

CERTIFICATE OF OWNERSHIP

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 BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SEE AFFIDAVIT

Carlos Carrillo 18-20-21
CARLOS C. CARRILLO DATE
15500 OLD SWARD HIGHWAY
ANCHORAGE, ALASKA 99561

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF October, 2021.
FOR *Carlos Carrillo*

Notary Public
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 04/18/2023

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 BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. 2021-130/2021-130/2021-130 DATED 07/25/2021, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

Matthew Seldin
DATE 11/18/2021
PLANNING & LAND-USE DIRECTOR

ATTEST:
Matthew Seldin
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH December 31, 2021, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
Matthew Seldin
DATE 11/20/2021 MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	117.47	224.99	60.10	29°54'50"	116.14	N15°06'38"W
C2	187.59	255.00	86.95	37°39'13"	184.50	N12°25'35"W
C3	53.01	30.00	36.50	101°14'53"	48.98	S33°11'11"E
C4	144.08	580.00	72.52	14°15'11"	143.91	S87°16'56"W
C5	78.08	580.00	39.10	07°42'46"	78.02	S89°44'56"W
C6	110.86	550.00	108.74	21°55'57"	209.87	S87°09'18"W
C7	135.52	520.00	68.15	14°50'57"	135.14	S87°37'18"W
C8	50.81	30.00	33.92	87°30'00"	44.95	S82°14'54"E
C9	43.36	60.00	22.68	41°24'35"	42.43	N08°49'34"E
C10	97.62	60.00	63.47	92°13'10"	87.20	S62°52'17"W
C11	58.39	60.00	32.30	56°25'20"	54.86	S71°50'03"E
C12	63.84	60.00	35.32	69°57'46"	60.87	N49°14'20"E
C13	54.50	60.00	29.29	52°02'45"	53.65	N07°15'55"E
C14	43.36	60.00	22.68	41°24'35"	42.43	S12°30'00"E
C15	47.42	30.00	30.00	90°00'00"	42.43	S33°07'17"W
C16	15.36	808.42	7.68	01°05'13"	15.36	N81°20'15"W
C17	68.92	779.42	33.48	04°55'20"	68.90	N72°25'09"W
C18	50.11	779.42	25.06	07°41'00"	50.10	N79°27'04"W
C19	112.52	749.42	52.36	08°36'59"	112.41	N73°33'39"W
C20	48.89	30.00	28.77	89°33'22"	42.26	N38°22'53"W
C21	45.42	30.00	28.34	86°44'46"	41.20	S59°28'12"W
C22	5.30	883.10	0.17	00°01'31"	5.30	S72°14'41"E
C23	31.42	30.00	20.00	89°59'58"	28.28	S58°44'58"W
C24	52.54	883.10	26.28	07°31'44"	52.54	S75°52'20"E
C25	144.01	883.10	82.26	17°00'55"	153.79	S82°14'48"E
C26	288.43	883.10	155.26	17°24'58"	287.45	S82°02'27"E
C27	162.14	913.10	70.20	08°49'00"	162.11	S87°22'24"E
C28	53.89	30.00	37.68	105°03'17"	68.37	N47°14'45"W
C29	38.39	30.00	22.32	71°18'57"	38.82	N59°21'43"E
C30	112.12	380.00	57.66	16°54'18"	112.11	S84°14'42"W
C31	201.88	350.00	103.83	33°02'53"	199.09	S00°37'24"W
C32	184.96	320.00	84.83	33°02'53"	182.07	S02°37'24"W
C33	107.86	380.00	53.89	17°08'52"	108.77	S07°45'45"E
C34	55.17	285.00	27.67	11°05'27"	55.08	S32°02'20"W
C35	68.73	255.00	33.50	14°59'31"	68.53	S17°50'32"W
C36	15.09	285.00	9.02	02°38'57"	15.09	S27°44'59"W
C37	47.31	30.00	30.21	92°23'58"	43.57	S38°04'35"E
C38	43.36	60.00	22.68	41°24'35"	42.43	S17°43'42"W
C39	49.48	60.00	28.12	47°03'47"	47.81	S45°14'14"E
C40	31.27	60.00	17.09	87°09'18"	31.22	N37°12'09"W
C41	72.13	60.00	41.44	68°52'12"	63.86	S68°46'24"W
C42	62.50	60.00	34.43	59°43'00"	59.28	S62°24'44"W
C43	43.36	60.00	22.68	41°24'35"	42.43	N07°40'33"W
C44	43.64	30.00	26.17	87°11'11"	43.46	S69°07'08"E
C45	31.44	20.00	20.02	90°04'52"	28.30	S32°13'52"E

LINE	LENGTH	BEARING
L1	6.29	S31°50'11"W
L2	77.01	S00°11'10"E
L3	57.92	S81°11'58"E
L4	30.86	N78°09'07"E
L5	30.86	N02°05'12"E
L6	54.43	N08°09'34"E
L7	28.59	N89°59'34"E
L8	28.54	N89°59'34"E
L9	31.19	N89°59'34"E
L10	31.19	N89°59'34"E
L11	17.00	N02°08'24"E
L12	44.11	N02°08'24"E
L13	28.48	S12°28'47"W
L14	45.70	S17°44'44"W
L15	25.00	N14°44'17"E
L16	25.00	N14°44'17"E
L17	55.44	N31°50'30"E

NOTES

- 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 THIS PLAN 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 GOVERNS THOSE SYSTEMS.
- M.E.A. EASEMENT, RECORDED NOVEMBER 1, 1972 IN BOOK 66, PAGE 705 AND M.T.A. EASEMENT RECORDED JULY 18, 1998 IN BOOK 055A, PAGE 831.
- CENTERLINE OF ROADWAY EASEMENT BOOK 744, PAGE 840 BOOK 744, PAGE 940S, AND EASEMENT DOCUMENT #2014-01064, PALMER RECORDING DISTRICT.

