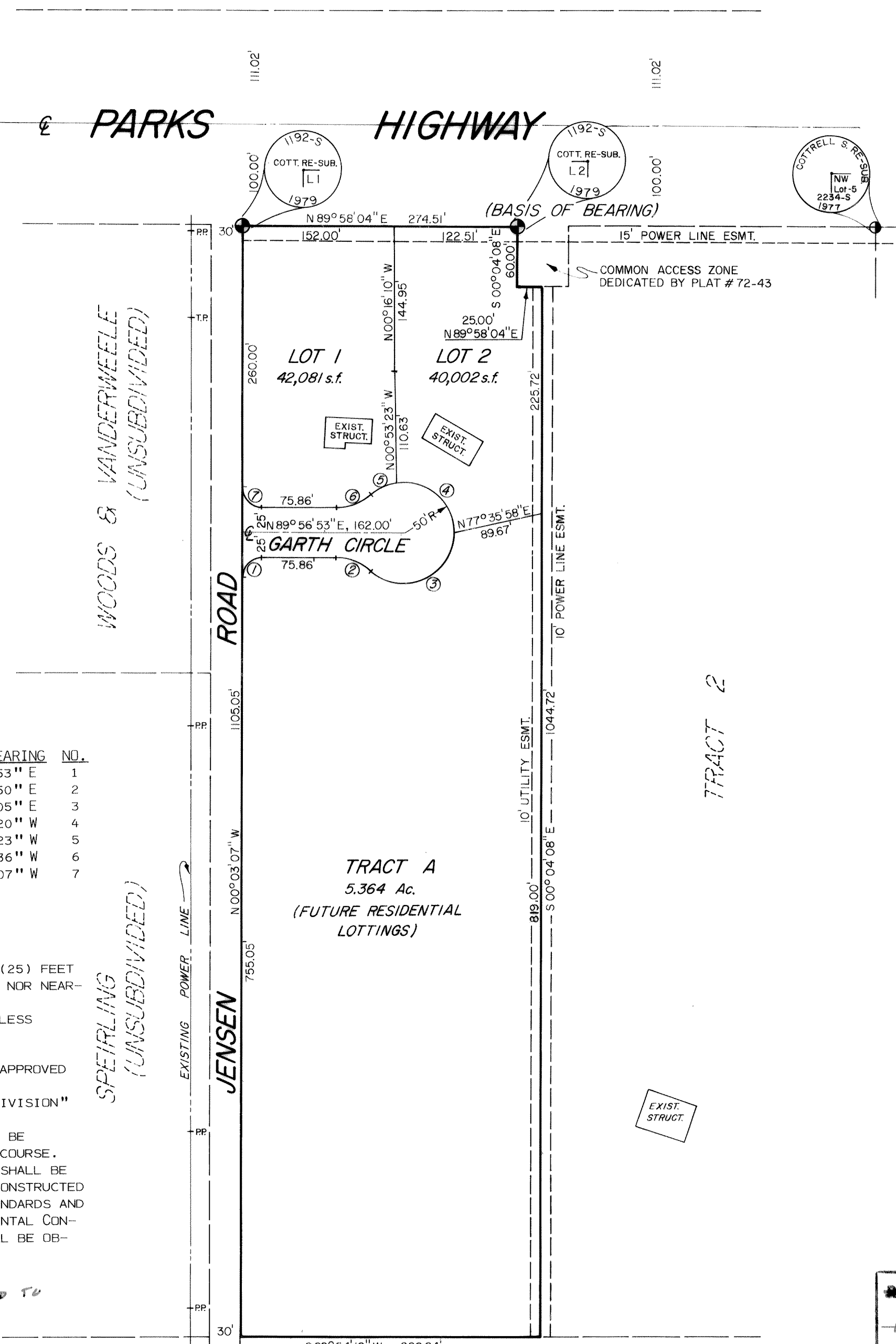


COTTRELL SOUTH RESUB TRACT-1
1. Sheet
PR: 80-14

