

# CERTIFICATION of APPROVAL by the COMMISSION

I hereby certify that the revised Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Matanuska-Susitna Borough Planning Commission, and the said revised plat has been approved by the Commission by Plat Resolution No. 77-60 dated March 13, 1977, and that the revised plat shown hereon has been approved for recording in the office of the Recorder, Palmer, Alaska.

March 13, 1977  
 [Signature]  
 Planning Director  
 Matanuska-Susitna Borough  
 Planning Commission

ATTESTED:  
 [Signature]  
 Clerk



## SURVEYOR'S CERTIFICATE

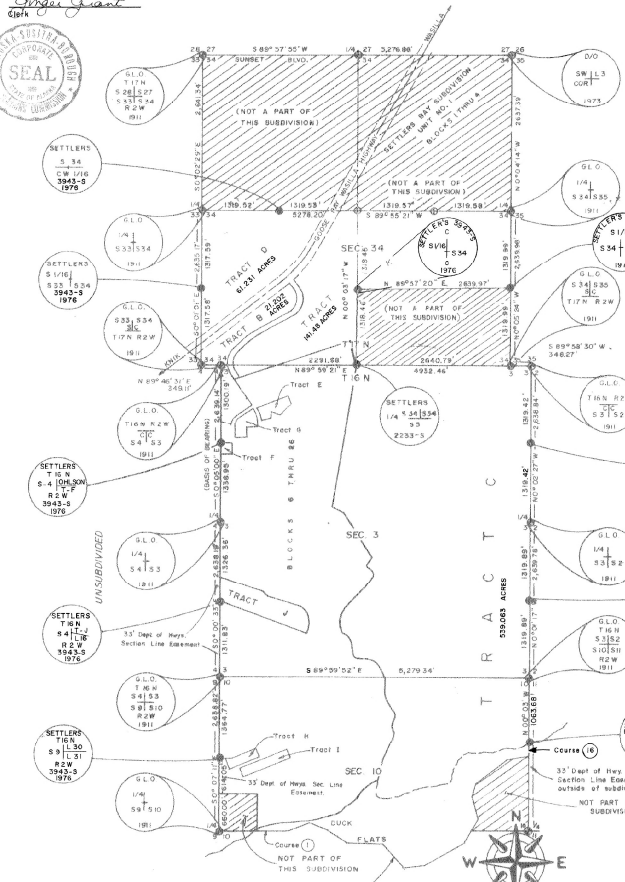
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this revised plat represents a survey made by me or under my direct supervision, and the monuments shown thereon actually exist as described, and that all dimensions and other details are correct.

Date Feb. 26, 1977 Registered Land Surveyor  
 [Signature]



| MEANDER DATA |                 |          |
|--------------|-----------------|----------|
| COURSE       | BEARING         | DISTANCE |
| 1            | N 89° 55' 00" E | 1068.35' |
| 2            | N 72° 45' 00" E | 440.83'  |
| 3            | N 68° 45' 00" E | 145.33'  |
| 4            | S 58° 15' 00" E | 199.04'  |
| 5            | S 59° 45' 00" E | 514.80'  |
| 6            | S 69° 00' 00" E | 528.00'  |
| 7            | S 45° 50' 00" E | 145.20'  |
| 8            | S 43° 08' 00" E | 409.20'  |
| 9            | N 84° 50' 00" E | 378.20'  |
| 10           | N 61° 00' 00" E | 752.40'  |
| 11           | N 51° 45' 00" E | 488.40'  |
| 12           | N 16° 45' 00" W | 359.80'  |
| 13           | N 13° 45' 00" E | 290.40'  |
| 14           | N 53° 45' 00" E | 993.40'  |
| 15           | N 82° 35' 00" E | 349.80'  |
| 16           | N 00° 03' 00" W | 294.42'  |

| CURVE DATA |             |          |                |
|------------|-------------|----------|----------------|
| No.        | DELTA       | RADIUS   | TANGENT LENGTH |
| 1          | 22° 33' 39" | 1909.86' | 881.53'        |
| 2          | 34° 26' 04" | 20.00'   | 22.38'         |
| 3          | 89° 08' 39" | 20.00'   | 15.82'         |
| 4          | 89° 00' 00" | 260.00'  | 304.42'        |
| 5          | 99° 00' 00" | 300.00'  | 351.25'        |
| 6          | 99° 00' 00" | 340.00'  | 398.08'        |
| 7          | 17° 00' 00" | 260.00'  | 38.86'         |
| 8          | 17° 00' 00" | 30.00'   | 44.84'         |
| 9          | 17° 00' 00" | 340.00'  | 50.81'         |



## Revision Note Jan. 1, 1977

This plat revised to show cap marking as set in field by Ocean Technology Dec. 1976. No. 3943-S  
 Any drafting errors and omissions discovered to date were also corrected.

