

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADAPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David A. Garrison
 SIGNATURE DATE

DAVID A. GARRISON, MANAGER
 NAME/TITLE
 SIK LLC
 P.O. BOX 190727
 ANCHORAGE, ALASKA 99519-0727

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF October, 2020
 FOR David A. Garrison

David A. Garrison
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 9-2-24



BENEFICIARY

SIGNATURE DATE

NAME/TITLE
 MCKINLEY MORTGAGE COMPANY
 P.O. BOX 1015
 676 CRYSTAL AVENUE, SUITE 201
 GIRDWOOD, ALASKA 99587

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CHOWNIT TAXES AND SPECIAL ASSESSMENTS, THROUGH December 31, 2020 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

11/24/2020 Bonnie Harbo
 DATE BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. 720-12 DATED August 12, 2020 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

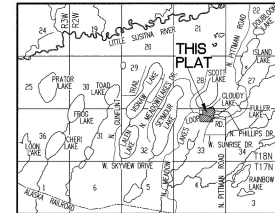
11/30/2020
 DATE PLANNING & LAND USE DIRECTOR

Jeff Meyer
 ATTEST: PLANNING CLERK

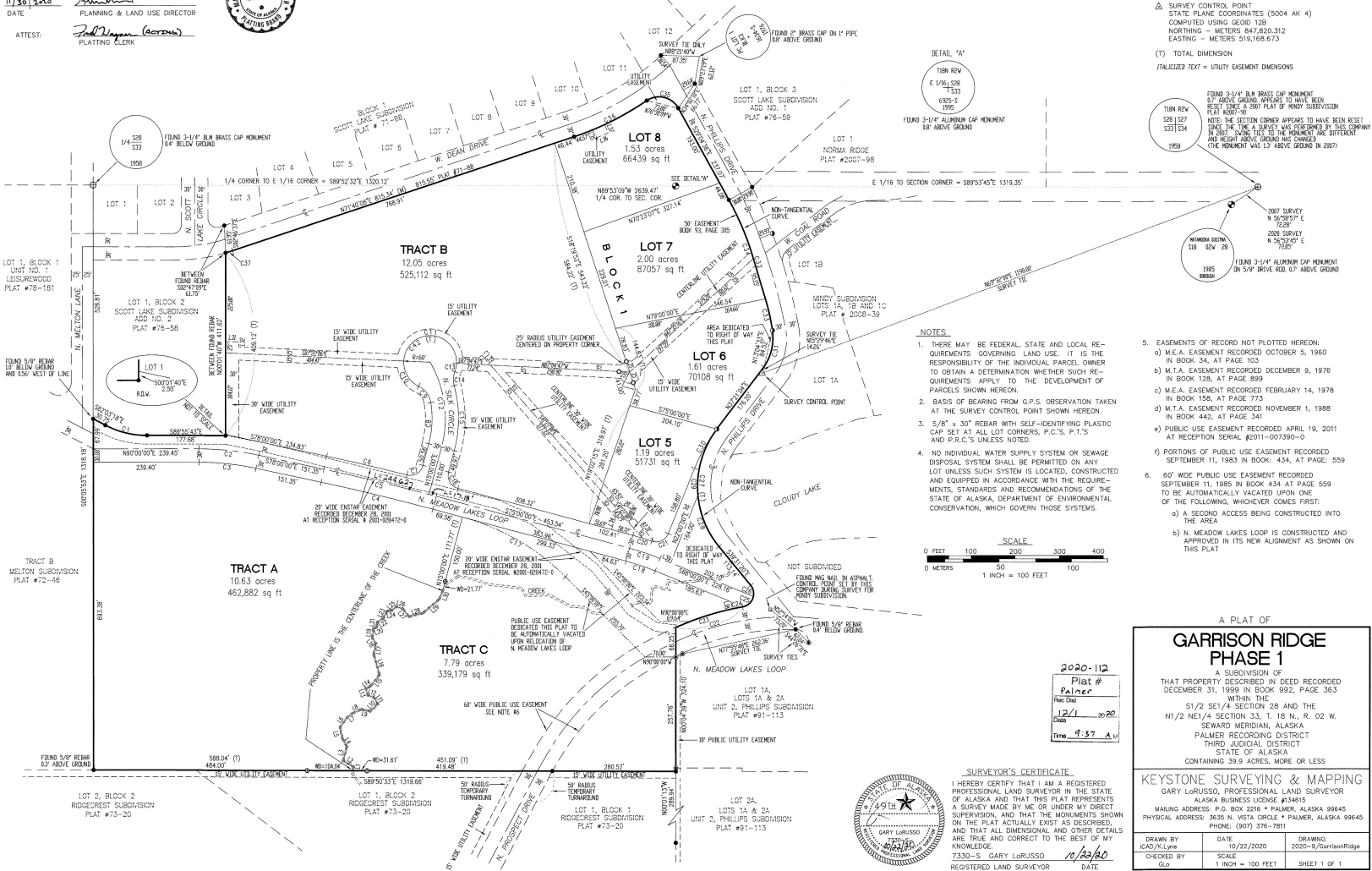


CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	88.94	254.00	200.00	72°11'11"	87.30	S70°52'31"W
C2	136.14	650.00	68.32	17°00'00"	136.89	N84°00'00"E
C3	128.85	620.00	65.16	17°00'00"	129.67	N84°00'00"E
C4	260.27	630.00	130.14	07°00'00"	250.20	N73°00'00"E
C5	261.60	5000.00	130.83	07°00'00"	261.77	N73°00'00"E
C6	168.64	503.00	93.33	07°07'34"	168.63	N73°56'13"W
C7	46.67	30.00	29.55	89°48'30"	42.76	S02°22'42"E
C8	93.59	220.00	47.52	24°22'31"	92.89	N62°48'44"E
C9	47.52	50.00	25.98	54°54'35"	48.10	N62°49'49"W
C10	69.89	80.00	39.56	69°48'30"	66.85	S02°22'42"E
