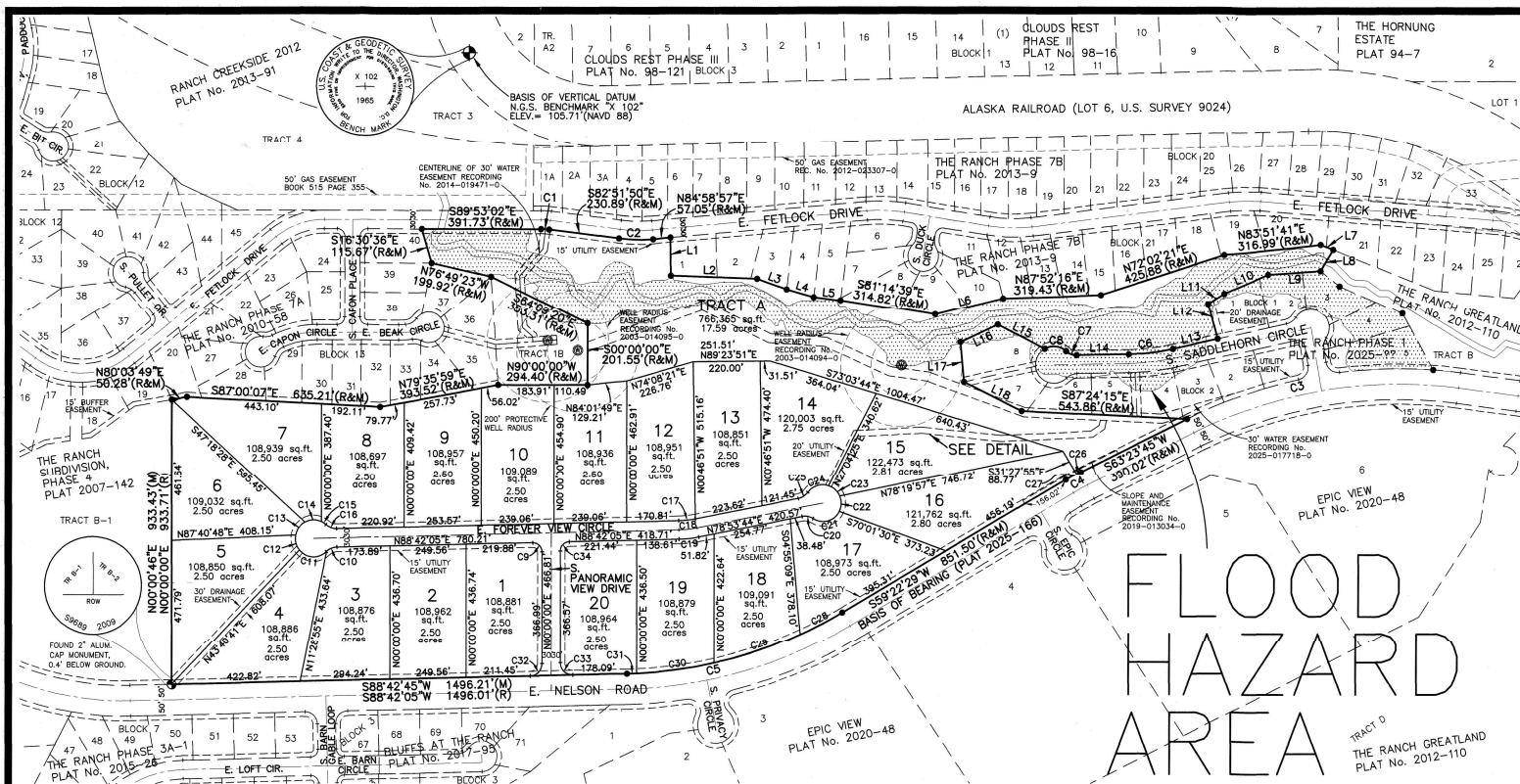




NOTES

1. ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
2. 5/8" X 30" REBAR WITH PLASTIC SURF CAP SET AT ALL LOT CORNERS, P.C.'s, P.T.'s, AND P.T.C.'s.
3. NO INDIVIDUAL 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 REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
4. 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.
5. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
6. THIS SUBDIVISION IS SERVED BY AN ADEQ APPROVED MUNICIPAL WATER SYSTEM.
7. ALL RECORD INFORMATION IS FROM THE PLAT OF THE RANCH, PHASE 1 (PLAT No. 2025-166), PALMER RECORDING DISTRICT.
8. THE FLOOD PLAN BOUNDARY WAS DELINEATED FROM THE FEMA NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER, MAPS 027002B115F AND 027100B120F, EFFECTIVE DATE 9/27/2019.
9. THE FLOOD PLAN VERTICAL DATUM WAS ESTABLISHED FROM THE FLOOD PLAN MANAGEMENT STUDY PREPARED BY THE U.S.D.A. SOIL CONSERVATION SERVICE, MAY, 1982, (KASHMITHA RIVER, WASILLA, COTTONWOOD, AND LUCILLE CREEKS). THE BASIS OF VERTICAL DATUM IS BM X-102, ELEVATION OF 105.71 (ADJUSTED TO NAVD 88). A NATIONAL GEODETIC SURVEY CONTROL BENCHMARK BRASS CAP MONUMENT SET ON THE SW SIDE OF THE ALASKA RAILROAD TRACKS 374 FEET SOUTH OF RAILROAD MILEPOST 154.
10. THE ESTIMATED BASE FLOOD ELEVATION FOR THE UPPER REACHES OF TRACT 1A WITHIN THE FLOOD PLAN IS 89.2 (ADJUSTED TO NAVD 88). THE ESTIMATED BASE FLOOD ELEVATION FOR THE LOWER REACHES OF TRACT 1A IS 22.5 (ADJUSTED TO NAVD 88).
11. THERE IS A 15' ODDIC MANTHWACHE EASEMENT FROM THE OUT DANK OF WASILLA CREEK PER REFILED PLAT 2012-110.
12. THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: NOVEMBER 21, 2002 AT RECEPTION No. 2002-025554-0
RECORDED: SEPTEMBER 21, 2006 AT RECEPTION No. 2006-027303-0
RECORDED: NOVEMBER 15, 2024 AT RECEPTION No. 2024-020818-0
RECORDED: SEPTEMBER 28, 2025 AT RECEPTION No. 2025-018078-0