## Note

No individual sewage disposal system shall be permitted on any lot unless such system is located, constructed & equipped in accordance with the requirements, standards & recommendations of the Alaska Dept. of Environmental Conservation. Approval of such system as installed shall be obtained from such authority.  
 Each lot has a minimum of 20,000 square feet of useable area. School Bus service is practical from the Goose Bay to Wasilla Road.

## LEGEND

- EXISTING G.L.O. BRASS CAP MONUMENT
  - EXISTING BRASS CAP MONUMENT
  - BRASS CAP MONUMENT SET THIS SURVEY
- ALL LOT CORNERS ARE 1/2"x 24" REBAR UNLESS INDICATED OTHERWISE. FRONT CORNERS ARE 1/2"x 16" REBAR.

## Certificate Of Payment Of Taxes

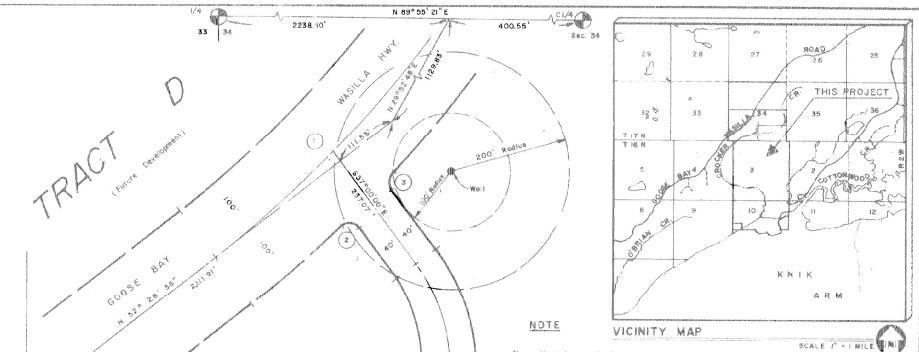
I hereby certify that all current taxes against the property included in this subdivision have been paid through Dec. 31, 1975.

Date 12/31/75  
 [Signature]  
 CLERK, RECORDER  
 MATANUSKA-SUSITNA BOROUGH

## Certificate Of Registered 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 5,000.

December 2, 1975  
 [Signature]  
 CONTRACTING ENGINEERS & ASSOCIATES



## NOTE

No septic tanks or soil absorption systems allowed within 200' of well. Domestic non-sewer waste only are permitted outside a 100' radius and within the 200' radius.

## Certificate Of Ownership And Dedication

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as shown on this plat.  
 December 1975  
 [Signature]  
 Settlers Bay Development  
 P.O. Box 1080  
 Wasilla, Alaska 99607

## Notary's Acknowledgement

Subscribed and sworn to before me this 2nd day of December, 1975.  
 [Signature]  
 My commission expires August 2, 1978.

## Certification 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 the said Plat has been approved by the Commission by Plat Resolution No. 75-60 dated Dec. 13, 1975; and that the Plat shown hereon has been approved for recording in the office of the Recorder, Palmer, Alaska.

December 10, 1975  
 [Signature]  
 Planning Director  
 MATANUSKA-SUSITNA BOROUGH  
 PLANNING COMMISSION

ATTESTED:  
 [Signature]  
 Clerk

## REVISED PLAT

PLAT OF  
**SETTLERS BAY SUBDIVISION UNIT NO. 2**  
 LOCATED WITHIN  
 SW 1/4, N 1/2 SE 1/4 SEC. 34, T17N, R2W, SEC. 3, N 1/2 NW 1/4, NW 1/4 NE 1/4, LOTS 1, 2, 3, 4,  
 S OF SEC. 10, T18N, R2W, S.M. — CONTAINING 1,168.01 ACRES

