

FLOOD HAZARD STATEMENT

THERE IS A GREATER THAN ONE PERCENT CHANGE, IN ANY GIVEN YEAR, THAT PART OF THE PLATTED AREA WILL BE INUNDED BY THE BASE FLOOD EVENT AS DEPICTED ON THIS PLAT. THESE FLOOD ELEVATIONS ARE BASED ON TWO FLOOD HAZARD STUDY REPORTS BY JIM SAKHILL, P.E., DATED APRIL 20, 2009 AND SEPTEMBER, 2009 AND ARE ON FILE AT THE MATANUSKA SUSTINA BOROUGH.

REFERENCE DOCUMENTS

- ALL DOCUMENTS ARE IN THE PALMER RECORDING DISTRICT.
- STATE OF ALASKA, DEPARTMENT OF HIGHWAYS, RIGHT OF WAY MAP, ALASKA PROJECT S-0625(2)
- PLAT, TYN, ROW, S.M., DATED OCT. 24, 1914
- SKYLINE ESTATES ADD. No. 1, PLAT No. 75-18
- REDINGTON ACRES, PLAT No. 76-111
- RECORD OF SURVEY No. 85-100, SEC. 18, T.16 N., R.2 W., S.M., ALASKA
- KNIK LAKE ESTATES, PLAT No. 70-9
- ADDITION No. 1, KNIK LAKE ESTATES, PLAT No. 74-5
- REDINGTON ACRES ADDITION No. 2, PLAT No. 83-278, REFILED 84-15
- PATENT, BK. 62, P. 590
- MEA BLANKET EASEMENT, BK. 9 MISC., P. 219
- MEA BLANKET EASEMENT, BK. 39, P. 348
- NOTICE OF UTILIZATION, BK. 6 MISC., P. 21
- ACCESS EASEMENT, BK. 14 MISC., P. 52
- ACCESS EASEMENT, BK. 16 MISC., P. 236
- MSB WAIVER RESOLUTION 2004-312-PWm, 2004-03887-0 AND 2005-027-14-0
- PATENT, BK. 5, P. 340
- MEA BLANKET EASEMENT, BK. 39, P. 349
- ACCESS EASEMENT, BK. MISC., P. 246
- MTA EASEMENT, BK. 926, P. 659
- PATENT, BK. 5, P. 340
- MEA BLANKET EASEMENT, BK. 39, P. 348
- MEA BLANKET EASEMENT, BK. 9 MISC., P. 220
- DRY HYDRANT EASEMENT, BK. 968, P. 178
- MEA EASEMENT, 2007-02042-0

NOTES

- EASEMENTS OF RECORD, OTHER THAN THOSE SHOWN ON THE PARENT PLAT AND, OR IN THE CERTIFICATES TO PLAT PREPARED BY MCKINLEY TITLE & TRUST FILE NO. M883725 DATED JULY 28, 2010, ARE NOT SHOWN HEREON.
- THE FLOOD HAZARD AREA IS BASED ON A MEMORANDUM DATED OCTOBER 18, 2010 BY SCOTT PALICE, P.E., No. 12299, AND IS ON FILE WITH THE MATANUSKA SUSTINA BOROUGH PLATTING DIVISION.
- THE KNOK GOOSEBAY ROAD RIGHT OF WAY WAS DETERMINED BY PLACING A RECORD FIGURE AT THE NORTHEAST CORNER OF SECTION 24, AND ESTABLISHING IT TO THE FOUND CONCRETE HIGHWAY MONUMENT ON LOT 4, PLAT 76-85 AS SHOWN ON SHEET 2. BURIED NAILS AT CENTERLINE P.C. AND NOT OF RECORD, AND A DISTURBED CONCRETE MONUMENT NORTH OF THE PROJECT WERE USED TO SUPPORT BUT NOT CONTROL THIS PLACEMENT.
- BASES OF BEARING WAS ESTABLISHED WITH TOPCON DUAL FREQUENCY GPS AND GLONASS RECEIVERS IN RTK MODE USING TOPSURV V 7.5 SOFTWARE, AND REFERS TO TRUE GEODETIC NORTH AT THE NORTHEAST CORNER OF LOT 1. A LOCAL GRID WAS ADOPTED USING HORIZONTAL GROUND DISTANCES.
- THE BASIS OF ELEVATION IS ASSUMED.
- THE FOUND MONUMENT INTENDED AS THE CENTER NORTH 1/16 CORNER WAS ACCEPTED AS A CORNER FOR PARCELS TO THE NORTH, BUT NOT AS THE CORNER FOR LOT 5.
- THE SOUTH LINE OF LOT 5 WAS ESTABLISHED AT A 90 FOOT OFFSET FROM A BEST FIT LINE THROUGH THE MONUMENTS AS SHOWN ON SHEET 2 AND NOTED UNDER MONUMENT 6 METHODOLOGY.

