

REPLAT OF WILDERNESS EAST S/D  
TRACT A1  
PLAT NO. 73-099

TO WASILLA 5.0 MI. PARKS HIGHWAY TO GLENN HWY. 1.2 MI.

N 89° 58' 04" E - BASIS OF BEARINGS (PLAT OF COTTRELL SOUTH SUBDIVISION)

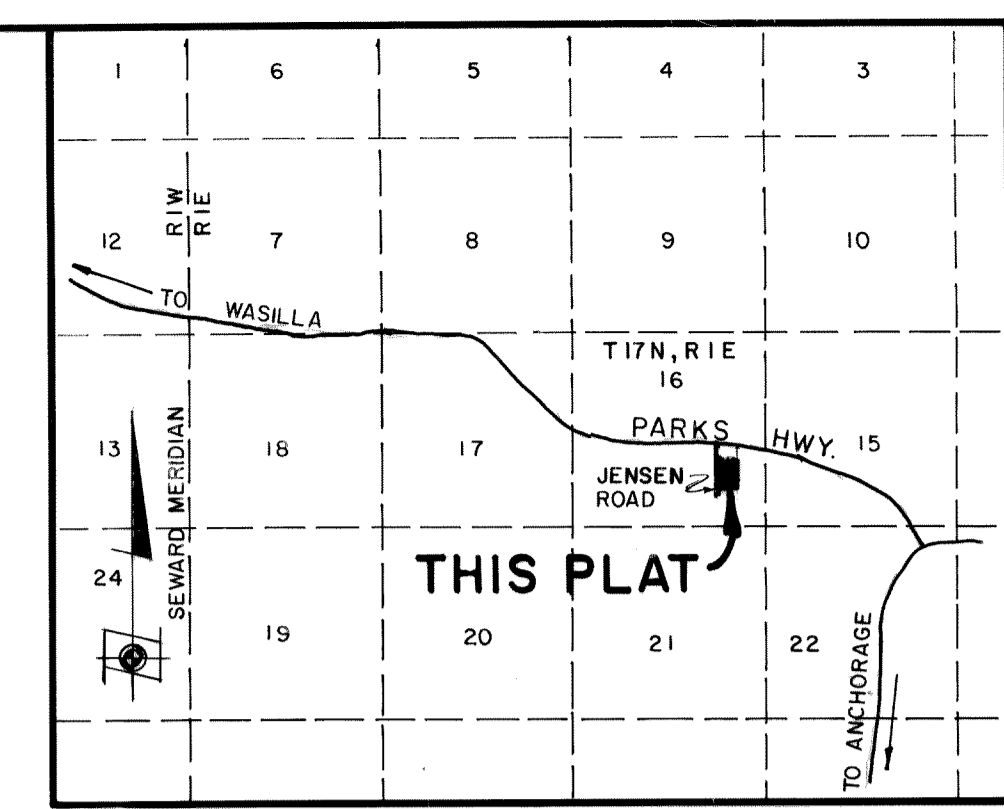