## CONTRACTING ENGINEERS & ASSOC.

212 E. INTERNATIONAL AIRPORT RD. ANCHORAGE ALASKA 99502

DRAWN BJS DATE SEPT. 1975 SCALE 1"=100' DWS NO. 74-45  
 CHECKED RJ GRD ANCHORAGE C-7 QUADRANGLE SHEET 1 OF 6



| CURVE DATA |             |         |         |         |
|------------|-------------|---------|---------|---------|
| No.        | DELTA       | RADIUS  | TANGENT | LENGTH  |
| 1          | 90° 00' 00" | 20.00'  | 20.00'  | 31.42'  |
| 2          | 80° 35' 00" | 20.00'  | 16.96'  | 28.13'  |
| 3          | 99° 25' 00" | 20.00'  | 23.59'  | 34.70'  |
| 4          | 10° 00' 00" | 340.00' | 29.75'  | 59.34'  |
| 5          | 10° 00' 00" | 300.00' | 26.25'  | 52.36'  |
| 6          | 10° 00' 00" | 250.00' | 22.75'  | 45.38'  |
| 7          | 16° 54' 33" | 340.00' | 50.54'  | 100.34' |
| 8          | 17° 30' 27" | 340.00' | 52.35'  | 103.69' |
| 9          | 34° 25' 00" | 300.00' | 92.91'  | 180.21' |
| 10         | 34° 25' 00" | 250.00' | 80.52'  | 156.18' |
| 11         | 30° 23' 45" | 50.00'  | 20.35'  | 7.88'   |
| 12         | 45° 50' 12" | 50.00'  | 21.14'  | 40.00'  |
| 13         | 45° 50' 12" | 50.00'  | 21.14'  | 40.00'  |
| 14         | 51° 01' 42" | 50.00'  | 23.86'  | 44.53'  |
| 15         | 66° 54' 14" | 50.00'  | 33.03'  | 58.28'  |
| 16         | 16° 54' 09" | 225.00' | 33.43'  | 66.36'  |
| 17         | 17° 05' 51" | 225.00' | 33.82'  | 67.14'  |
| 18         | 34° 00' 00" | 200.00' | 61.15'  | 118.68' |
| 19         | 09° 51' 53" | 175.00' | 15.10'  | 30.14'  |
| 20         | 04° 09' 01" | 175.00' | 37.41'  | 73.72'  |
| 21         | 52° 44' 25" | 225.00' | 114.00' | 211.04' |
| 22         | 04° 35' 00" | 340.00' | 13.61'  | 27.20'  |
| 23         | 04° 35' 00" | 300.00' | 12.01'  | 24.00'  |
| 24         | 04° 35' 00" | 260.00' | 10.40'  | 20.80'  |
| 25         | 22° 04' 57" | 225.00' | 43.90'  | 86.72'  |
| 26         | 14° 10' 37" | 225.00' | 27.98'  | 55.67'  |
| 27         | 90° 00' 00" | 200.00' | 200.00' | 314.16' |
| 28         | 04° 01' 52" | 175.00' | 6.16'   | 12.31'  |
| 29         | 85° 58' 08" | 175.00' | 163.10' | 262.58' |
| 30         | 25° 00' 00" | 175.00' | 38.80'  | 76.36'  |
| 31         | 25° 00' 00" | 200.00' | 44.34'  | 87.27'  |
| 32         | 09° 22' 42" | 225.00' | 19.46'  | 36.83'  |
| 33         | 15° 13' 18" | 225.00' | 30.88'  | 61.35'  |
| 34         | 13° 07' 08" | 225.00' | 25.87'  | 51.52'  |
| 35         | 15° 16' 44" | 225.00' | 30.18'  | 60.00'  |
| 36         | 05° 36' 08" | 225.00' | 11.01'  | 22.00'  |
| 37         | 34° 00' 00" | 200.00' | 61.15'  | 118.68' |
| 38         | 34° 00' 00" | 175.00' | 53.50'  | 103.85' |
| 39         | 45° 35' 00" | 225.00' | 94.54'  | 179.01' |
| 40         | 10° 00' 00" | 225.00' | 19.68'  | 39.26'  |
| 41         | 55° 35' 00" | 200.00' | 105.41' | 194.02' |
| 42         | 55° 35' 00" | 175.00' | 92.23'  | 169.77' |
| 43         | 84° 00' 00" | 318.75' | 283.43' | 441.81' |
| 44         | 84° 00' 00" | 275.00' | 247.61' | 403.17' |
| 45         | 84° 00' 00" | 235.00' | 211.59' | 344.33' |

NOTE  
See notes on sheet 1 pertaining to this subdivision.