SURVEYOR'S CERTIFICATE

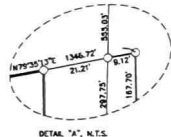
I, TIMOTHY LANE MULLIGAN, LS 7815 HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____ TIMOTHY LANE MULLIGAN

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ AND THAT THIS PLAT HAS BEEN APPROVED, DATED _____ AND THAT THIS PLAT HAS BEEN JUDICIAL FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE: _____ PLANNING AND LAND USE DIRECTOR
 ATTEST: _____ PLATTING CLERK



KNIK LAKE ESTATES
 PLAT No. 70-9

LINE TABLE

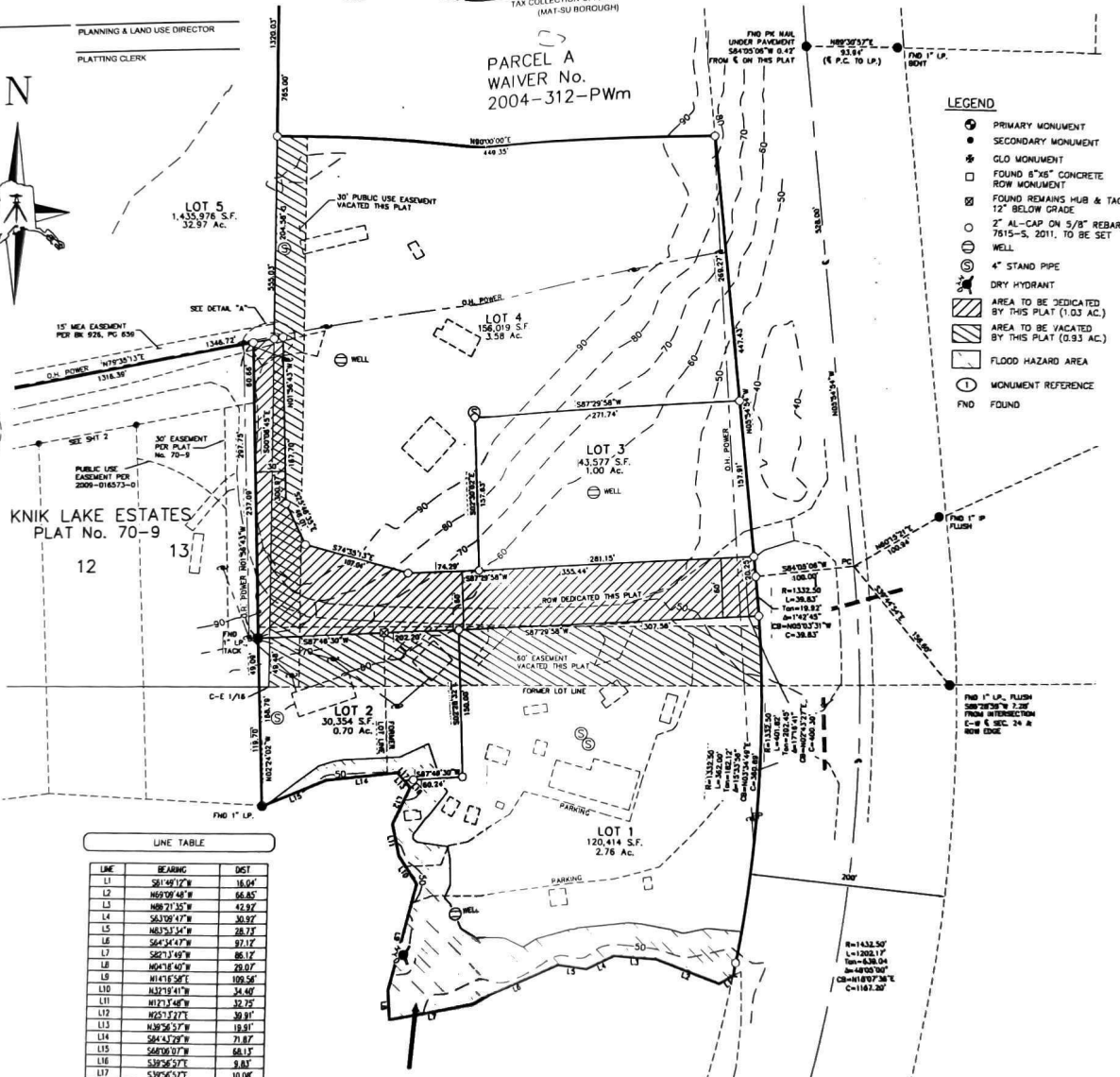
LINE	BEARING	DIST
L1	S81°49'12"W	16.04'
L2	N69°09'48"W	66.85'
L3	N88°21'35"W	42.97'
L4	S63°09'47"W	30.97'
L5	N63°23'24"W	28.77'
L6	S64°34'47"W	87.17'
L7	S82°17'49"W	86.17'
L8	N64°18'40"W	20.07'
L9	N14°15'57"	109.36'
L10	N32°19'41"W	34.60'
L11	N17°15'48"W	32.72'
L12	N25°17'27"W	39.81'
L13	N30°36'57"W	19.81'
L14	S84°43'29"W	71.87'
L15	S49°00'07"W	68.17'
L16	S38°26'57"W	9.87'
L17	S39°26'57"W	10.98'

