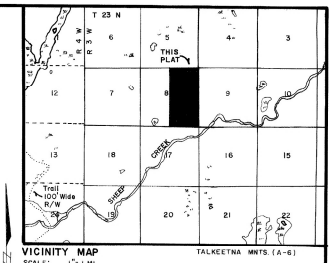


MONUMENT ACCESSORIES				
DESC.	TREE	BEARING	DIST.	
1/4 S 8 S 9	7' S	N50°01'E	15.7	
	4" S	S50°44'W	42.0	
C 1/4 S 8	10" S	S22°08'E	34.4	
	9" S	N82°40'W	31.7	
1/4 S 5 S 8	10" S	S34°33'E	20.7	
	16" S	N40°24'W	33.1	
S 5 S 4	19" S	N40°25'E	23.5	
S 8 S 9	12" S	S89°15'E	28.6	
	12" S	S62°59'W	46.1	
	8" S	N52°51'W	11.7	
S 8 S 9	14" S	S82°06'E	34.8	
S 17 S 16	4" S	S46°10'E	24.3	
	3" S	SOUTH	2.7	
1/4 S 6	11" S	S25°53'W	21.1	
	9" S	N60°59'W	28.5	



NOTES:

- 1) 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 GOVERNS TOILET SYSTEMS.
- 2) MOTORIZED VEHICLES WILL BE RESTRICTED FROM USING THE TRAIL EASEMENTS.
- 3) THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- 4) ALL LOT CORNERS ARE SET WITH 5/8", 30" REBAR WITH A 1/2" ALUMINUM CAP UNLESS OTHERWISE NOTED.
- 5) ALL LOTS HAVE A MINIMUM OF 40,000 SQ. FT. OF USABLE AREA, AS DEFINED BY 162.280 OF TITLE 6.
- 6) UTILITIES ARE TO BE ALLOWED TO PLACE FACILITIES WITHIN PUBLIC ACCESS EASEMENTS FOR THE PURPOSE OF INGRESS, EGRESS, UPGRADES, AND MAINTENANCE.
- 7) TEMPORARY TURNAROUNDS WILL BE TERMINATED AUTOMATICALLY UPON ROAD EXTENSION.

LEGEND

- INDICATES FOUND 3/4" A.L.M. BRASS CAP ON A 2" DIA. STEEL PIPE, MARKED AS SHOWN.
- INDICATES SET 3/4" ALUMINUM CAPPED MONUMENT ON A 2" DIA. STEEL PIPE.

SURVEY METHOD

SECTION CORNERS WERE CALCULATED AND SET USING A STANDARD PROTRACTOR FROM THE SOUTHEAST CORNER OF T23N, R3W, S16. ALL DISTANCES WERE ADJUSTED FROM SEA LEVEL USING A MEAN ELEVATION OF 800'. THE CALCULATIONS WERE THEN REDUCED TO A LOCAL PLANE COORDINATE SYSTEM WITH THE BASIS OF BEARING AS SHOWN.

RECORD INFORMATION CAME FROM B.L.M. PROTRACTOR MAP APPROVED 11-10-59, D.L.M. FIELD NOTES APPROVED 6-29-62.

THIS METHOD IS BASED ON STATE OF ALASKA STANDARD TOWNSHIP SUBDIVISION PROCEDURE.

SURVEYOR'S CERTIFICATE

I, Wayne N. Whaley, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, 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 TRAILERS 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MATANUSKA-SUSTINA BOROUGH ALL AREAS IDENTIFIED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THROUGHFARES, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTIONS OR COVENANTS APPEARING HEREON, AND ANY SUCH RESTRICTIONS OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND FUTURE OWNERS OF THIS SUBDIVISION PROPERTY.

WITNESSED MY HAND AND SEAL THIS 26th DAY OF May, 1988.

WILLIAM CHOUFFUTTE, PRES.
522 E. STREET, SUITE 100
ANCHORAGE, ALASKA 99501

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO AND PERSONALLY APPEARED BEFORE ME THIS 26th DAY OF May, 1988.

Notary Public
ANCHORAGE, ALASKA

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 3/31/88, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

CERTIFICATE OF APPROVAL

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 THE PLAT HAS BEEN APPROVED BY PLATING BOARD MEMBERS BY BOROUGH PLAT RESOLUTION NO. 88-37, DATED 3-22-88, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER AND TALKETNA RECORDING DISTRICTS IN WHICH THIS PLAT IS LOCATED.