REVISED PLAT  
 PLAT OF  
**SETTLERS BAY SUBDIVISION UNIT NO. 2**

**CONTRACTING ENGINEERS & ASSOC.**  
 212 E. INTERNATIONAL AIRPORT RD. ANCHORAGE, ALASKA 99502

DRAWN BJS DATE SEPT. 1975 SCALE 1" = 100' DWS NO. 74-45  
 CHECKED R.J. GRID ANCHORAGE C-7 QUADRANGLE SHEET 2 OF 6



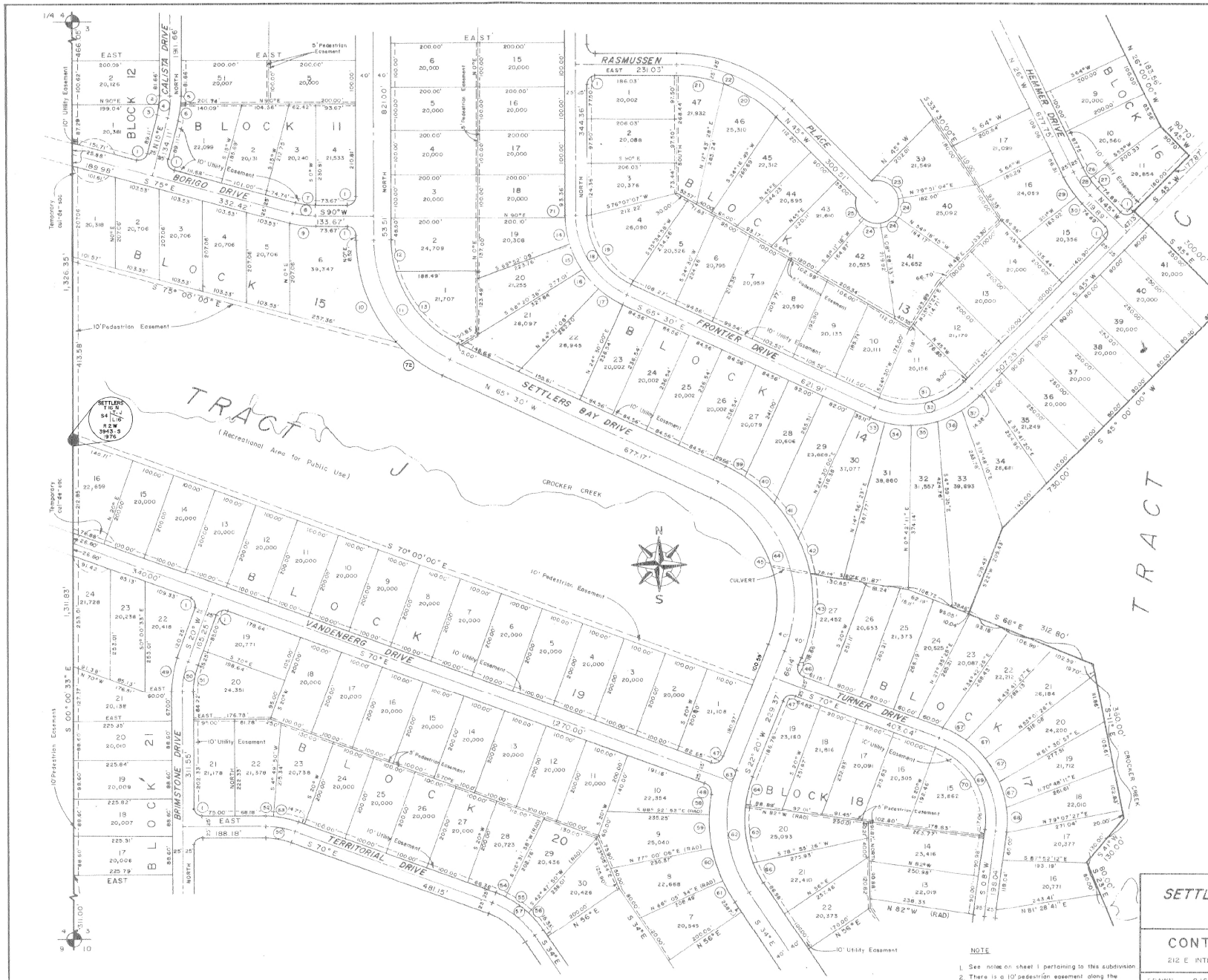
| CURVE DATA |              |         |         |         |
|------------|--------------|---------|---------|---------|
| No.        | DELTA        | RADIUS  | TANGENT | LENGTH  |
| 1          | 90° 00' 00"  | 20.00'  | 20.00'  | 31.42'  |
| 2          | 11° 51' 49"  | 375.00' | 38.96'  | 77.65'  |
| 3          | 11° 16' 47"  | 375.00' | 37.03'  | 73.83'  |
| 4          | 10° 51' 24"  | 375.00' | 35.64'  | 71.06'  |
| 5          | 34° 00' 00"  | 350.00' | 107.01' | 207.69' |
| 6          | 07° 25' 45"  | 325.00' | 21.10'  | 42.14'  |
| 7          | 26° 34' 15"  | 325.00' | 76.74'  | 150.72' |
| 8          | 66° 41' 13"  | 50.00'  | 32.90'  | 58.20'  |
| 9          | 53° 21' 52"  | 50.00'  | 25.13'  | 46.57'  |
| 10         | 50° 07' 22"  | 50.00'  | 23.58'  | 43.74'  |
| 11         | 57° 00' 09"  | 50.00'  | 27.15'  | 49.74'  |
| 12         | 72° 49' 24"  | 50.00'  | 36.88'  | 63.55'  |
| 13         | 09° 07' 11"  | 325.00' | 25.92'  | 51.73'  |
| 14         | 26° 42' 56"  | 325.00' | 77.17'  | 151.54' |
| 15         | 01° 48' 07"  | 325.00' | 5.11'   | 10.22'  |
| 16         | 45° 00' 00"  | 350.00' | 144.97' | 274.89' |
| 17         | 04° 25' 30"  | 375.00' | 14.51'  | 29.00'  |
| 18         | 11° 34' 09"  | 375.00' | 37.99'  | 75.72'  |
| 19         | 12° 46' 31"  | 375.00' | 41.98'  | 83.61'  |
| 20         | 09° 22' 24"  | 375.00' | 30.74'  | 61.35'  |
| 21         | 83° 08' 45"  | 50.00'  | 42.06'  | 69.94'  |
| 22         | 60° 15' 19"  | 50.00'  | 32.63'  | 57.82'  |
| 23         | 102° 24' 21" | 50.00'  | 62.12'  | 89.31'  |
| 24         | 51° 07' 50"  | 50.00'  | 23.92'  | 44.62'  |
| 25         | 81° 00' 00"  | 20.00'  | 17.08'  | 28.27'  |
| 26         | 59° 00' 00"  | 20.00'  | 23.42'  | 34.56'  |
| 27         | 13° 05' 05"  | 225.00' | 25.80'  | 51.36'  |
| 28         | 15° 16' 44"  | 225.00' | 30.18'  | 60.00'  |
| 29         | 15° 16' 44"  | 225.00' | 30.18'  | 60.00'  |
| 30         | 17° 48' 23"  | 225.00' | 35.25'  | 69.94'  |
| 31         | 02° 32' 55"  | 225.00' | 5.01'   | 10.01'  |
| 32         | 64° 00' 00"  | 200.00' | 124.97' | 223.40' |
| 33         | 35° 40' 44"  | 175.00' | 52.97'  | 102.87' |
| 34         | 30° 19' 17"  | 175.00' | 47.42'  | 92.61'  |
| 35         | 11° 47' 18"  | 375.00' | 38.71'  | 77.15'  |
| 36         | 10° 21' 22"  | 375.00' | 33.98'  | 67.78'  |
| 37         | 09° 49' 57"  | 375.00' | 32.26'  | 64.35'  |
| 38         | 10° 59' 51"  | 375.00' | 36.10'  | 71.98'  |
| 39         | 02° 01' 33"  | 375.00' | 6.63'   | 13.26'  |