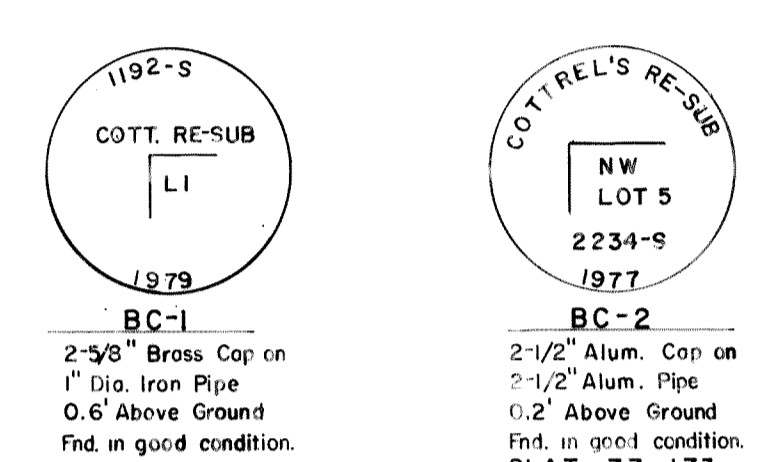
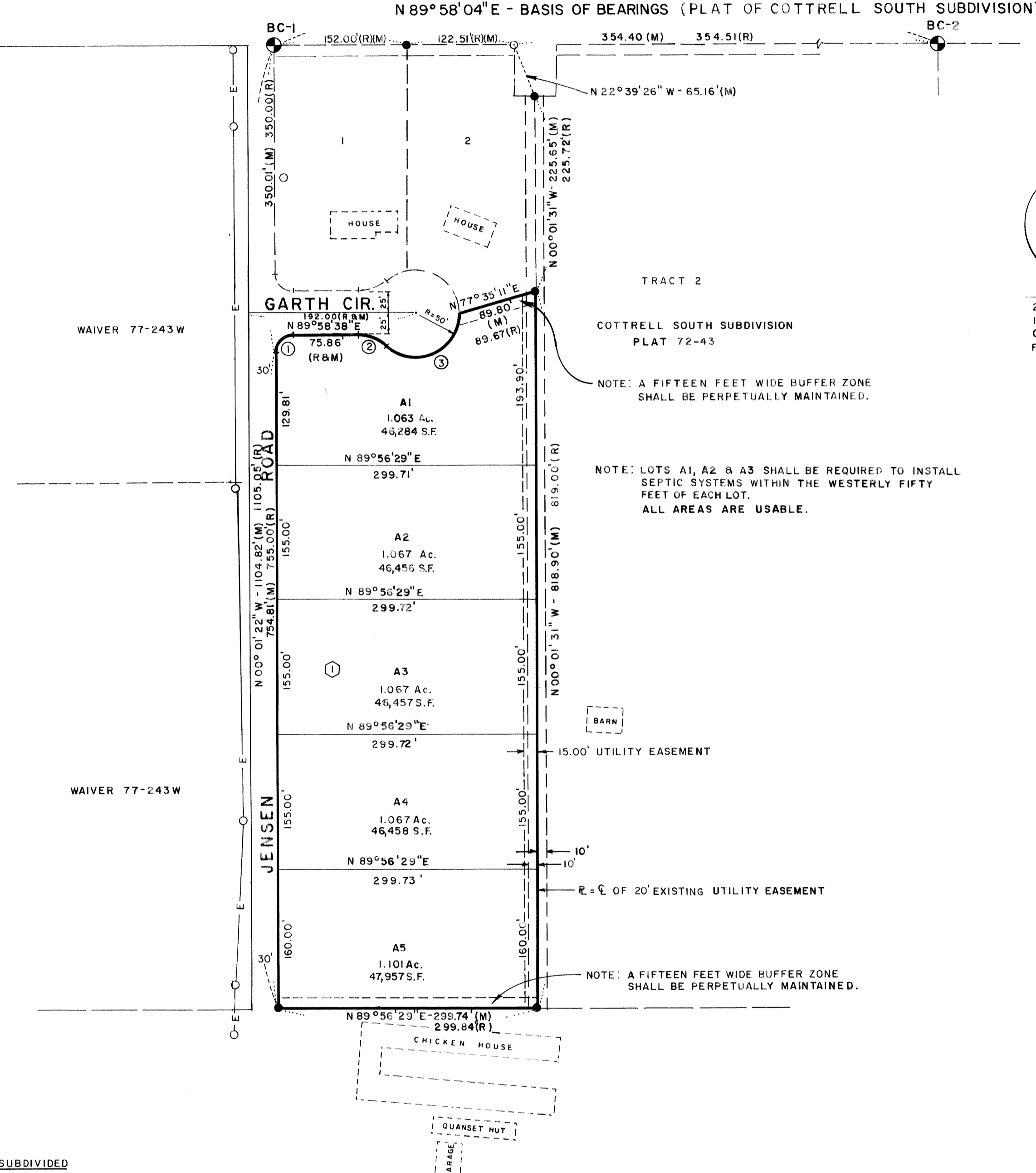
CURVE DATA				
CURVE NO.	Δ	RADIUS	TANGENT	LENGTH
1	90°00'00"	20.00'	20.00'	31.42'
2	41°24'35"	50.00'	18.90'	36.14'
3	131°24'49"	50.00'	110.77'	114.68'

**NOTES**

- NO BUILDING LINE SHALL BE PLACED WITHIN TWENTY-FIVE FEET FROM THE RIGHT OF WAY LINE OF ANY PUBLIC RIGHT OF WAY.
- LOWEST FLOOR ELEVATION OF ANY STRUCTURE SHALL BE A MINIMUM OF TWO FEET ABOVE THE GROUND HIGH WATER TABLE/ELEVATION.
- WATER SUPPLY & SEWAGE DISPOSAL - 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 GOVERN THOSE SYSTEMS.
- NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN ONE HUNDRED FEET FROM ANY BODY OF WATER OR WATERCOURSE. THE PLATTING AUTHORITY SHALL REQUIRE THAT THIS DISTANCE BE INCREASED WHERE NECESSARY TO PROTECT WATER WITHIN THE BOROUGH.
- DELETED
- NO STRUCTURE FOOTING SHALL BE LOCATED NEARER THAN TEN FEET FROM ANY SIDE OR REAR LOT LINE.

**LEGEND**

- FOUND BRASS CAP MONUMENT
- ⊙ BLOCK NUMBER
- E- POWER LINE
- EXISTING STRUCTURES
- NOTE: 5/8" X 30" REBAR SET AT ALL CORNERS, POINT OF CURVATURE, POINT OF REVERSE CURVE AND POINT ON CURVE UNLESS OTHERWISE NOTED.
- ⊕ CENTERLINE
- ⊗ PROPERTY LINE
- POWER POLE
- FND. 5/8" DIA. REBAR
- ⊙ FND. MONUMENT PIPE, BENT-SET SPIKE AT RECORD LOCATION.
- (R)(M) RECORD, MEASURED



CERTIFICATE OF OWNERSHIP & DEDICATION

I (we), certify that I (we), hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the public all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon.

I (we) hereby agree to this plat, and to any such restriction of covenant appearing hereon and any such restriction of covenant shall be binding and enforceable against present and successive owners of the subdivided property.

JAMES H. DUTTERROW OWNER  
P.O. BOX 1592  
PALMER, ALASKA 99645

RAYMOND LEWIS DUTTERROW OWNER  
P.O. BOX 486  
GIRDWOOD, ALASKA 99587

**NOTARY'S ACKNOWLEDGEMENT**

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF Nov., 1983, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN AS SUCH CAME

JAMES H. DUTTERROW & RAYMOND LEWIS DUTTERROW

KNOWN TO ME AND TO ME KNOWN TO BE THE IDENTICAL PERSON(S) NAMED IN AND WHO EXECUTED THIS CERTIFICATE OF OWNERSHIP AND DEDICATION, AND THEY ACKNOWLEDGED TO ME THE EXECUTION THEREOF AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN SET FORTH.

IN WITNESS WHEREOF I HAVE SET HAND AND NOTARY SEAL THE DATE HEREIN ABOVE WRITTEN.

Notary Signature: [Signature]  
2-18-85  
NOTARY FOR ALASKA MY COMMISSION EXPIRES

Plat # 83-264  
RECORDED - FILED 10 83  
Palmer REC. DIST.  
DATE 11-29, 1983  
TIME 3:59 P.M.  
RETURNED TO: MATANUSKA-SUSTINA BOROUGH  
Address: PALMER, ALASKA 99645  
225164

**CERTIFICATE OF APPROVAL BY THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION**

This subdivision has been reviewed in accordance with 18AAC7.065 and is approved, subject to any noted restrictions.

Signature: [Signature] Date: Oct 26, 1983

**BOROUGH CERTIFICATION OF PAYMENT OF TAXES**

I hereby certify that all current Borough taxes and special assessments through 12-31, 1982, against the property, included in this subdivision or resubdivision hereon have been paid.

NOVEMBER 29, 1983  
[Signature]  
Borough Tax Collection Official

**CERTIFICATION OF APPROVAL BY THE COMMISSION**

I certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Sustina Borough, and that this plat has been approved by the Planning Board of the Borough of Matanuska-Sustina by resolution No. 83-264 dated 7-2-83 and that the plat shown hereon has been approved for recording in the office of the Recorder in the Recording District in which the plat is located.

ATTEST:  
[Signature]  
Planning Director  
Matanuska-Sustina Borough  
November 29, 1983

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, JAMES A. MURPHY, certify that I am a registered land surveyor, and that this plat is a true and correct representation of lands surveyed by me or under my direct supervision; that the distances and bearings are shown correctly and the error of closure for field traverses does not exceed one part in 5000; and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked.

[Signature]  
8/9/83  
Date

Containing 5.363 Acres  
PLAT OF  
**DUTTERROW SUBDIVISION**  
A SUBDIVISION OF TRACT A OF THE RESUBDIVISION OF TRACT I, COTTRELL SOUTH SUBDIVISION PLAT 80-22  
LOCATED WITHIN NE 1/4 SE 1/4 OF SECTION 16, T 17 N, R 1 E, SEWARD MERIDIAN, ALASKA

**Datum Engineering & Surveying, Inc.**  
P.O. Box 800  
Palmer, Alaska 99645

Designed By:	JAM
Drawn By:	JMD
Checked By:	JAM
Scale:	1 in. = 100'
Date:	JUNE 1983
Sheet of:	2015
Job No.:	2015
Flt. Gk. No.:	2015

**AFFIDAVIT**

I (we), hereby certify that I (we) hold the herein specified property interest in the property described as DUTERRAW SUBDIVISION Subdivision. I (we) hereby dedicate to the Matanuska-Susitna Borough all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown on the plat.

I (we) hereby agree to this plat, and to any restrictions or covenants appearing thereon and any such restriction or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

**Matanuska Valley Federal  
Credit Union**

By Deanna J. Bruner  
name LOAN MANAGER

Beneficiary of partial Assignment  
interest in property of Reed of Trust.

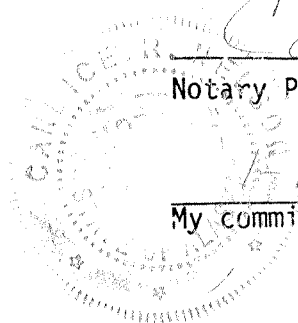
Box 1007  
address  
Palmer AK 99645

**NOTARY ACKNOWLEDGEMENT**

Personally appeared DEANNA J. BRUNER LOAN MANAGER

Subscribed and sworn before me this 9 day of Aug, 1983.

Candice R. Nelson  
Notary Public in and for the State of Alaska  
17-87  
My commission expires



Plat #83-264  
**RECORDED - FILED 10 00**  
Palmer REC. DIST.  
DATE 11-29, 1983  
TIME 3:59 P  
Requested by \_\_\_\_\_  
MATANUSKA - SUSITNA BOROUGH  
BOX B  
PALMER, ALASKA 99645

255164

**AFFIDAVIT**

I (we), hereby certify that I (we) hold the herein specified property interest in the property described as Dutecrow Subdivision. I (we) hereby dedicate to the Matanuska-Susitna Borough all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown on the plat.

I (we) hereby agree to this plat, and to any restrictions or covenants appearing thereon and any such restriction or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

Laura M. Ruessert

name

Beneficial

interest in property

Box 535

address

Palmer, AK. 99645

**NOTARY ACKNOWLEDGEMENT**

Personally appeared Laura M. Ruessert

Subscribed and sworn before me this 6th day of Aug, 1983.

Rita M. Ruessert

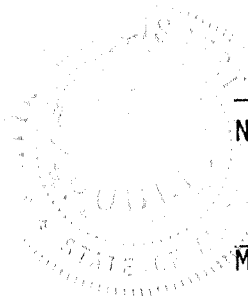
Notary Public in and for the State of Alaska

28 July 1985  
My commission expires

Plat # 83-264

<b>RECORDED - FILED</b>	<u>10 20</u>
<u>Palma</u>	REC. DIST.
DATE <u>11-29</u>	19 <u>83</u>
TIME <u>3:59</u>	<u>P</u> M
Requested by _____	
MATANUSKA - SUSITNA BOROUGH	
BOX B	
PALMER, ALASKA 99645	

2 25166



**AFFIDAVIT**

I (we), hereby certify that I (we) hold the herein specified property interest in the property described as Duterron Subdivision. I (we) hereby dedicate to the Matanuska-Susitna Borough all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown on the plat.

I (we) hereby agree to this plat, and to any restrictions or covenants appearing thereon and any such restriction or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

Larry Vander Soot  
name

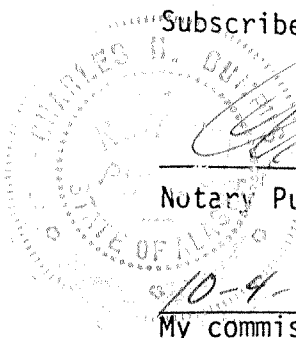
Beneficial  
interest in property

S.R. 5120 Fairview Rd.  
address  
Wasilla, Alaska 99687

**NOTARY ACKNOWLEDGEMENT**

Personally appeared Larry Vander Soot

Subscribed and sworn before me this 5 day of Aug, 1983.



[Signature]  
Notary Public in and for the State of Alaska

10-9-84  
My commission expires

Plat # 83-264

RECORDED - FILED <u>10</u> <sup>00</sup>
<u>Palmer</u> REC. DIST.
DATE <u>11-29</u> 19 <u>83</u>
TIME <u>3:59</u> P M
Requested by _____
MATANUSKA-SUSITNA BOROUGH
BOX B
PALMER, ALASKA 99645

225164