Sh. Duff
CHAIRMAN/PLANNING DIRECTOR
MATANUSKA-SUSTINA BOROUGH

9-12-88

ATTEST:
Notary Public
PLATTING CLERK

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 6A07.020 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

Notary Public
DATE: May 4, 1988

CONTAINING 380.02 ACRES

A PLAT OF
LOTS 1-4 BLOCK 1, LOTS 1-6 BLOCK 2, LOTS 1-7 BLOCK 3,
LOTS 1-8 BLOCK 4, LOTS 1-3 BLOCK 5, LOTS 1-9 BLOCK 6,
BACK COUNTRY ESTATES

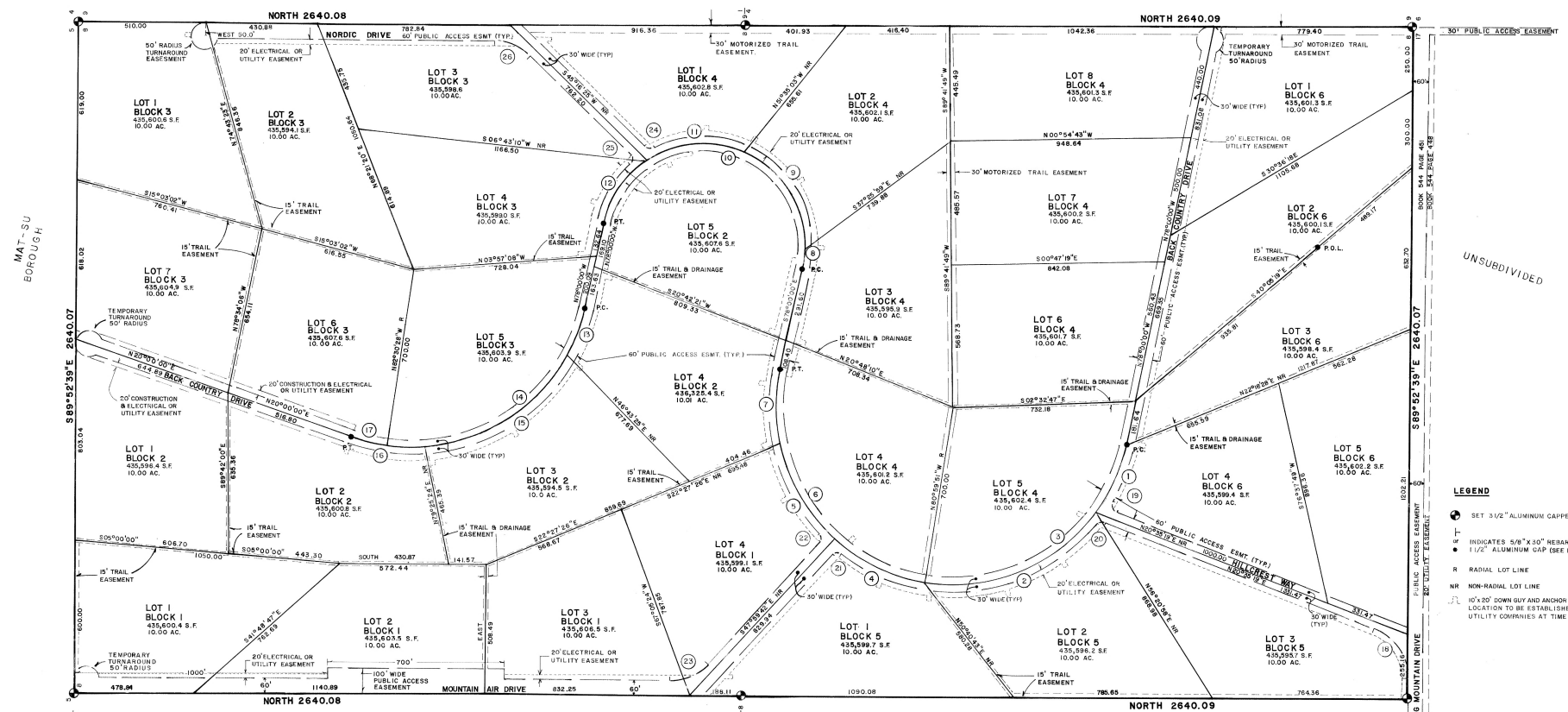
LOCATED IN
THE E 1/2 OF SECTION 8, T23 N., R. 3 W.,
Seward Meridian, Alaska
In The Palmer and Talketna Recording District