NOTE  
See notes on sheet 1 pertaining to this subdivision.

REVISED PLAT  
PLAT OF  
SETTLERS BAY SUBDIVISION UNIT NO. 2

CONTRACTING ENGINEERS & ASSOC.  
212 E. INTERNATIONAL AIRPORT RD. ANCHORAGE, ALASKA 99502

|         |     |      |            |       |            |          |        |
|---------|-----|------|------------|-------|------------|----------|--------|
| DRAWN   | BJS | DATE | SEPT. 1975 | SCALE | 1" = 100'  | DWG. NO. | 74-45  |
| CHECKED | RJ  | GRID | ANCHORAGE  | C-7   | QUADRANGLE | SHEET    | 3 OF 6 |



| CURVE DATA |             |         |         |         |
|------------|-------------|---------|---------|---------|
| No.        | DELTA       | RADIUS  | TANGENT | LENGTH  |
| 1          | 90° 00' 00" | 20.00'  | 20.00'  | 31.42'  |
| 2          | 06° 13' 15" | 175.00' | 9.51'   | 19.00'  |
| 3          | 08° 46' 46" | 175.00' | 12.43'  | 26.81'  |
| 4          | 15° 00' 00" | 200.00' | 26.53'  | 52.36'  |
| 5          | 04° 40' 33" | 225.00' | 20.10'  | 18.36'  |
| 6          | 10° 15' 27" | 225.00' | 20.34'  | 40.54'  |
| 7          | 15° 00' 00" | 175.00' | 23.04'  | 45.81'  |
| 8          | 15° 00' 00" | 200.00' | 26.33'  | 52.36'  |
| 9          | 15° 00' 00" | 225.00' | 29.62'  | 58.90'  |
| 10         | 44° 18' 25" | 340.00' | 138.43' | 262.92' |
| 11         | 65° 30' 00" | 300.00' | 192.97' | 342.96' |
| 12         | 17° 06' 33" | 260.00' | 19.11'  | 77.64'  |
| 13         | 48° 23' 27" | 260.00' | 116.82' | 219.59' |
| 14         | 15° 32' 00" | 225.00' | 30.69'  | 61.00'  |
| 15         | 15° 32' 00" | 225.00' | 30.69'  | 61.00'  |
| 16         | 15° 32' 00" | 225.00' | 30.69'  | 61.00'  |
| 17         | 17° 12' 28" | 225.00' | 34.04'  | 67.58'  |
| 18         | 65° 30' 00" | 200.00' | 128.64' | 228.64' |
| 19         | 65° 30' 00" | 175.00' | 112.57' | 200.06' |
| 20         | 25° 36' 27" | 325.00' | 73.86'  | 145.25' |
| 21         | 19° 23' 35" | 325.00' | 55.53'  | 110.00' |
| 22         | 45° 00' 00" | 350.00' | 144.97' | 274.69' |
| 23         | 94° 51' 04" | 50.00'  | 54.42'  | 82.77'  |

