

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-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER 2022-109, DATED 10/20/22, AND THAT THIS PLAN 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.

October 24, 2022
 DATE

PLANNING AND LAND USE DIRECTOR

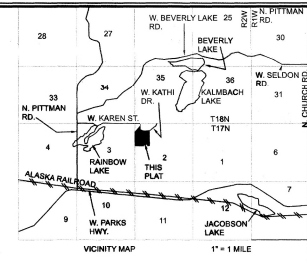
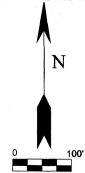
ATTEST: PLATTING CLERK



SURVEYOR'S CERTIFICATE
 I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: September 20, 2022

Wayne N. Whaley
 WAYNE N. WHALEY
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 6925-S



LINE	BEARING	HORIZ DIST
L1	N89°55'59"W	29.99' (P)
L2	N89°55'21"E	41.04'
L3	N89°55'21"E	41.04'
L4	N89°55'21"E	60.00'
L5	N43°06'31"W	198.73'
L6	N43°07'47"W	198.45'
L7	N43°08'10"W	214.57'
L8	S0°02'37"E	29.49'
L9	N47°05'35"E	30.84'
L10	N19°43'51"W	30.01'
L11	N77°59'03"E	20.01'
L12	N78°08'07"E	26.89'
L13	S89°55'21"W	25.84'
L14	N89°55'21"E	60.00'
L15	N75°52'11"W	59.21'
L16	S0°02'37"E	27.22'
L17	N75°31'19"W	106.50'
L18	N17°07'58"E	101.22'
L19	N17°17'52"E	20.01'
L20	N78°00'01"E	120.00'
L21	N14°22'09"W	189.60'
L22	N18°12'59"E	174.64'
L23	N14°16'48"E	88.17'
L24	N81°29'18"E	142.58'
L25	N30°49'48"W	160.12'
L26	N42°53'58"E	181.42'

