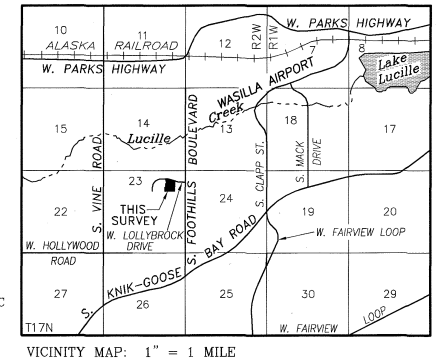


**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND 1" PLASTIC CAP ON 5/8" REBAR: BULL MOOSE SURVEYING LS-10609
- FOUND 5/8" REBAR WITH 1" PLASTIC CAP, AS NOTED
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER RAMBLING HEIGHTS SUBDIVISION PHASE IV (PLAT #2021-139)
- SET 5/8"x24" OR 30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)

0' 100' 200' 300'

GEODETIC



**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 - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. 2023-032

DATED 1-23-2019

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 THIS PLAT IS LOCATED.

Amara April 18, 2023  
PLANNING AND LAND USE DIRECTOR DATE

Kayletis  
ATTEST: PLATTING CLERK

**OWNERSHIP AND DEDICATION CERTIFICATE**

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 AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

J.G. L.L.C. DATE 4/11/2023  
JAMES L. GUY, AGENT  
4047 W. MUSEUM DR.  
WASILLA, AK 99623

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 11<sup>th</sup> DAY OF April 2023 FOR JAMES L. GUY Matthew Hubbard NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES 9/1/2023



**LINE TABLE**

LINE	BEARING	DISTANCE
L1 (R)	S 89°58'41" W	77.36'
L2 (R)	N 89°56'25" E	97.51'
L3 (R)	S 89°56'16" W	41.89'
L4	S 00°03'44" E	60.00'
L5	S 51°10'43" E	25.59'
L6	N 51°10'43" W	146.29'
L7	S 51°10'43" E	25.59'
L8	N 70°02'17" W	59.35'
L9	S 89°58'41" W	14.22'
L10	N 89°58'41" E	63.14'
L11	N 89°48'51" W	9.38'

2023-44  
Plat #  
**Palmer**  
Date  
4/21/2023  
Time 10:45 AM

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1 (R)	20°04'51"	650.00'	227.81'	115.09'	S 80°02'34" E	226.65'
C2 (R)	03°48'43"	650.00'	43.25'	21.83'	S 87°43'13" E	43.24'
C3	70°09'16"	195.00'	238.76'	136.93'	N 54°51'38" E	224.13'
C4	70°09'16"	225.00'	275.50'	158.00'	N 54°51'38" E	258.61'
C5	51°07'00"	225.00'	200.73'	107.60'	N 64°22'46" E	194.14'
C6	19°02'16"	225.00'	74.76'	37.73'	N 29°18'08" E	74.42'
C7	38°57'48"	255.00'	173.41'	90.21'	S 70°27'22" W	170.09'
C8	77°50'49"	30.00'	40.76'	24.23'	N 89°53'52" E	37.70'
C9	48°11'23"	30.00'	25.23'	13.42'	S 27°05'02" E	24.49'
C10	27°02'46"	60.00'	289.42'	53.67'	S 38°49'17" W	80.00'
C11	85°45'46"	60.00'	89.81'	55.72'	N 45°52'14" W	81.66'
C12	79°28'27"	60.00'	83.23'	49.88'	S 51°30'40" W	76.71'
C13	111°08'32"	60.00'	116.39'	87.53'	S 43°47'50" E	98.98'
C14	48°11'23"	30.00'	25.23'	13.42'	N 75°16'25" W	24.49'
C15	77°50'48"	30.00'	40.76'	24.23'	N 12°15'19" W	37.70'
C16	06°53'05"	255.00'	30.64'	15.34'	S 23°13'32" W	30.62'
C17	90°10'43"	30.00'	47.22'	30.09'	N 64°52'21" E	42.49'
C18	95°23'46"	30.00'	49.95'	32.97'	S 27°54'53" E	44.38'
C19	05°56'39"	850.00'	83.85'	31.85'	S 72°48'27" E	63.63'
C20	14°28'13"	850.00'	164.16'	82.52'	S 82°50'53" E	163.72'

**NOTES**

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON NOVEMBER 28, 2018 AT CONTROL POINT LOCATED AT THE INTERSECTION OF W. MONTCLAIRE AVENUE AND W. LOLLYBROCK DRIVE (RADIUS RETURN POINT) AND SHOWN ON RAMBLING HEIGHTS PHASE II (PLAT #2019-115) - A 5/8" REBAR WITH 1" PLASTIC CAP LABELED "BULL MOOSE LS 10609" WITH A LATITUDE OF 61°33'11.63037"N AND A LONGITUDE OF 149°35'11.54275"W BASED OFF AN OPUS SOLUTION. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA).
- 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 THE PLAT 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 GOVERN THOSE SYSTEMS.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 9, 1960 IN BOOK 32, PAGE 431  
RECORDED OCTOBER 11, 1999 IN BOOK 1038, PAGE 975  
RECORDED OCTOBER 21, 2003 AS DOCUMENT # 2003-031180-0  
RECORDED AUGUST 31, 2006 AS DOCUMENT # 2006-025106-0  
RECORDED APRIL 15, 2011 AS DOCUMENT # 2011-007153-0
- BLANKET TELECOMMUNICATIONS EASEMENT GRANTED TO: MATANUSKA TELECOM ASSOCIATION, INC. RECORDED JUNE 21, 2022 AS DOCUMENT # 2022-014325-0
- BLANKET NATURAL GAS EASEMENT GRANTED TO: ENSTAR NATURAL GAS COMPANY  
RECORDED JUNE 4, 2019 AS DOCUMENT # 2019-011192-0 AND 2019-011193-0  
RECORDED MAY 24, 2021 AS DOCUMENT # 2021-015434-0  
RECORDED MAY 24, 2022 AS DOCUMENT # 2022-012004-0
- COVENANTS, CONDITIONS AND RESTRICTIONS:  
RECORDED MARCH 14, 2000 IN BOOK 1059, PAGE 528  
RECORDED JUNE 13, 2019 AS DOCUMENT # 2019-012078-0  
AMENDED NOVEMBER 18, 2019 AS DOCUMENT # 2019-026435-0
- NEW EASEMENT AND APPURTENANCES THERETO, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED BY DAVID BRESHEARS AND JANE BRESHEARS, RECORDED MARCH 14, 2000 IN BOOK 1059, PAGE 528.

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH Dec 31 2023, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

4-18-23 DATE Matthew Hubbard MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

**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.

ROBERT S. HOFFMAN, P.L.S. DATE 4/10/2023  
LS 10609 PROFESSIONAL LAND SURVEYOR



A PLAT OF

**RAMBLING HEIGHTS PHASE V**

A REPLAT OF:  
TRACT C-1A, RAMBLING HEIGHTS PHASE IV  
PLAT # 2021-139

LOCATED WITHIN:  
SECTION 23, T17N R2W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 16.94 ACRES MORE OR LESS

**BULL MOOSE SURVEYING**

ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957  
200 HYGRADE LANE WASILLA, ALASKA 99654 bob@bulmoosesurveying.com

DRAWN BY: EGG DRAWING SCALE: 1"=100'  
DATE: 4/10/2023 SHEET 1 OF 1  
CHECKED BY: RSH