|    |             |         |         |         |
|----|-------------|---------|---------|---------|
| 24 | 45° 50' 12" | 50.00'  | 21.14'  | 40.00'  |
| 25 | 67° 39' 21" | 50.00'  | 33.50'  | 59.03'  |
| 26 | 11° 12' 31" | 175.00' | 17.18'  | 34.26'  |
| 27 | 07° 47' 03" | 175.00' | 11.91'  | 23.78'  |
| 28 | 19° 00' 00" | 200.00' | 35.47'  | 66.32'  |
| 29 | 13° 00' 00" | 225.00' | 25.64'  | 51.05'  |
| 30 | 06° 00' 00" | 225.00' | 11.79'  | 23.56'  |
| 31 | 69° 30' 00" | 175.00' | 121.40' | 212.28' |
| 32 | 68° 30' 00" | 200.00' | 138.74' | 242.60' |
| 33 | 04° 33' 37" | 225.00' | 18.82'  | 37.54'  |
| 34 | 15° 16' 44" | 225.00' | 30.18'  | 60.00'  |
| 35 | 15° 16' 44" | 225.00' | 30.18'  | 60.00'  |
| 36 | 15° 16' 44" | 225.00' | 30.18'  | 60.00'  |
| 37 | 14° 08' 11" | 225.00' | 27.85'  | 55.58'  |
| 38 | 01° 26' 07" | 225.00' | 2.82'   | 5.64'   |
| 39 | 09° 17' 22" | 340.00' | 27.62'  | 55.12'  |
| 40 | 14° 27' 08" | 340.00' | 43.11'  | 85.76'  |
| 41 | 16° 20' 01" | 340.00' | 48.79'  | 96.93'  |
| 42 | 14° 25' 29" | 340.00' | 43.05'  | 85.60'  |
| 43 | 33° 20' 00" | 340.00' | 101.79' | 197.80' |
| 44 | 87° 50' 00" | 300.00' | 288.86' | 459.89' |
| 45 | 87° 50' 00" | 260.00' | 250.35' | 398.57' |
| 46 | 92° 20' 00" | 20.00'  | 20.83'  | 32.23'  |
| 47 | 87° 40' 00" | 20.00'  | 19.20'  | 30.60'  |
| 48 | 80° 10' 32" | 20.00'  | 16.88'  | 27.99'  |
| 49 | 20° 00' 00" | 225.00' | 39.47'  | 78.54'  |
| 50 | 20° 00' 00" | 200.00' | 35.27'  | 69.81'  |
| 51 | 20° 00' 00" | 175.00' | 30.86'  | 61.09'  |
| 52 | 04° 49' 30" | 225.00' | 9.49'   | 18.97'  |
| 53 | 15° 10' 10" | 225.00' | 29.96'  | 59.57'  |
| 54 | 06° 51' 30" | 225.00' | 12.83'  | 25.62'  |
| 55 | 16° 16' 20" | 225.00' | 32.17'  | 63.90'  |
| 56 | 13° 12' 10" | 225.00' | 26.04'  | 51.85'  |
| 57 | 36° 00' 00" | 200.00' | 64.98'  | 125.66' |
| 58 | 08° 33' 45" | 340.00' | 25.45'  | 50.81'  |
| 59 | 12° 37' 01" | 340.00' | 37.59'  | 74.87'  |
| 60 | 13° 54' 32" | 340.00' | 38.46'  | 76.60'  |
| 61 | 10° 05' 34" | 340.00' | 30.02'  | 59.89'  |
| 62 | 50° 52' 03" | 300.00' | 142.66' | 266.34' |
| 63 | 05° 27' 37" | 300.00' | 14.32'  | 28.62'  |
| 64 | 14° 20' 00" | 260.00' | 32.69'  | 65.04'  |
| 65 | 30° 00' 00" | 260.00' | 69.67'  | 136.14' |
| 66 | 12° 00' 00" | 260.00' | 27.33'  | 54.45'  |
| 67 | 15° 16' 44" | 225.00' | 30.18'  | 60.00'  |
| 68 | 16° 53' 04" | 225.00' | 33.39'  | 66.30'  |
| 69 | 78° 00' 00" | 200.00' | 161.96' | 272.27' |
| 70 | 78° 00' 00" | 175.00' | 141.71' | 238.24' |
| 71 | 01° 41' 32" | 225.00' | 5.32'   | 6.88'   |
| 72 | 21° 11' 35" | 340.00' | 63.61'  | 125.76' |

REVISED PLAT  
 PLAT OF  
**SETTLERS BAY SUBDIVISION UNIT NO. 2**  
 CONTRACTING ENGINEERS & ASSOC.  
 212 E. INTERNATIONAL, AIRPORT RD. ANCHORAGE, ALASKA 99502  
 DRAWN BJS DATE SEPT. 1975 SCALE 1" = 100' DWG NO. 74-45  
 CHECKED RJ GRID ANCHORAGE C-T QUADRANGLE SHEET 4 OF 6

NOTE  
 1. See notes on sheet 1 pertaining to this subdivision.  
 2. There is a 10' pedestrian easement along the waters edge on both sides of Crocker Creek.





