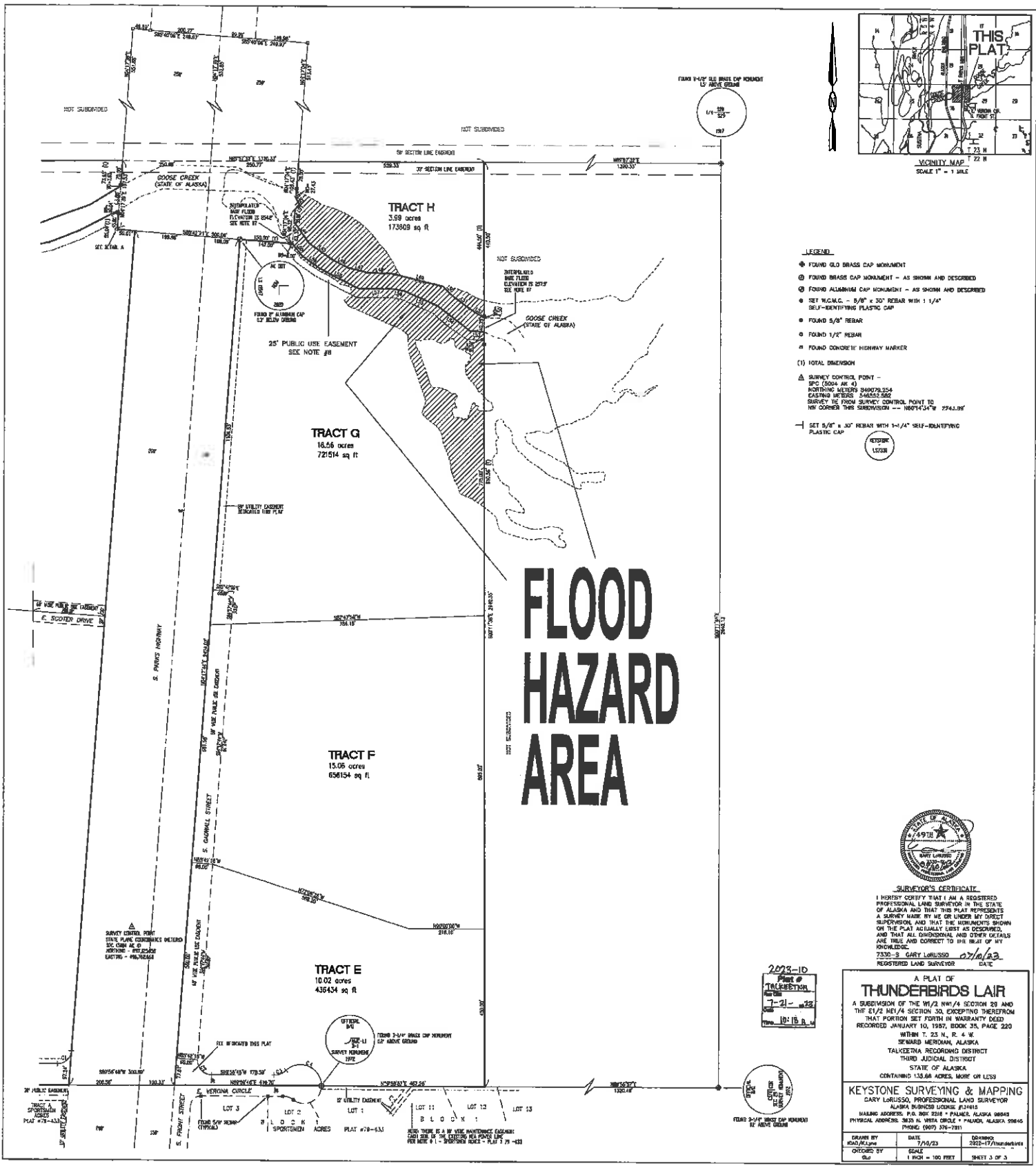


SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
7/12/22
 7330-S GARY LOBISIO
 REGISTERED LAND SURVEYOR

A PLAT OF THUNDERBIRDS LAIR
 A SUBDIVISION OF THE W/2 W/4 SECTION 28 AND THE E1/2 NE1/4 SECTION 30, EXCEPTING THEREFROM THAT PORTION SET FORTH IN WARRANTY DEED RECORDED JANUARY 16, 1957, BOOK 38, PAGE 720
 WITHIN T. 23 N., R. 4 W., SEWARD MERIDIAN, ALASKA
 TALKICHTNA RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 130.63 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LOBISIO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #121618
 MAKING ADDRESS: P.O. BOX 2216 - PALMUR, ALASKA 99648
 PHYSICAL ADDRESS: 3638 N. VISTA CIRCLE - PALMUR, ALASKA 99648
 PHONE: (907) 376-7011

DRAWN BY: COLLIER DATE: 7/12/22 SCALE: AS SHOWN
 CHECKED BY: CL DATE: 7/12/22 SCALE: 1" = 300' SHEET 1 OF 3



- LEGEND**
- FOUND OLD BRASS CAP MONUMENT
 - FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
 - FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
 - SET W.C.M.C. - 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP
 - FOUND 5/8" REBAR
 - FOUND 1/2" REBAR
 - FOUND CONCRETE HIGHWAY MARKER
 - (1) TOTAL DIMENSION
 - ▲ SURVEY CONTROL POINT -
 SPC (5004 AN 4)
 NORTHING METERS 540079.254
 EASTING METERS 546352.592
 SURVEY FROM SURVEY CONTROL POINT TO
 NW CORNER THIS SUBDIVISION --- N80°14'54"W 224.10'
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

FLOOD HAZARD AREA



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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

2273-10
 7-21-22
 10:15 A.M.

2273-9 GARY LORUSSO
 REGISTERED LAND SURVEYOR DATE

A PLAT OF
THUNDERBIRDS LAIR

A SUBDIVISION OF THE W1/2 NW1/4 SECTION 28 AND THE E1/2 NE1/4 SECTION 30, EXCEPTING THEREFROM THAT PORTION SET FORTH IN WARRANTY DEED RECORDED JANUARY 10, 1987, BOOK 35, PAGE 220 WITHIN T. 23 N., R. 4 W. DENAHO MERIDIAN, ALASKA TALKEENA RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 135.68 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BOUNDARY LEGAL, PLANNING
 MAILING ADDRESS: P.O. BOX 2218 - PALMBA, ALASKA 99845
 PHYSICAL ADDRESS: 3825 N. WILSON CIRCLE - FAIRBANK, ALASKA 99705
 PHONE: (907) 376-7311

DRAWN BY	DATE	DRAWING
2021/ALM	7/20/23	2023-17/Thunderbird
CHECKED BY	SCALE	REGISTERED
GL	1 INCH = 100 FEET	SHEET 3 OF 3