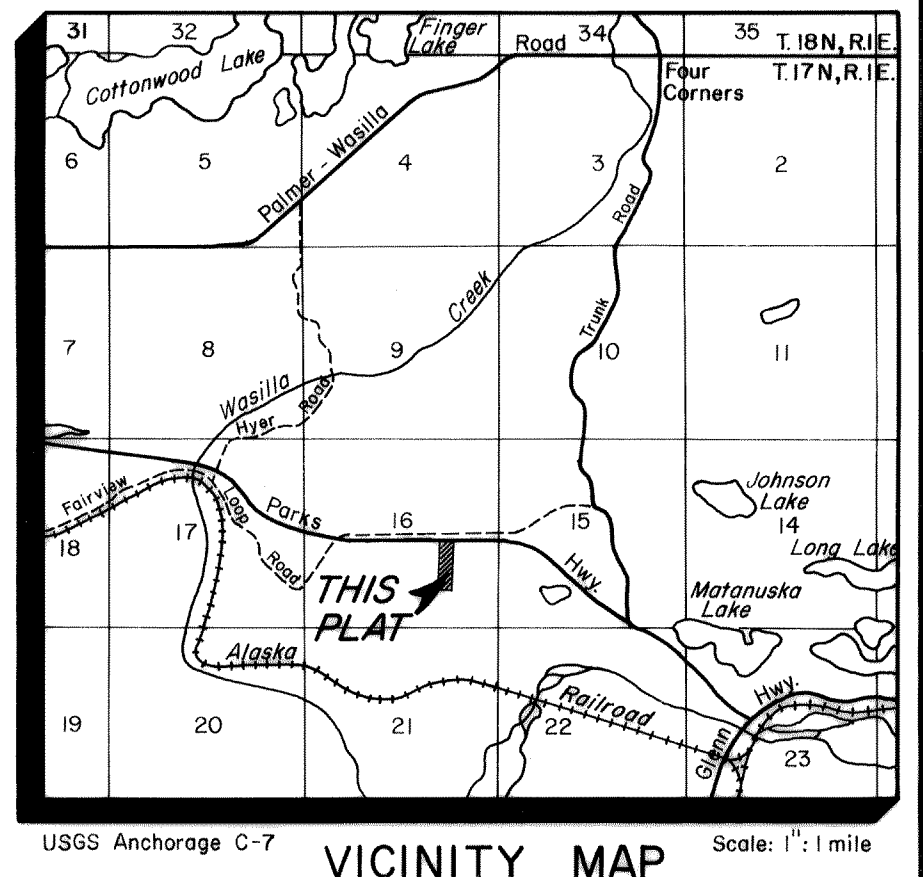
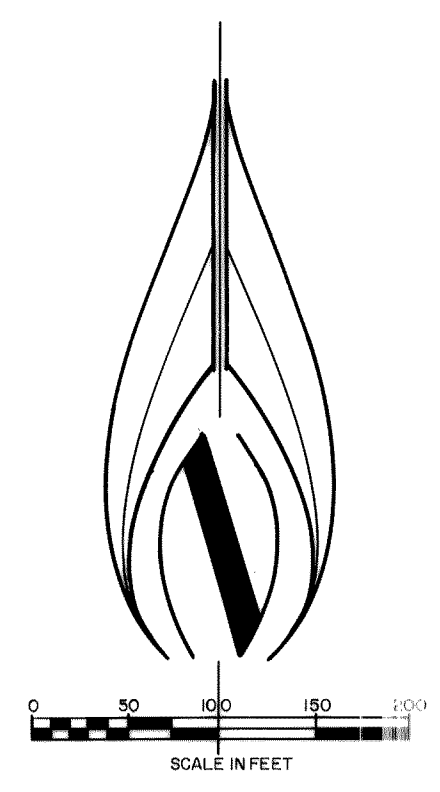
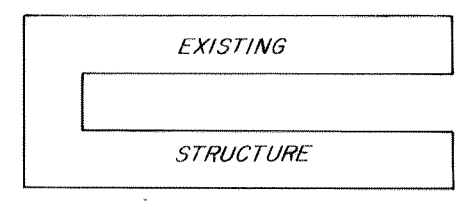