| CURVE DATA |             |         |         |         |
|------------|-------------|---------|---------|---------|
| No.        | DELTA       | RADIUS  | TANGENT | LENGTH  |
| 1          | 90° 00' 00" | 20.00'  | 20.00'  | 31.42'  |
| 2          | 05° 43' 00" | 375.00' | 18.83'  | 37.63'  |
| 3          | 14° 15' 00" | 375.00' | 16.87'  | 93.27'  |
| 4          | 13° 48' 55" | 375.00' | 45.43'  | 90.42'  |
| 5          | 11° 11' 05" | 375.00' | 36.72'  | 73.20'  |
| 6          | 45° 00' 00" | 350.00' | 14.97'  | 274.09' |
| 7          | 07° 03' 58" | 325.00' | 20.07'  | 40.08'  |
| 8          | 18° 26' 47" | 325.00' | 52.77'  | 104.63' |
| 9          | 19° 29' 15" | 325.00' | 55.81'  | 110.54' |
| 10         | 63° 00' 00" | 50.00'  | 28.87'  | 52.36'  |
| 11         | 48° 39' 50" | 50.00'  | 21.87'  | 40.72'  |
| 12         | 51° 19' 19" | 50.00'  | 24.02'  | 44.79'  |
| 13         | 68° 40' 33" | 50.00'  | 34.16'  | 59.93'  |
| 14         | 73° 20' 12" | 50.00'  | 37.23'  | 64.00'  |
| 15         | 36° 00' 00" | 175.00' | 56.86'  | 109.96' |
| 16         | 36° 00' 00" | 200.00' | 64.98'  | 125.66' |
| 17         | 85° 00' 00" | 20.00'  | 18.33'  | 29.67'  |
| 18         | 95° 00' 00" | 20.00'  | 21.83'  | 33.16'  |

| CURVE DATA |             |         |         |         |
|------------|-------------|---------|---------|---------|
| No.        | DELTA       | RADIUS  | TANGENT | LENGTH  |
| 19         | 20° 00' 00" | 225.00' | 39.67'  | 78.54'  |
| 20         | 20° 00' 00" | 200.00' | 35.27'  | 69.81'  |
| 21         | 20° 00' 00" | 175.00' | 30.86'  | 61.06'  |
| 22         | 19° 00' 00" | 200.00' | 33.47'  | 66.32'  |
| 23         | 19° 00' 00" | 175.00' | 25.26'  | 58.03'  |
| 24         | 99° 00' 00" | 50.00'  | 58.54'  | 86.39'  |
| 25         | 64° 23' 09" | 50.00'  | 31.48'  | 56.19'  |
| 26         | 57° 16' 39" | 50.00'  | 27.30'  | 49.98'  |
| 27         | 79° 20' 12" | 50.00'  | 41.46'  | 69.23'  |
| 28         | 32° 34' 11" | 225.00' | 44.80'  | 86.63'  |
| 29         | 31° 03' 42" | 225.00' | 62.55'  | 124.74' |
| 30         | 25° 42' 31" | 225.00' | 53.54'  | 104.74' |
| 31         | 09° 41' 46" | 225.00' | 19.08'  | 38.08'  |
| 32         | 90° 00' 00" | 200.00' | 200.00' | 314.16' |
| 33         | 21° 38' 41" | 175.00' | 33.45'  | 66.11'  |
| 34         | 68° 21' 19" | 175.00' | 118.83' | 208.78' |
| 35         | 15° 16' 44" | 225.00' | 30.18'  | 60.00'  |
| 36         | 10° 09' 48" | 225.00' | 20.01'  | 39.91'  |

| CURVE DATA |             |         |         |         |
|------------|-------------|---------|---------|---------|
| No.        | DELTA       | RADIUS  | TANGENT | LENGTH  |
| 37         | 56° 00' 00" | 200.00' | 106.34' | 195.48' |
| 38         | 56° 00' 00" | 175.00' | 93.05'  | 171.04' |
| 39         | 16° 00' 00" | 225.00' | 31.62'  | 62.83'  |
| 40         | 10° 00' 00" | 225.00' | 19.68'  | 39.27'  |
| 41         | 26° 00' 00" | 200.00' | 46.17'  | 90.76'  |
| 42         | 26° 00' 00" | 175.00' | 40.40'  | 79.41'  |
| 43         | 30° 29' 40" | 260.00' | 70.87'  | 138.38' |
| 44         | 23° 30' 19" | 260.00' | 58.85'  | 115.74' |
| 45         | 86° 00' 00" | 100.00' | 158.51' | 293.23' |
| 46         | 02° 31' 49" | 340.00' | 7.51'   | 15.01'  |
| 47         | 12° 30' 06" | 340.00' | 37.24'  | 74.19'  |
| 48         | 11° 53' 13" | 340.00' | 35.40'  | 70.54'  |
| 49         | 25° 53' 47" | 340.00' | 78.17'  | 153.67' |
| 50         | 86° 48' 55" | 20.00'  | 18.92'  | 30.30'  |
| 51         | 14° 13' 14" | 175.00' | 21.83'  | 43.43'  |

| CURVE DATA |             |         |         |         |
|------------|-------------|---------|---------|---------|
| No.        | DELTA       | RADIUS  | TANGENT | LENGTH  |
| 52         | 32° 46' 46" | 175.00' | 51.47'  | 100.12' |
| 53         | 47° 00' 00" | 200.00' | 86.96'  | 164.06' |
| 54         | 09° 00' 00" | 175.00' | 13.77'  | 27.49'  |
| 55         | 09° 00' 00" | 200.00' | 15.74'  | 31.42'  |
| 56         | 10° 00' 00" | 175.00' | 15.31'  | 30.54'  |
| 57         | 10° 00' 00" | 200.00' | 17.50'  | 34.91'  |
| 58         | 20° 00' 00" | 200.00' | 35.27'  | 69.81'  |
| 59         | 20° 00' 00" | 175.00' | 30.86'  | 61.09'  |