C11	188.50	80.00	---	180°00'00"	120.00	N87°27'37"W
C12	188.47	250.00	104.78	42°28'38"	193.26	N67°44'19"W
C13	18.27	80.00	9.72	18°24'31"	18.97	N71°44'25"E
C14	31.69	50.00	16.40	38°18'50"	31.16	S62°47'01"W
C15	148.47	280.00	76.00	30°22'34"	146.70	N07°11'17"W
C16	47.12	30.00	30.00	90°00'00"	42.47	S02°22'42"E
C17	272.27	500.00	139.33	30°00'00"	269.17	N82°00'00"E
C18	69.84	570.00	34.86	07°00'00"	69.80	N71°30'00"W
C19	23.90	800.00	17.00	07°00'00"	23.90	N71°30'00"W
C20	44.52	630.00	22.22	04°00'00"	44.50	N72°58'28"W
C21	48.58	30.00	28.50	87°33'09"	41.30	M62°11'24"E
C22	108.84	430.00	79.84	14°22'00"	108.67	S72°54'18"W
C23	135.58	630.00	68.04	17°18'42"	135.30	S71°30'00"W
C24	23.48	630.00	11.74	02°38'58"	23.46	S70°04'04"W
C25	48.96	300.00	23.85	09°17'58"	48.89	N49°59'05"E
C26	28.89	30.00	14.42	51°21'30"	28.00	N135°35'36"W
C27	265.67	213.00	168.55	78°50'59"	264.17	S01°08'04"E
C28	133.07	213.00	65.63	30°03'18"	124.24	S02°22'42"E
C29	159.07	213.00	83.45	42°47'16"	155.40	S135°34'34"W
C30	101.88	300.00	51.01	16°51'11"	101.51	N69°40'20"E
C31	61.10	100.00	45.95	48°28'55"	56.45	N134°33'33"E
C32	310.28	1155.43	156.08	18°24'11"	309.35	N183°14'15"W
C33	27.46	1155.43	13.74	02°38'58"	27.40	N142°50'27"W
C34	231.83	1155.43	119.33	11°47'36"	229.41	N02°22'02"E
C35	83.01	50.00	54.68	90°07'08"	73.87	N73°30'00"E
C36	148.47	280.00	76.00	30°22'34"	146.70	N07°11'17"W
C37	16.82	430.00	8.31	02°12'50"	16.81	N72°44'33"E
C38	98.82	60.00	61.66	91°33'56"	88.00	N180°01'17"W
C39	98.78	60.00	31.96	60°58'45"	98.40	S00°32'22"E
C40	99.78	60.00	60.67	90°17'10"	88.81	S12°21'25"W
C41	54.95	50.00	30.62	62°57'33"	52.22	N03°48'15"W
C42	277.44	60.00	60.22	280°13'32"	60.37	S89°19'40"W