13. THE FOLLOWING BLANKET EASEMENT GRANTED TO MATANUSKA TELECOM ASSOCIATION, INC. AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: OCTOBER 1, 2024 AT RECEPTION No. 2024-017480-0
14. THE FOLLOWING BLANKET EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY, LLC. AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: OCTOBER 20, 2024 AT RECEPTION No. 2024-019578-0

LEGEND

● FOUND MONUMENT AS DESCRIBED

● FOUND 5/8" DIA. REBAR

● EXISTING WELL

(R) RECORD INFORMATION FROM PLAT OF THE RANCH PHASE 1 PLAT No. 2025-166

(M) MEASURED INFORMATION

BESE ENG 4094-S

TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS, P.C.'s, P.T.'s, AND P.T.C.'s.

FLOOD HAZARD AREA

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through 2020 against the property included in the subdivision or resubdivision shown herein have been paid.

Debra Nam 2/15/2020
Tax Collection Official
Matanuska-Sustina Borough

CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision plan shown herein 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. 1016-007, dated 6/16/2020, and that the plan shown herein has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Date: 2/15/2020
Attest: [Signature]
Planning & Land Use Director



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described herein and that I hereby adopt this plan of subdivision by my free consent, dedicate all rights-of-ways to the Matanuska-Sustina Borough and grant all easements to the use shown.

OWNER

Arctic Devco, Inc. Ingeborg Turner
P.O. Box 3489
Palmer, Alaska 99645

SEE AFFIDAVIT

By: _____ Date: _____

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

known to me and to me known to be the individual _____ named in and who executed the foregoing instrument and acknowledged to me that _____ signed and sealed the same as _____ voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

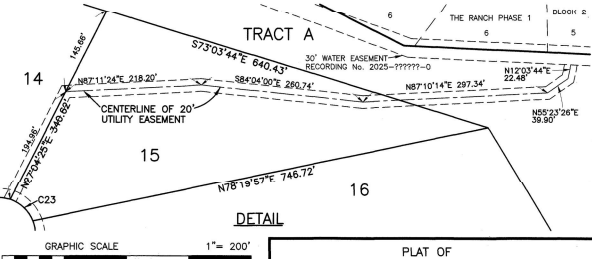
Notary Public in and for Alaska.
My commission expires: _____

