

**CONTROL NOTES:**

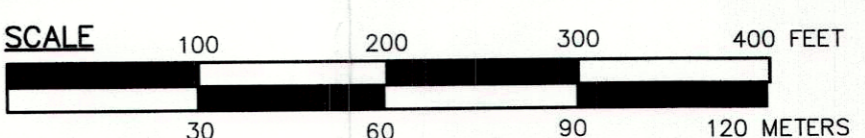
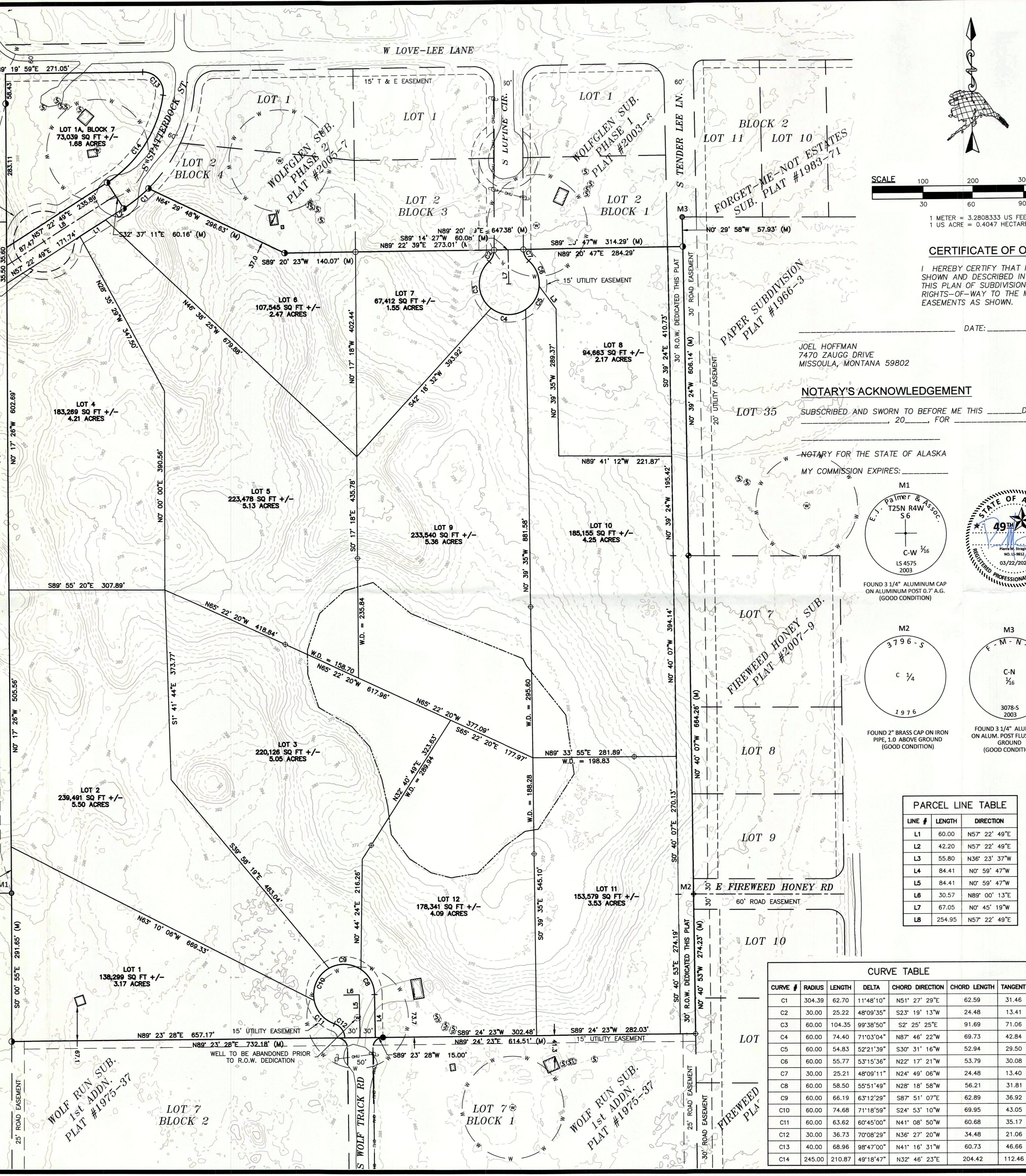
1. THE "BASIS OF BEARINGS" IS GEODETIC NORTH AS OBSERVED ON JUNE 6th, 2022 AT MONUMENT M3. MONUMENT M3 IS A FOUND 3 1/4" ALUMINUM CAP ON ALUMINUM PIPE FLUSH WITH THE GROUND AND HAS A LATITUDE OF N 62° 17' 20.8508" AND A LONGITUDE OF W -150° 05' 10.8589". THIS SURVEY WAS CONDUCTED USING TOPCON VR HIGH PRECISION GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE FRAME NAD83(2011), EPOCH 2010.00000 NATIONAL GEODETIC SURVEY (NGS) GEOD 12B (ALASKA) BY AND ON ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION. ADDITIONALLY MONUMENT M3 NAD83(2011) ALASKA STATE PLANE ZONE 4 COORDINATES ARE N: 3028710.813' E: 1625727.357' ELEV.: 403.33'