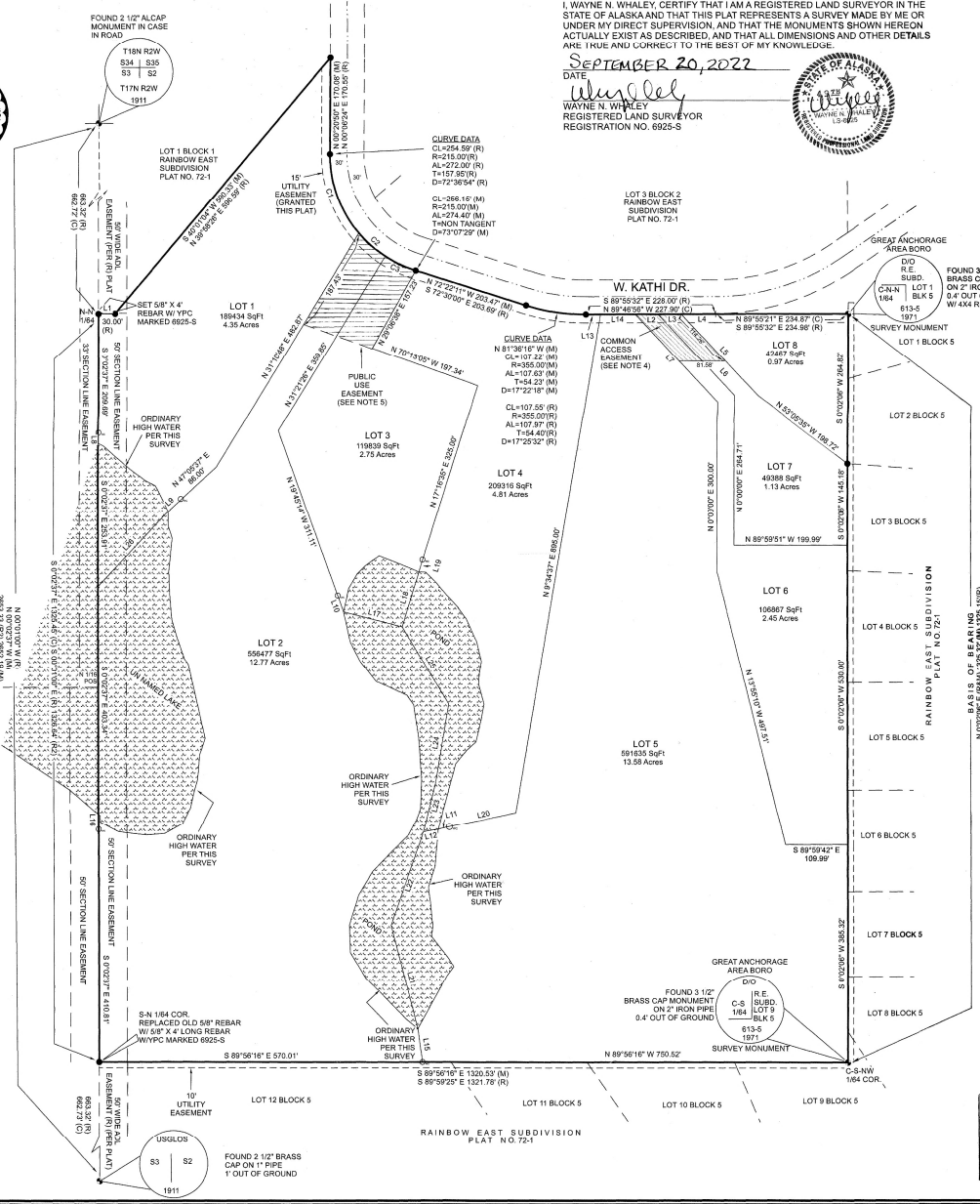
LEGEND

- FOUND 5/8" REBAR (UNLESS OTHERWISE NOTED)
- SET WITNESS CORNER (5/8" X 24" REBAR W/ YPC)
- ✦ FOUND MONUMENT AS SHOWN
- (C) = CALCULATED VALUE
- (C2) = CALCULATED PER PLAT NO. 78-132
- (M) = MEASURED VALUE
- (R) = RECORD PER PLAT 72-1
- (R2) = RECORD PER PLAT 78-132
- SET 5/8" X 24" REBAR W/ YELLOW PLASTIC CAP MARKED 6925-S

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 THE PARCELS SHOWN HEREON.
- 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 GOVERNS THOSE SYSTEMS.
- THIS PLAT IS AFFECTED BY MEASURABLE EASEMENTS RECORDED DECEMBER 1, 1977 IN BK 154 PG 340 & 341, NOVEMBER 7, 1997 IN BK 921 PG 831 & 832 DECEMBER 17, 1999 IN BK 1049 PG 227 & 228, DECEMBER 5, 2019 SERIAL PAGE 2019-027903-0.
- LOTS 5, 6, 7 & 8 WILL ACCESS OFF OF THE COMMON ACCESS EASEMENT ONLY.
- LOTS 1, 2, 3 & 4 WILL ACCESS OFF THE NEWLY DEDICATED PUE ONLY.

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N19°54'16"W	149.44'	215.00'	152.63'	40°40'28"	79.69' (C)
C2	N47°41'57"W	62.06'	215.00'	62.28'	16°35'47"	31.36' (C)
C3	N65°35'00"W	59.55'	215.00'	59.75'	15°55'18"	30.07' (C)



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, DEDICATE ALL RIGHTS OF WAYS TO THE MATANUSKA-SUSTINA BROOUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SEE AFFIDAVIT
 NAME: BRADLEY JAY DRAKE
 AKA BRAD DRAKE
 3580 W KATHI DR
 WASILLA, AK 99623

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 10/24/22, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.
 DATE: 10/24/22
 TAX COLLECTION OFFICIAL (BOROUGH)

A PLAT OF
DRAKE ESTATES
 A REPLAT OF
 LOT 2 BLOCK 1 RAINBOW EAST PLAT NO. 72-1
 AND THE S 1/2 OF GOVERNMENT LOT 4 AND
 THE N 1/2 SW 1/4 NW 1/4 IN SECTION 2
 TOWNSHIP 17 NORTH RANGE 2 WEST
 SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
 CONTAINING 42.84 ACRES MORE OR LESS

DENALI NORTH
 PO BOX 874577 WASILLA, ALASKA 99684
 PHONE: (907) 376-9533, (907) 748-1110

JOB NO: 17-238P DATE: SEPT. 20, 2022 DWN HW CHK WW
 SCALE: 1" = 100' FB: 270 PGS: 58-69 (WWW) SHEET 1 OF 1

Palmer Recording District PL 2002-112

No Marks/Seals Outside of Border

AFFIDAVIT

(DELETE INAPPLICABLE PHRASES)

I hereby certify that I hold the herein specified property interest in the property shown and described hereon and that I hereby adopt this plan of subdivision by my free consent.

Reception/Serial No. 2016-015877-0

Lot 1 Block 2 Rainbow East
5 1/2 Gov. Gt 4 N 1/2 S W 1/4 NW 1/4
Sec. 2, T17N, R2W

Current Legal Description or Book & Page of Document
Drake Estates
Proposed Subdivision Name or Public Use Easement

Colleen Huston
Signature

Beneficiary
Interest in Property
Matanuska Valley Federal Credit Union
Company Name

Colleen Huston
Printed Name
501 North Main Street
Address

Residential Lending Manager
Representative's Title

NOTARY CERTIFICATION

State of Alaska)
) ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 17th day of May
2022, by Colleen Huston
204 (name of signers(s))

[Signature]
(signature and seal of notary)
My commission expires: 1-28-2023



AFFIDAVIT

I hereby certify that I am the owner of the property shown and described on this plan and that I adopt this plan of subdivision by my free consent.

Lot 1 Block 2 Rainbow East
S 1/2 Gov. Lot 4 + N 1/2 SW 1/4 NW 1/4
Sec. 2 - T17N - R2W

Drake Estates

Current Legal Description _____ Subdivision Name

Bradley Jay Drake
Signature

Owner

Interest in Property

Bradley Jay Drake
Printed Name

5880 W. Kathi Dr Wasilla, AK 99623

Address

NOTARY CERTIFICATION

State of Alaska)

)SS

Third Judicial District)

SUBSCRIBED AND SWORN to (or affirmed) before me this 17th day of May
2022, by Bradley Jay Drake
(name of signer(s))



(Signature)
(signature and seal of notary)
My Commission Expires: 1/28/2023