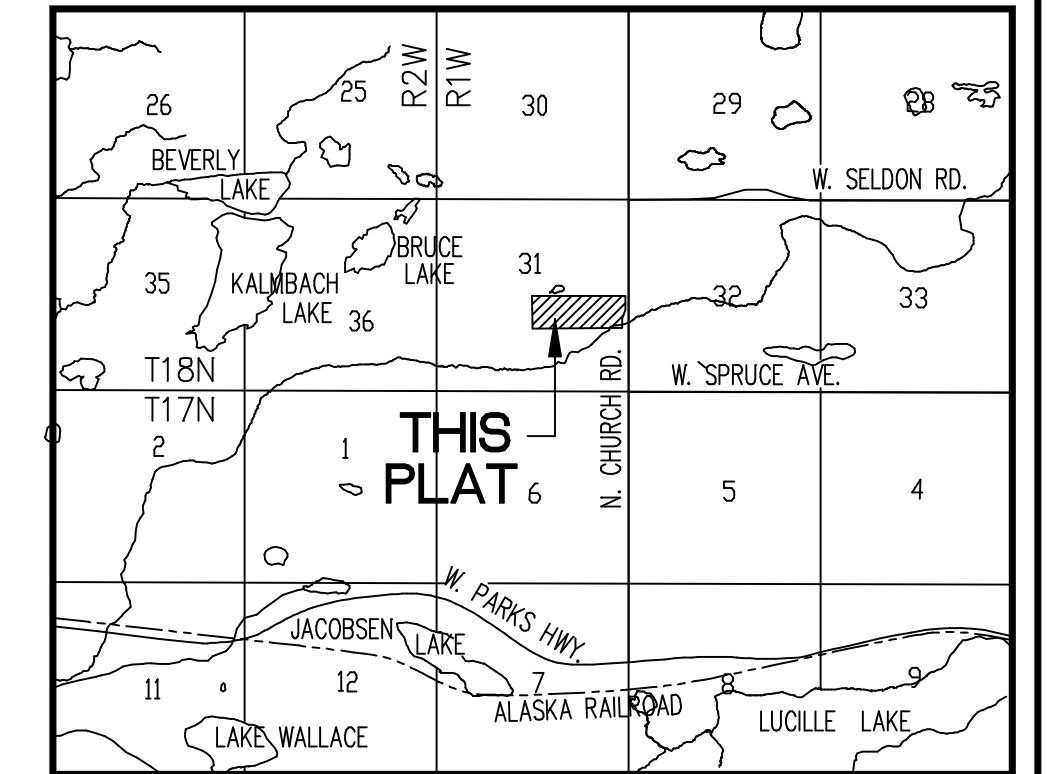


**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	19.90'	380.00'	03°00'00"	9.95'	19.89'	S74°34'00\"W
C2	92.85'	380.00'	14°00'00"	46.66'	92.62'	S83°04'00\"W
C3	103.85'	350.00'	17°00'00"	52.31'	103.47'	S81°34'00\"W
C4	72.61'	320.00'	13°00'00"	36.46'	72.45'	S79°34'00\"W
C5	22.34'	320.00'	04°00'00"	11.17'	22.34'	S88°04'00\"W
C6	33.16'	380.00'	05°00'00"	16.59'	33.15'	N87°26'01\"W
C7	33.16'	380.00'	05°00'00"	16.59'	33.15'	N82°25'59\"W
C8	61.09'	350.00'	10°00'00"	30.62'	61.01'	N84°25'59\"W
C9	16.76'	320.00'	03°00'00"	8.38'	16.75'	N88°25'58\"W
C10	39.10'	320.00'	07°00'00"	19.57'	39.07'	N83°26'00\"W
C11	106.12'	320.00'	19°00'00"	53.55'	105.63'	S89°26'00\"E
C12	61.44'	320.00'	11°00'00"	30.81'	61.34'	N75°34'00\"E
C13	183.26'	350.00'	30°00'00"	93.78'	181.17'	N85°04'00\"E
C14	72.95'	380.00'	11°00'00"	36.59'	72.84'	S85°26'00\"E
C15	126.01'	380.00'	19°00'00"	63.59'	125.44'	N79°34'00\"E
C16	26.53'	380.00'	04°00'00"	13.27'	26.52'	S72°04'00\"W
C17	126.01'	380.00'	19°00'00"	63.59'	125.44'	S83°34'00\"W
C18	79.59'	380.00'	12°00'00"	39.94'	79.44'	N80°56'00\"W
C19	213.80'	350.00'	35°00'00"	110.35'	210.49'	S87°34'00\"W
C20	72.61'	320.00'	13°00'00"	36.46'	72.45'	S76°34'00\"W
C21	122.87'	320.00'	22°00'00"	62.20'	122.12'	N85°56'00\"W
C22	99.48'	380.00'	15°00'00"	50.03'	99.29'	S82°26'00\"E
C23	91.63'	350.00'	15°00'00"	46.08'	91.37'	S82°26'00\"E
C24	83.78'	320.00'	15°00'00"	42.13'	83.54'	S82°26'00\"E
C25	63.03'	40.00'	90°16'43\"	40.20'	56.71'	N44°55'38\"E
C26	76.36'	40.00'	109°22'29\"	56.47'	65.28'	N35°14'45\"W