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(R&M)	26.96	220.00	13.49	25.94	N86°22'28"W	7°01'13"
C2(R&M)	112.42	530.00	56.42	112.21	S88°50'40"E	12°09'13"
C3(R&M)	833.42	1550.00	427.05	823.41	S78°47'58"W	30°48'26"
C4(R&M)	56.14	800.00	28.08	56.13	S61°23'07"W	4°01'16"
C5(R&M)	742.18	1450.00	379.41	734.10	N74°02'17"E	29°19'36"
C6(R&M)	145.99	720.00	73.25	145.74	N83°10'19"E	11°37'03"
C7(R&M)	37.82	50.00	19.87	36.93	S89°20'54"E	43°20'30"
C8(R&M)	75.72	60.00	43.84	70.80	N83°49'58"W	72°18'38"
C9	47.80	30.00	30.69	42.90	N45°38'58"W	61°17'56"
C10	37.82	50.00	19.87	36.93	S67°01'50"W	43°20'30"
C11	100.65	60.00	66.77	89.26	S86°35'04"E	96°06'42"
C12	51.57	60.00	27.40	50.00	S1°54'16"E	40°14'06"
C13	52.75	60.00	28.22	51.07	S35°54'24"W	50°22'24"
C14	56.45	60.00	30.51	54.39	S88°02'48"W	53°54'25"
C15	17.85	60.00	8.99	17.78	N55°28'42"W	17°02'34"
C16	37.82	50.00	19.87	36.93	N57°12'29"E	43°20'30"
C17	54.77	320.00	27.45	54.70	N83°47'55"E	9°48'21"
C18	59.90	350.00	30.02	59.83	N83°47'55"E	9°48'21"
C19	65.03	380.00	32.60	64.95	N83°47'55"E	9°48'21"
C20	37.82	50.00	19.87	36.93	N79°28'01"W	43°20'30"
C21	99.55	60.00	65.55	85.51	N74°42'29"E	95°03'31"
C22	51.57	60.00	27.50	50.00	N02°33'16"E	49°14'55"
C23	51.57	60.00	27.50	50.00	N46°41'39"W	49°14'55"
C24	76.58	60.00	44.50	71.49	S72°07'04"W	73°07'39"
C25	37.82	50.00	19.87	36.93	N57°12'29"E	43°20'30"
C26	14.33	600.00	7.01	14.33	S02°32'08"W	1°01'34"
C27	41.82	800.00	20.91	41.81	S60°52'20"W	2°59'42"
C28	155.31	1450.00	77.73	155.24	N62°26'35"E	6°08'13"
C29	298.50	1450.00	149.76	297.97	N71°24'13"E	11°47'42"
C30	256.80	1450.00	128.64	256.27	N82°22'22"E	10°08'22"
C31	31.77	1450.00	15.89	31.77	N88°04'25"E	1°15'19"
C32	61.93	40.00	39.11	55.93	N44°21'22"E	88°42'45"
C33	63.73	40.00	40.91	57.20	S45°38'38"E	91°17'15"
C34	46.44	30.00	29.33	41.94	S44°21'02"W	88°42'05"

LINE	LENGTH	BEARING
L1(R&M)	124.03	S00°33'54"E
L2(R&M)	263.27	S89°00'40"E
L3(R&M)	103.77	N70°02'17"W
L4(R&M)	91.63	S73°49'52"E
L5(R&M)	88.74	N83°18'07"W
L6(R&M)	230.03	N76°29'54"E
L7(R&M)	44.69	N69°15'05"W
L8(R&M)	80.86	S31°17'35"W
L9(R&M)	172.35	S86°13'03"W
L10(R&M)	156.03	S66°13'28"W
L11(R&M)	63.34	S57°19'17"W
L12(R&M)	120.77	S14°04'10"W
L13(R&M)	150.53	S77°21'48"W
L14(R&M)	170.94	S88°58'51"W
L15(R&M)	171.48	N62°40'58"W
L16(R&M)	135.85	S65°04'18"W
L17(R&M)	130.54	S05°24'15"E
L18(R&M)	210.00	S63°24'15"E

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, registration No. 4094-S, hereby certify that I am a 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 thereon actually exist as described, and that all dimensions and other details are true and correct to the best of my knowledge.



PLAT OF PANORAMIC PRESERVE A REPLAT OF TRACT 1, THE RANCH PHASE 1 (PLAT No. 2025-166)

LOCATED WITHIN SECTIONS 20 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Containing 71.78 acres more or less

2020e-10
Plat #
PALMER
Rec Dist
2/16/2020
Date
Time: 11:54AM

BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Date: 02/26/20 Dw: PanoramicPlat2025 Scale: 1" = 200'
W. O. No. B22-05 Drawn: MLK Sheet 1 of 1

No Marks/Seals Outside of Border

AFFIDAVIT

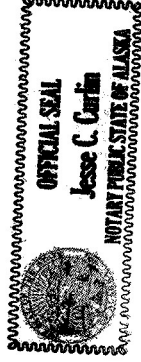
(DELETE INAPPLICABLE PHRASES)

(I)(We) hereby certify that (I)(We) hold the herein specified property interest in the property shown and described hereon and that (I)(We) hereby adopt this plan of subdivision by (my)(our) free consent(,)(.) (dedicate) (all rights-of-way) (and public areas) (to the Matanuska-Susitna Borough) and (grant all easements to the use shown).

Reception/Serial No. _____
Tract 1A - The Ranch
 Current Legal Description or
 Book & Page of Document
Ingeborg M Turner
 Signature
INGEBORG M TURNER
 Printed Name
P.O. Box 3489, Palmer AK 99645
 Address
Panoramic Preserve
 Proposed Subdivision Name or
 Public Use Easement
Owner
 Interest in Property
VICE PRESIDENT
 Company Name
 Representative's Title

NOTARY CERTIFICATION

State of Alaska)
) ss
 Third Judicial District)



SUBSCRIBED and SWORN to (or affirmed) before me this 28th day of January
2026, by Ingeborg Maria Turner
 (name of signers(s))

Jesse C. Carlin
 (signature and seal of notary)
 My commission expires: 2/24/27