CURVE SCHEDULE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	NO.
1	90°00'00"	20.00'	31.42'	20.00'	28.28'	N44°56'53" E	1
2	41°24'35"	50.00'	36.14'	18.90'	35.36'	S69°20'50" E	2
3	131°24'49"	50.00'	114.68'	110.77'	91.13'	N65°39'05" E	3
4	99°00'26"	50.00'	86.40'	58.55'	76.05'	N49°33'20" W	4
5	32°24'09"	50.00'	28.28'	14.53'	27.90'	S64°44'23" W	5
6	41°24'35"	50.00'	36.14'	18.90'	35.36'	S69°14'36" W	6
7	90°00'00"	20.00'	31.42'	20.00'	28.28'	N45°03'07" W	7

- NOTES**
- NO STRUCTURE SHALL BE PLACED NEARER THAN TWENTY FIVE (25) FEET FROM THE RIGHT-OF-WAY LINE OF ANY PUBLIC RIGHT-OF-WAY NOR NEARER THAN TEN (10) FEET FROM ANY SIDE LOT LINE.
 - THE ENTIRE AREA OF ALL PARCELS HEREON IS 'USABLE' UNLESS OTHERWISE NOTED.
 - SCHOOL BUS SERVICE VIA PARKS HIGHWAY.
 - NO LOT SHALL BE OCCUPIED PRIOR TO INSTALLATION OF AN APPROVED DISPOSAL SYSTEM.
 - BASIS OF BEARINGS ARE FROM PLAT "COTTRELL SOUTH SUBDIVISION" PLAT NO. 72-43 AS FILED IN PALMER RECORDING DISTRICT.
 - NO PART OF A SUB-SURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100 FEET FROM ANY BODY OF WATER OR WATER COURSE.
 - NO INDIVIDUAL WATER SUPPLY 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 ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. APPROVAL OF SUCH SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SAID AUTHORITY.
 - JENSEN ROAD IS STATE MAINTAINED.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO USES AS SPECIFIED BY EXISTING REGULATIONS.

- LEGEND**
- RECOVERED 5/8" REBAR REPLACED WITH 3-1/4" X 30" BERNTSEN ALUMINUM MONUMENT, STAMPED AS SHOWN, SET 28" IN GROUND THIS SURVEY, ALL OTHER CORNERS ARE 5/8" X 30" REBAR.
 - RECOVERED 2 1/2" BRASS CAPPED MONUMENT, STAMPED AS SHOWN FLUSH WITH GROUND IN GOOD CONDITION THIS SURVEY.



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 STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THIS PLAT.
 DATE: 19 DEC 79

Robert Massey
 MASSEY & CO., INC.
 ROBERT MASSEY, PRESIDENT
 1503 W. 33RD AVENUE
 ANCHORAGE, ALASKA 99503

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF DECEMBER, 1979
Candice J. Bishop Nov. 6, 1983
 NOTARY FOR ALASKA MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE
 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.
 DATE: 12-19-79
 R. L. BUTTON 1192-S

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. 80-14-P, DATED November 1, 1979, 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.
 DATED: March 13, 1980

Chairman CHAIRMAN/PLANNING DIRECTOR
 MAT-SU BOROUGH PLANNING COMM.
Marilyn McSwain ATTEST
 PLANNING CLERK

CERTIFICATE OF PAYMENT OF TAXES
 WE HEREBY CERTIFY THAT ALL CURRENT TAXES THROUGH December 31 1979, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID, DATED March 13, 1980
Rose Sands
 TAX COLLECTION OFFICIAL

Plat # 80-22
 RECORDED - FILED 1092
 PALMER REC. DIST.
 DATE 3/13, 1980
 TIME 1:49 P.M.
 Requested by _____
 Address: MATANUSKA-SUSITNA BOROUGH
 BOX B
 PALMER, ALASKA 99645

PLAT OF
**RESUBDIVISION OF TRACT 1,
 COTTRELL SOUTH SUBDIVISION**
 LOCATED WITHIN NE 1/4 SE 1/4 SEC. 16, T17N, R1E, S.M., ALASKA
 COMPRISING 7.58 ACRES MORE OR LESS
R. L. BUTTON & ASSOCIATES
 519 W. 8th AVE. # 209, ANCHORAGE, ALASKA

Date: 9-17-79 Scale: 1"=100'
 Drawn: Paul R. Semonin Sheet: 1 of 1

R.C. COLLINS (UNSUBDIVIDED)