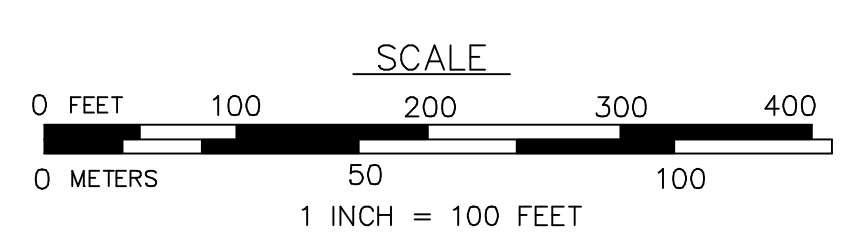
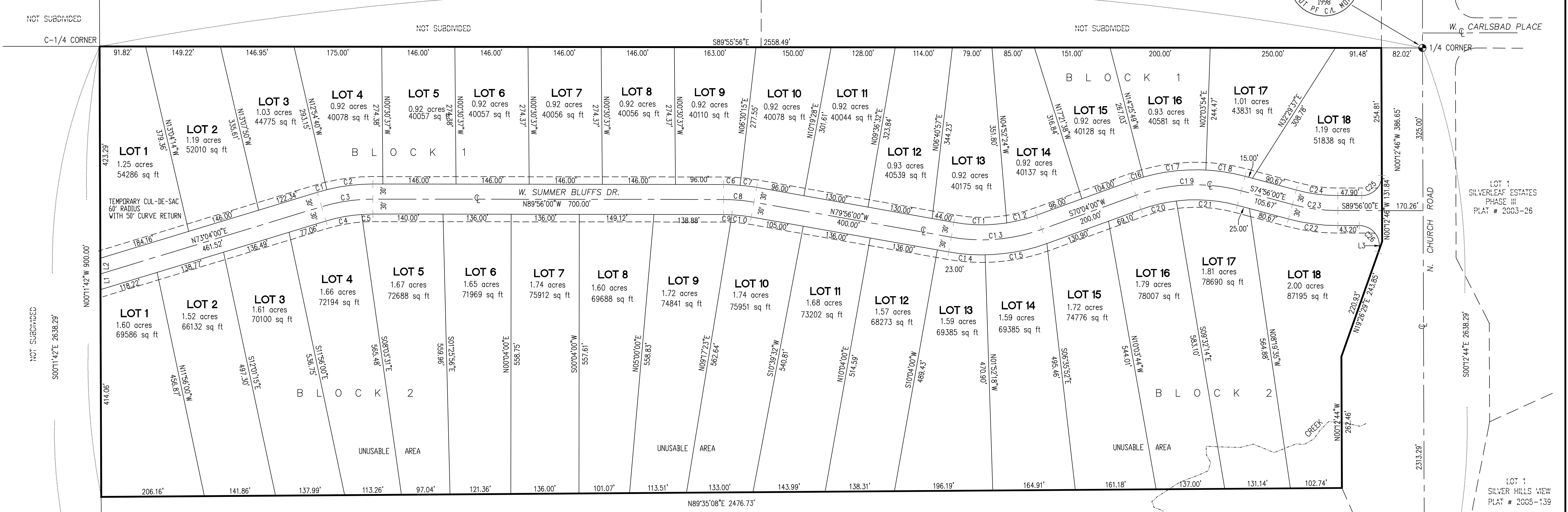


VICINITY MAP  
SCALE 1" = 1 MILE

**LINE TABLE**

LINE	LENGTH	BEARING
L1	31.33'	N00°11'42\"W
L2	31.33'	N00°11'42\"W
L3	22.92'	N19°26'29\"E

- LEGEND**
- ⊕ FOUND 2 1/2" GENERAL LAND OFFICE BRASS CAP MONUMENT
  - ⊕ FOUND ALUMINUM MONUMENT IN MONUMENT CASE - AS SHOWN AND DESCRIBED
  - ⊕ FOUND 3 1/4" BLM BRASS CAP MONUMENT
  - FOUND 3/4" OLD IRON PIPE - AS SHOWN AND DESCRIBED



PARCEL 2  
MSB 40 ACRE EXEMPTION  
RECORDED AT SERIAL # \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHT-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DENNIS BYLER  
P.O. BOX 877750  
WASILLA, ALASKA 99687-7750

**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-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_ 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.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_ PLATTING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_ 20\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**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 \_\_\_\_\_
- 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.
- 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: (a)

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_



**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.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR

**A PLAT OF THE BLUFFS OF SUMMER**

A SUBDIVISION OF PARCEL 1  
M.S.B. 40 ACRE EXEMPTION # \_\_\_\_\_  
RECORDED AT SERIAL # \_\_\_\_\_  
WITHIN THE SE 1/4 SECTION 31, T. 18 N., R. 1 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 51.52 ACRES, MORE OR LESS

**KEYSTONE SURVEYING**  
GARY Lo RUSSO, PROFESSIONAL LAND SURVEYOR  
POST OFFICE BOX 2216 PALMER ALASKA 99645

DRAWN BY iCAD/K.Lyne	DATE 2/3/15	DRAWING 2015-6/BluffsOfSummer
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1