NOTE:  
1. See notes sheet 1 pertaining to subdivision.  
2. There is a 10' pedestrian easement along the western edge on both sides of Crocker Creek.  
REVISED PLAT

# SETTLERS BAY SUBDIVISION UNIT NO. 2

CONTRACTING ENGINEERS & ASSOC.

212 E INTERNATIONAL AIRPORT RD. ANCHORAGE, ALASKA 99502

|         |     |      |            |       |            |          |        |
|---------|-----|------|------------|-------|------------|----------|--------|
| DRAWN   | BJS | DATE | SEPT. 1975 | SCALE | 1" = 100'  | DWG. NO. | 74-45  |
| CHECKED | RJ  | GRID | ANCHORAGE  | C-7   | QUADRANGLE | SHEET    | 5 OF 6 |



| NO. | DELTA        | RADIUS  | TANGENT | LENGTH  |
|-----|--------------|---------|---------|---------|
| 1   | 90° 00' 00"  | 20.00'  | 20.00'  | 31.42'  |
| 2   | 15° 00' 00"  | 200.00' | 33.47'  | 66.32'  |
| 3   | 09° 30' 00"  | 225.00' | 18.70'  | 37.31'  |
| 4   | 10° 00' 00"  | 200.00' | 17.50'  | 34.91'  |
| 5   | 06° 30' 00"  | 225.00' | 10.81'  | 21.60'  |
| 6   | 04° 30' 00"  | 225.00' | 8.84'   | 17.67'  |
| 7   | 79° 55' 00"  | 50.00'  | 41.89'  | 69.74'  |
| 8   | 46° 00' 00"  | 50.00'  | 21.22'  | 40.14'  |
| 9   | 47° 32' 33"  | 50.00'  | 22.02'  | 41.49'  |
| 10  | 126° 32' 27" | 50.00'  | 99.29'  | 110.43' |
| 11  | 17° 00' 00"  | 325.00' | 48.57'  | 96.43'  |
| 12  | 17° 00' 00"  | 350.00' | 52.31'  | 103.85' |
| 13  | 13° 30' 00"  | 375.00' | 44.30'  | 88.56'  |
| 14  | 03° 30' 00"  | 375.00' | 11.46'  | 22.51'  |
| 15  | 09° 00' 00"  | 225.00' | 17.71'  | 35.34'  |
| 16  | 09° 00' 00"  | 200.00' | 15.74'  | 31.42'  |
| 17  | 09° 00' 00"  | 175.00' | 13.77'  | 27.49'  |
| 18  | 26° 00' 00"  | 175.00' | 40.40'  | 79.41'  |
| 19  | 26° 00' 00"  | 200.00' | 46.17'  | 90.76'  |
| 20  | 26° 00' 00"  | 225.00' | 51.95'  | 102.10' |
| 21  | 47° 00' 00"  | 200.00' | 66.96'  | 134.06' |
| 22  | 47° 00' 00"  | 225.00' | 97.83'  | 184.57' |

Sheet 77-17  
 RECORDED - FILED 263  
 RECORDED - FILED 263  
 DATE: 3-23-77  
 TIME: 3:05 P.M.  
 Prepared by: BARRISTER-SHULTZ DESIGN INC.  
 157211

Sheet 75-58  
 RECORDED - FILED 263  
 RECORDED - FILED 263  
 DATE: 3-23-77  
 TIME: 3:05 P.M.  
 Prepared by: BARRISTER-SHULTZ DESIGN INC.  
 157211

- NOTE
- See notes on sheet 1 pertaining to this subdivision.
  - There is a 10' pedestrian easement along the waters edge on both sides of Crocker Creek.
  - There is a game refuge area with controlled hunting located in Sec. 11 T16N, R2W, S3M.

REVISED PLAT  
 PLAT OF  
 SETTLERS BAY SUBDIVISION UNIT NO. 2  
 CONTRACTING ENGINEERS, & ASSOC.  
 212 E INTERNATIONAL AIRPORT RD. ANCHORAGE, ALASKA 99502  
 DRAWN BUS DATE SEPT 1975 SCALE 1"=100' DWG NO. 74-45  
 CHECKED RJ GRID ANCHORAGE C-7 QUADRANGLE SHEET 6 OF 6