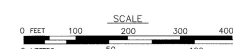
LINE	LENGTH	BEARING
L1	3.14	S84°43'53"E
L2	27.57	N101°06'28"W
L3	32.99	N192°28'17"E
L4	21.00	N02°04'32"E
L5	25.89	N127°17'18"W
L6	28.37	N36°32'28"E
L7	11.78	N52°52'07"E
L8	23.09	N60°02'42"E
L9	20.50	S71°18'35"E
L10	23.55	N63°14'25"E
L11	17.44	N30°15'59"W
L12	14.76	N71°03'42"W
L13	16.57	N65°14'51"W
L14	13.16	N64°26'37"E
L15	31.82	N38°30'55"E
L16	47.41	N192°44'48"E
L17	25.25	N120°03'37"E
L18	15.72	N33°56'26"W
L19	21.55	N07°14'07"E
L20	7.98	N62°14'16"E
L21	11.44	N62°20'13"E
L22	15.83	N04°14'18"E
L23	18.84	N27°33'00"W
L24	11.99	N61°45'37"E
L25	13.31	N49°04'31"E
L26	15.85	S70°52'19"E
L27	22.31	S174°12'17"E
L28	32.81	N02°43'17"E
L29	48.73	N62°7'36"E
L30	20.07	N62°56'25"E
L31	30.89	N69°59'59"E
L32	38.89	N69°59'59"E
L33	28.79	N49°49'49"E
L34	28.09	S22°00'59"E
L35	28.09	N62°29'59"E
L36	38.89	N62°29'59"E
L37	28.09	N72°44'33"E
L38	16.33	N72°00'00"E
L39	26.56	S60°00'00"E



- LEGEND**
- FOUND 3/4" BLM BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 5/8" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR - AS SHOWN AND DESCRIBED
 - SET WITNESS CORNER - 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP AT INTERSECTION OF PROPERTY LINE WITH UTILITY EASEMENT
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 6925
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330
 - SET WITNESS CORNER - 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP
 - FOUND MAG NAIL IN ASPHALT
 - SURVEY CONTROL POINT STATE PLANE COORDINATES (5004 AK 4) COMPUTED USING GEOD 728 NORTHING - METERS 847,820.312 EASTING - METERS 519,168.673
 - TOTAL DIMENSION ITALICIZED TEXT = UTILITY EASEMENT DIMENSIONS



- NOTES**
- 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.
 - BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
 - 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED OTHERWISE.
 - 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.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - M.E.A. EASEMENT RECORDED OCTOBER 5, 1960 IN BOOK 34, AT PAGE 103
 - M.T.A. EASEMENT RECORDED DECEMBER 9, 1976 IN BOOK 128, AT PAGE 899
 - M.T.A. EASEMENT RECORDED FEBRUARY 14, 1978 IN BOOK 158, AT PAGE 773
 - M.T.A. EASEMENT RECORDED NOVEMBER 1, 1988 IN BOOK 442, AT PAGE 341
 - PUBLIC USE EASEMENT RECORDED APRIL 19, 2011 AT RECEPTION SERIAL 82011-007000-0
 - PORTIONS OF PUBLIC USE EASEMENT RECORDED SEPTEMBER 11, 1983 IN BOOK 434, AT PAGE 559
 - 60' WIDE PUBLIC USE EASEMENT RECORDED SEPTEMBER 11, 1985 IN BOOK 434 AT PAGE 559 TO BE AUTOMATICALLY FACED UPON ONE OF THE FOLLOWING, WHICHEVER COMES FIRST:
 - A SECOND ACCESS BEING CONSTRUCTED INTO THE AREA
 - N. MEADOW LAKES LOOP IS CONSTRUCTED AND APPROVED IN ITS NEW ALIGNMENT AS SHOWN ON THIS PLAT



A PLAT OF
GARRISON RIDGE PHASE 1
 THAT PROPERTY DESCRIBED IN DEED RECORDED DECEMBER 31, 1999 IN BOOK 992, PAGE 363
 WITHIN THE
 S1/2 SE 1/4 SECTION 28 AND THE
 N1/2 NE 1/4 SECTION 33, T. 18 N., R. 02 W.
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 59.8 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #34615
 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
 PHYSICAL ADDRESS: 153 S. 18TH STREET • PALMER, ALASKA 99645
 PHONE: (907) 376-7811

DRAWN BY: ICAD/K.Lyn DATE: 10/22/2020 DRAWING: 2020-9/GarrisonRidge
 CHECKED BY: Glo SCALE: 1 INCH = 100 FEET SHEET 1 OF 1

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 7330-S GARY LORUSSO 10/22/2020
 REGISTERED LAND SURVEYOR DATE