**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 THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON 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 THESE SYSTEMS.
- THIS PLAT IS BASED ON WOLFGLN SUBDIVISION PHASE 2 PLAT #2005-7 TALKEETNA, ALASKA RECORDING DISTRICT.
- RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED MARCH 19, 1965 IN BOOK 32 AT PAGE 233.  
SELECTION BY THE STATE OF ALASKA OF ALL MINERAL RIGHTS PREVIOUSLY RESERVED AS DISCLOSED BY U.S. PATENT, RECORDED NOVEMBER 18, 1966 IN BOOK 35 AT PAGE 133 AND RECORDED FEBRUARY 27, 2006 AS RECEPTION NO. 2006-00240-0.  
NO FURTHER EXAMINATION HAS BEEN MADE AS TO THE ESTATE CREATED BY SAID RESERVATION.
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, INCLUDING TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT SET OUT BELOW, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:  
RECORDED: SEPTEMBER 30, 1998  
BOOK: 168 PAGE: 264
- EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF:  
GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.  
RECORDED: SEPTEMBER 5, 2000  
BOOK: 176 PAGE: 765  
AFFECTS: BLANKET EASEMENT
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, INCLUDING TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT SET OUT BELOW, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.  
RECORDED: AUGUST 29, 2003  
RECEPTION NO.: 2003-001402-0  
AMENDED BY INSTRUMENT:  
RECORDED: DECEMBER 10, 2021  
RECEPTION NO.: 2021-002060-0
- EASEMENT(S) AS DELINEATED ON THE PLAT OF WOLFGLN SUBDIVISION - PHASE 2, PLAT NO. 2005-7, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- NOTES AS SHOWN ON THE PLAT OF WOLFGLN SUBDIVISION - PHASE 2, PLAT NO. 2005-7, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- DEED OF TRUST, INCLUDING TERMS AND PROVISIONS THEREOF, SECURING THE AMOUNT SHOWN TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:  
TRUSTOR: JOEL HOFFMAN AND LAURA HOFFMAN, HUSBAND AND WIFE  
TRUSTEE: MAT-SU TITLE AGENCY LLC, A LIMITED LIABILITY COMPANY  
BENEFICIARY: VINCENT DAVID SANFORD, AN UNMARRIED MAN  
AMOUNT: \$300,000.00 TOGETHER WITH ANY OTHER AMOUNTS DUE THEREUNDER  
DATED: SEPTEMBER 4, 2018  
RECORDED: SEPTEMBER 5, 2018  
RECEPTION NO.: 2018-001106-0
- RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES, IN AND TO ANY PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF S. SPATTERDOCK STREET, S. LUPINE CIRCLE & S. TENDER LEE LANE.
- ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY, OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER. THE RIGHT OF USE, CONTROL, OR REGULATION BY THE STATE OF ALASKA IN EXERCISE OF POWER OVER COMMERCE, NAVIGATION AND FISHERIES.  
AFFECTS: UNNAMED LAKE.

**LEGEND**

- FOUND 3 1/4" ALUMINUM CAP ON ALUMINUM POST STAMPED 3078-S
- FOUND 2" BRASS CAP MONUMENT
- FOUND 2" ALUMINUM CAP STAMPED 8132
- FOUND 2" ALUMINUM CAP STAMPED 4575
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED RPLS 7077
- FOUND 5/8" REBAR
- WITNESS CORNER
- SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS#9812 THIS SURVEY
- EXISTING SEPTIC STAND PIPES
- EXISTING OVERHEAD UTILITIES
- EXISTING WELL
- EXISTING UTILITY POLE
- EXISTING 100' WELL RADIUS
- EDGE OF WATER SURVEYED 6/8/22



**CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS AS SHOWN.

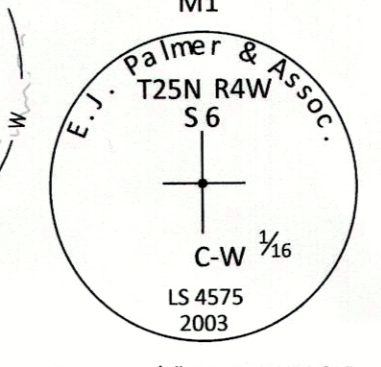
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

JOEL HOFFMAN  
7470 ZAUGG DRIVE  
MISSOULA, MONTANA 59802

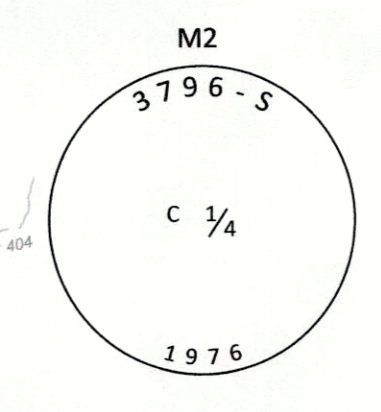
**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FOR \_\_\_\_\_

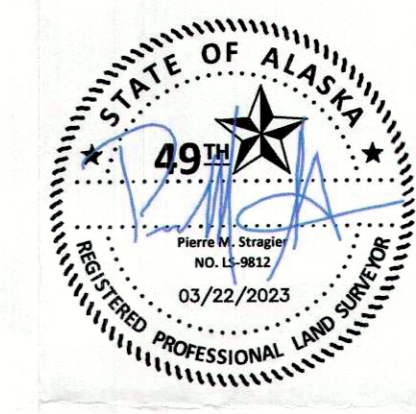
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_



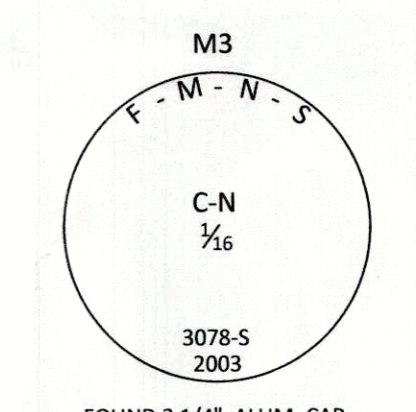
FOUND 3 1/4" ALUMINUM CAP ON ALUMINUM POST 0.7' A.G. (GOOD CONDITION)



FOUND 2" BRASS CAP ON IRON PIPE, 1.0 ABOVE GROUND (GOOD CONDITION)



FOUND 3 1/4" ALUM. CAP ON ALUM. POST FLUSH WITH GROUND (GOOD CONDITION)



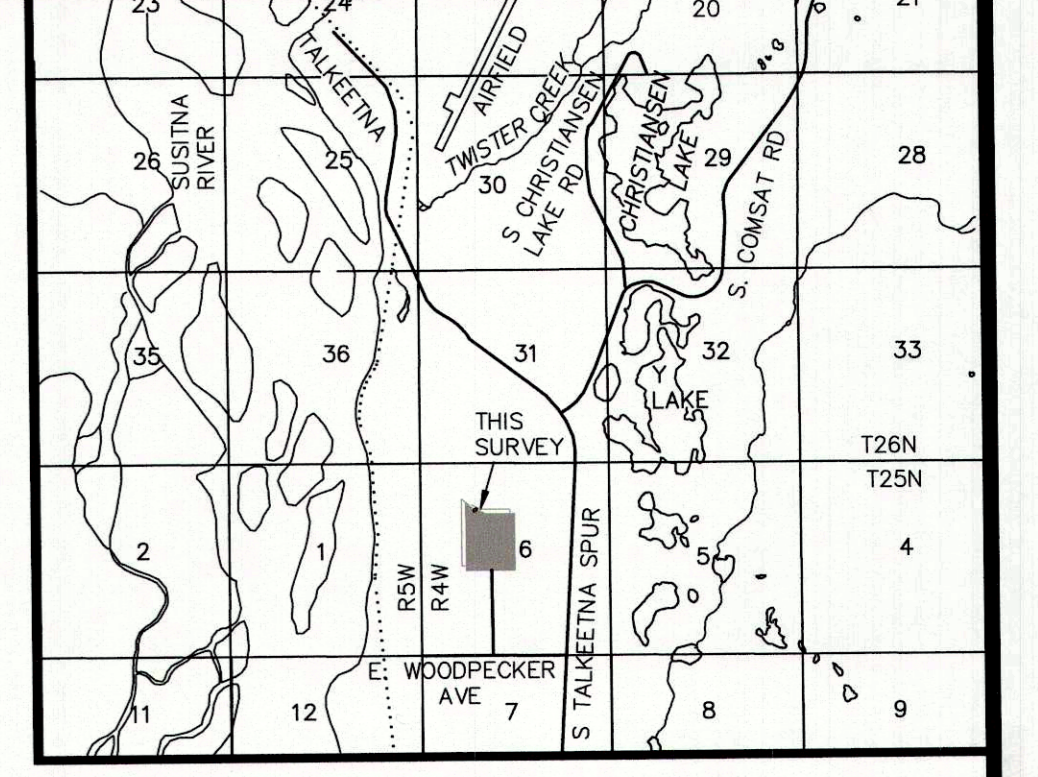
FOUND 3" ALUM. CAP ON ALUM. POST FLUSH WITH GROUND (GOOD CONDITION)