POINTS NORTH SURVEYING (907) 376-1100

P.O. BOX 875633
WASHILA, ALASKA 99587

DRAWN BY: H.W.N. DATE: 8-8-88
DESIGNED BY: W.N.W. P.N.S. F.B. NO. 7, 8, 9
CHECKED BY: W.N.W. JOB NO.:
SCALE: 1"=400' SHEET: 1 of 2

STATE OF ALASKA
SCALE: 1"=200'

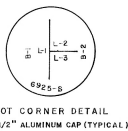


MAT-SU
BOROUGH

- LEGEND**
- SET 3/2" ALUMINUM CAPPED MONUMENT
 - INDICATES 5/8" X 10" NEARER WITH A 1/2" ALUMINUM CAP (SEE DETAIL)
 - R RADIAL LOT LINE
 - NR NON-RADIAL LOT LINE
 - 10' X 20' DOWN GUY AND ANCHOR EASEMENT (TYP) LOCATION TO BE ESTABLISHED IN FIELD BY UTILITY COMPANIES AT TIME OF CONSTRUCTION

EASEMENT CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
18	69°32'08"	205.00'	244.79'	142.30'	233.80'
19	105°56'01"	300.00'	55.68'	39.71'	41.21'
20	74°51'59"	20.00'	25.84'	15.08'	24.00'
21	89°34'53"	20.00'	31.27'	19.05'	28.30'
22	50°23'08"	20.00'	31.56'	20.79'	28.30'
23	47°59'48"	205.00'	171.72'	31.68'	166.76'
24	102°28'36"	20.00'	35.77'	24.31'	31.13'
25	77°31'29"	300.00'	40.59'	24.00'	31.57'
26	49°18'25"	205.00'	141.90'	85.49'	157.80'



CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	242°33'19"	700'	300'	152.34'	297.71'	S89°43'30"W
2	121°24'50"	700'	782.84'	424.30'	725.77'	N22°13'15"W
3	87°00'09"	700'	1062.34'	664.30'	963.72'	S34°29'58"W
4	32°35'01"	700'	398.08'	204.57'	392.74'	S29°17'40"W
5	36°00'53"	700'	441.43'	228.36'	434.15'	S59°29'07"W
6	52°28'51"	700'	1136.18'	721.61'	1055.50'	S57°20'00"W
7	24°16'57"	700'	296.67'	190.59'	294.45'	N89°51'32"E
8	9°47'36"	400'	68.37'	34.27'	68.29'	S82°53'48"E
9	68°57'58"	400'	47.79'	27.15'	450.00'	S57°28'40"W
10	180°00'00"	400'	125.64'	0.00'	890.00'	N12°00'00"E
11	58°00'00"	400'	330.35'	218.68'	315.98'	S04°15'04"E
12	45°44'56"	400'	319.39'	168.76'	310.97'	N59°07'32"W
13	16°25'38"	700'	200.69'	101.64'	200.00'	N69°47'15"W
14	85°29'31"	700'	1044.49'	646.89'	350.25'	S35°10'14"E
15	58°45'51"	700'	693.81'	378.21'	668.49'	N32°11'29"W
16	24°48'33"	700'	303.10'	155.96'	300.74'	S07°35'44"W
17	125°30'20"	700'	182.81'	76.71'	152.51'	N12°44'48"E

88-37
Tolsona 25
9-13 88
849 A
M.T. Corp
100 W. 10th
ANC 49502

88-45
Palmer 25
9-13 88
849 A
M.T. Corp
100 W. 10th
ANC 49502

TOTAL ACRESAGE 320.02

A PLAT OF
LOTS 1-4 BLOCK 1, LOTS 1-5 BLOCK 2, LOTS 1-7 BLOCK 3,
LOTS 1-8 BLOCK 4, LOTS 1-3 BLOCK 5, LOTS 1-5 BLOCK 6
BACK COUNTRY ESTATES

LOCATED IN
THE E 1/2 OF SECTION 8, T.23 N., R.3 W.,
Seward Meridian, Alaska
In The Palmer and Tokkeena Recording District

POINTS NORTH SURVEYING (907) 376-1110

REG. NO. 87856
WASILA, ALASKA 99687

DRAWN BY: W.N.W. DATE: 9-8-88
DESIGNED BY: W.N.W. P.K.S. F.B. NO. 7, 9, 8, 9
CHECKED BY: W.N.W. JOB NO.:
SCALE: 1"=200' SHEET: 2 of 2