- KING ARTHUR DRIVE CENTERLINE IS PLOTTED AS IF IT IS BUILT. THE CENTERLINE VARIES IN SOME AREAS FROM PUBLIC USE EASEMENT, BOOK 0972, PAGE 034, PALMER RECORDING DISTRICT, PALMER, ALASKA.
- ALL LOTS WILL ACCESS FROM THE STREETS OF LOWES CLASSIFICATION. NO DIRECT ACCESS TO W. KING ARTHUR DRIVE IS ALLOWED.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON AUGUST 18, 1999 IN BOOK 1030, PAGES 98-104, PALMER RECORDING DISTRICT.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - M.E.A. EASEMENT RECORDED OCTOBER 5, 1960 IN BOOK 66, PAGE 705 AND M.T.A. EASEMENT RECORDED JULY 18, 1998 IN BOOK 055A, PAGE 831.
 - M.T.A. EASEMENT RECORDED FEBRUARY 5, 2002 AT SERIAL #2002-002375-0

LEGEND

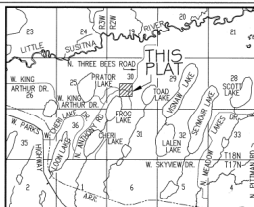
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP "L57064"
- FOUND 2 1/2" ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR WITH CAP "AK. RM. 2234-2"
- FOUND 5/8" REBAR WITH CAP "L57064"
- MEASURED VALUES THIS SURVEY
- RECORD DATA MILLIS SUBDIVISION PHASE 2, PLAT #2002-30
- RECORD DATA MILLIS SUBDIVISION PHASE 1, PLAT #2002-7
- RECORD DATA MORRIS SUBDIVISION, PLAT #2003-88
- RECORD DATA LOON SHORES SUBDIVISION, PLAT #96-34
- ONE = OVERHEAD ELECTRICAL



11-22-21

2021-174
Palmer
11/18/2021
12/3/2021
Time 9:41 AM

2021-150
Palmer
12/3/2021
Time 9:41 AM



RELINQUISHMENT OF EASEMENT INTERESTS AND GRANT OF EASEMENTS

RECORDED	SERIAL NUMBER
JANUARY 1, 2015	SERIAL #2015-00128-0
JULY 21, 2014	SERIAL #2014-013733-0
AUGUST 16, 2013	SERIAL #2013-018225-0
FEBRUARY 26, 2014	SERIAL #2014-003323-0
APRIL 23, 2014	SERIAL #2014-009866-0
JUNE 17, 2014	SERIAL #2014-011094-0
FEBRUARY 26, 2014	SERIAL #2014-003333-0
FEBRUARY 26, 2014	SERIAL #2014-003334-0
MARCH 13, 2014	SERIAL #2014-004428-0
APRIL 23, 2014	SERIAL #2014-009866-0
APRIL 24, 2014	SERIAL #2014-007175-0
MAY 5, 2014	SERIAL #2014-007929-0
JUNE 13, 2014	SERIAL #2014-010703-0
AUGUST 16, 2013	SERIAL #2013-018024-0
MARCH 13, 2014	SERIAL #2014-004425-0
APRIL 4, 2014	SERIAL #2014-005864-0
AUGUST 16, 2013	SERIAL #2013-018023-0
JANUARY 18, 2014	SERIAL #2014-000747-0
FEBRUARY 4, 2014	SERIAL #2014-001834-0
FEBRUARY 26, 2014	SERIAL #2014-003324-0
FEBRUARY 26, 2014	SERIAL #2014-003325-0
FEBRUARY 26, 2014	SERIAL #2014-003326-0
MARCH 13, 2014	SERIAL #2014-004428-0
APRIL 4, 2014	SERIAL #2014-005866-0
MAY 5, 2014	SERIAL #2014-007930-0
MAY 20, 2014	SERIAL #2014-009866-0
AUGUST 16, 2013	SERIAL #2013-018025-0
JANUARY 18, 2014	SERIAL #2014-000748-0
MARCH 13, 2014	SERIAL #2014-004427-0
APRIL 4, 2014	SERIAL #2014-005866-0
APRIL 4, 2014	SERIAL #2014-005864-0
MAY 19, 2014	SERIAL #2014-008865-0
JUNE 30, 2014	SERIAL #2014-011377-0

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE.

Robert W. Basler
7024-LS, ROBERT W. BASLER, 12-31-2024
POST OFFICE BOX 877337 - WASILLA, ALASKA 99567

A PLAT OF CARLOS SUBDIVISION			
A SUBDIVISION OF GOVERNMENT LOT 5, WITHIN SECTION 30, T. 14 N., R. 2 W., SEWARD MERIDIAN, ALASKA			
PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA			
CONTAINING 40.09 ACRES, MORE OR LESS			
ROBERT W. BASLER, P.L.S. POST OFFICE BOX 877337 - WASILLA, ALASKA 99567			
DRAWN BY EAD, D. W.	DATE 12/12/21	CHECKED BY RS	SHEET 1 OF 1