**PARCEL LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	60.00	N57° 22' 49"E
L2	42.20	N57° 22' 49"E
L3	55.80	N36° 23' 37"W
L4	84.41	N0° 59' 47"W
L5	84.41	N0° 59' 47"W
L6	30.57	N89° 00' 13"E
L7	67.05	N0° 45' 19"W
L8	254.95	N57° 22' 49"E

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	304.39	62.70	11°48'10"	N51° 27' 29"E	62.59	31.46
C2	30.00	25.22	48°09'35"	S23° 19' 13"W	24.48	13.41
C3	60.00	104.35	99°38'50"	S2° 25' 25"E	91.69	71.06
C4	60.00	74.40	71°03'04"	N87° 46' 22"W	69.73	42.84
C5	60.00	54.83	52°21'39"	S30° 31' 16"W	52.94	29.50
C6	60.00	55.77	53°15'36"	N22° 17' 21"W	53.79	30.08
C7	30.00	25.21	48°09'11"	N24° 49' 06"W	24.48	13.40
C8	60.00	58.50	55°51'49"	N28° 18' 58"W	56.21	31.81
C9	60.00	66.19	63°12'29"	S87° 51' 07"E	62.89	36.92
C10	60.00	74.68	71°18'59"	S24° 53' 10"W	69.85	43.05
C11	60.00	63.62	60°45'00"	N41° 08' 50"W	60.68	35.17
C12	30.00	36.73	70°08'29"	N36° 27' 20"W	34.48	21.06
C13	40.00	68.96	98°47'00"	N41° 16' 31"W	60.73	46.66
C14	245.00	210.87	49°18'47"	N32° 46' 23"E	204.42	112.46



**VICINITY MAP**  
SCALE: 1" = 1 MILE  
TAX MAP TA07

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: \_\_\_\_\_ REGISTRATION NUMBER: \_\_\_\_\_

REGISTERED LAND SURVEYOR

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (BOROUGH)

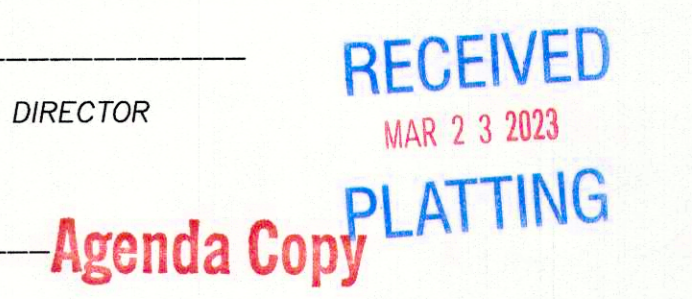
**PLANNING DIRECTOR'S CERTIFICATE**

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 NUMBER \_\_\_\_\_, DATED \_\_\_\_\_, 20\_\_\_\_, 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 THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK



A Plat of:  
**Tract 1A Wolfglen Subdivision**  
A Re-Subdivision of  
Tract A & Lot 1, Block 7  
Wolfglen Subdivision Phase 2 Plat #2005-7  
Section 6 T25N R04W S.M. Alaska  
Talkeetna Recording District, Third Judicial District  
State of Alaska  
Containing 49.04 Acres More or Less

Tax Map: TA07  
Scale: 1"=200'  
Drawn: SS / Checked: PS  
AECL# 1615  
Date: 03/22/2023  
Revision:

