

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREET, ALLEY, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT.

*Lawrence M. Whiting* *December 22, 1977*  
 LAWRENCE M. WHITING S.R.A. BOX 224  
 PALMER, AK 99645  
*Donothy L. Whiting*  
 DONOTHY L. WHITING  
 SAME  
*James Cottrell Jr.*  
 JAMES COTTRELL JR.  
 S.R.A. BOX 74  
 PALMER, AK 99645

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 22<sup>nd</sup> DAY OF December, 1977  
*D.K.S.* 19 JANUARY 1980  
 NOTARY FOR ALASKA MY COMMISSION EXPIRES

**CERTIFICATE OF APPROVAL BY THE COMMISSION**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 77-28 DATED December 21, 1977, 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.

*Angela Sweeney* December 29, 1977  
 CLERK PLANNING COMMISSION  
 ATTEST: *Angela Sweeney*  
 CLERK PLANNING COMMISSION

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED. THE ERROR OF CLOSURE FOR FIELD TRAVERSES SHALL NOT BE GREATER THAN 1 PART IN 5000.  
Dec. 23, 1977  
*Gary D. Drasky*  
 REGISTERED LAND SURVEYOR

**CERTIFICATION OF PAYMENT OF TAXES**

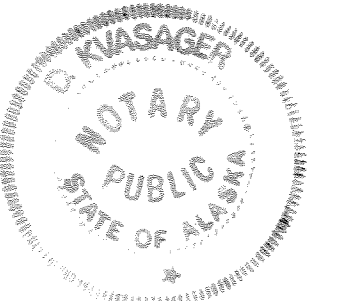
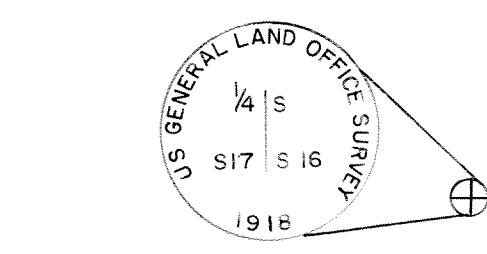
I HEREBY CERTIFY THAT ALL CURRENT TAXES THROUGH Dec. 31, 1977 AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.  
December 29, 1977 *Joan Sandoz*  
 DATE TAX COLLECTION OFFICIAL

**RESUBDIVISION OF TRACT 3 & TRACT 4 COTTRELL SOUTH SUBDIVISION**  
 LOCATED IN NE 1/4 SE 1/4, SEC 16, T.17N., R.1E., S.M. CONTAINING 16.683 ± ACRES

<b>GARY DRASKY</b> LAND SURVEYOR ANCHORAGE, ALASKA	
DATE: JULY 1977	SCALE: 1" = 100'
DRAFTED: RLC	SHEET: 1 of 1
CHECKED: GD	W.O.: FIELD BOOK-COTTRELL SOUTH 1977

**CURVE SCHEDULE**

NO.	DECTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRNG.	NO.
1	5°54'46"	2191.64	226.17	113.19	226.07	S 87°00'18"E	1
2	8°57'55"	375.00	58.68	29.40	58.62	N 4°32'59"W	2
3	8°57'55"	375.00	54.77	27.44	54.71	S 4°32'59"E	3
4	8°57'55"	375.00	50.65	25.48	50.60	S 4°32'59"E	4
5	73°23'54"	20.00	25.62	14.91	23.91	S 36°37'56"W	5
6	113°48'53"	50.00	99.32	76.72	83.78	S 16°25'56"W	6
7	75°35'01"	50.00	69.45	41.65	64.00	N 80°16'31"W	7
8	60°00'00"	50.00	52.36	28.87	50.00	N 29°05'59"E	8
9	81°00'00"	20.00	28.27	17.07	25.96	S 43°31'56"E	9
10	98°53'46"	20.00	34.82	23.37	30.93	S 40°24'17"W	10



**LEGEND**

- RECOVERED 5/8" REBAR REPLACED WITH 2 1/2" R.C. ON IRON PIPE 30" LONG.
- 5/8" REBAR MINIMUM 24" LONG ON ALL CORNERS EXCEPT AS NOTED
- EXISTING 1" PIPE
- EXISTING HIGHWAY R.O.W. MONUMENT 6" x 6" CONCRETE
- ♦ EXISTING POWER POLE
- NR NON RADIAL LINE
- ⊕ FOUND GLO MONUMENT
- ⊙ WELL
- ⊙ SEPTIC TANK
- ⊠ CRIB

**NOTES:**

- 1) SCHOOL BUS SERVICE VIA PARKS HIGHWAY
- 2) ALL LOTS WITHIN THIS RESUBDIVISION HAVE 100% USABLE AREAS. USABLE AREAS WERE DETERMINED FROM SUELS 1951 MAPS AND BEST AVAILABLE AERIAL ACCESS TO LOT 5 SHALL BE RESTRICTED TO WHITING CIRCLE
- 3) ACCESS TO LOT 5 SHALL BE RESTRICTED TO WHITING CIRCLE
- 4) NO LOT SHALL BE OCCUPIED PRIOR TO INSTALLATION OF AN APPROVED DISPOSAL SYSTEM
- 5) EAST EDGE OF LOT 1 THRU 5 SHALL HAVE A 10' UTILITY EASEMENT WITH A 5' CONSTRUCTION SWING EASEMENT.
- 6) SOUTH SUBDIVISION PLAT NO. 72-43 AS FILED IN PALMER RECORDING DISTRICT
- 7) NO STRUCTURE SHALL BE PLACED NEARER THAN 25 FEET FROM THE RIGHT OF WAY LINE OF ANY PUBLIC RIGHT OF WAY. NO STRUCTURE SHALL BE PLACED NEARER THAN 10 FEET FROM ANY SIDE LOT LINE
- 8) IN ACCORD WITH MATANUSKA-SUSITNA BOROUGH ORDINANCE NO. 76-51 SECTION LINE EASEMENTS WERE DETERMINED NOT TO EXIST. FROM BUREAU OF LAND MANAGEMENT RECORDS, AND STATE OF ALASKA ATTORNEY GENERAL OPINION NO. 7.
- 9) NO PART OF A SUB-SURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100 FEET FROM ANY BODY OF WATER OR WATER COURSE
- 10) ACCESS EASEMENT IS PROVIDED FOR ADJACENT UNSUBDIVIDED PROPERTY TO EAST. EASEMENT SHALL BE AUTOMATICALLY RESCINDED AT SUCH TIME ADEQUATE ALTERNATIVE METHODS HAVE BEEN PROVIDED AND APPROVED BY THE MATANUSKA-SUSITNA PLANNING COMMISSION.

Plot # 77-173  
 RECORDED - FILED 399  
*Bemis* REC. DIST.  
 DATE: 12/29 1977  
 TIME: 3:29 P.M.  
 Requested by: MATANUSKA-SUSITNA BOROUGH  
 Address: BOX 6  
 PALMER, ALASKA