CERTIFICATION OF PAYMENT OF TAXES

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

DATE: _____ TAX COLLECTION OFFICIAL (MAT-SU BOROUGH)

PARCEL A
 WAIVER No.
 2004-312-PWm

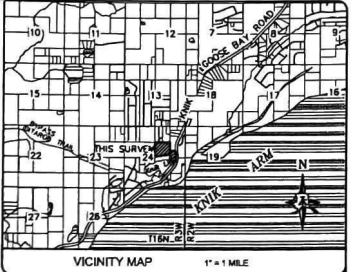


BASIS OF BEARING

BASES OF BEARING WAS ESTABLISHED WITH TOPCON DUAL FREQUENCY GPS AND GLONASS RECEIVERS IN RTK MODE USING TOPSURV V 7.5 SOFTWARE, AND REFERS TO TRUE GEODETIC NORTH AT THE NORTHEAST CORNER OF LOT 1. A LOCAL GRID WAS ADOPTED USING HORIZONTAL GROUND DISTANCES.

LEGEND

- PRIMARY MONUMENT
- SECONDARY MONUMENT
- ⊙ C/O MONUMENT
- ⊠ FOUND 8"x8" CONCRETE ROW MONUMENT
- ⊡ FOUND REMAINS HUB & TACK, 12" BELOW GRADE
- 2" AL-CAP ON 3/8" REBAR, 7815-S, 2011, TO BE SET
- ⊙ WELL
- ⊠ 4" STAND PIPE
- ⊠ DRY HYDRANT
- ▨ AREA TO BE DEDICATED BY THIS PLAT (1.03 AC.)
- ▨ AREA TO BE VACATED BY THIS PLAT (0.93 AC.)
- ▨ FLOOD HAZARD AREA
- ⊙ MONUMENT REFERENCE
- ⊙ FND FOUND



CERTIFICATION OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT 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.

- LISA REDINGTON
 HC 35 BOX 5469
 WASILLA ALASKA 99554
- HEIRS OF SALLINA N. WELCH
 HC 35 BOX 5469
 WASILLA ALASKA 99554
- DONALD A. MORRIS
 6963 GLENN HWY
 PALMER ALASKA 99645
- CATHERINE S. MORRIS
 6963 GLENN HWY
 PALMER ALASKA 99645
- ERNEST A. UTT
 P.O. BOX 1114
 PALMER ALASKA 99645
- GARMEN J. UTT
 AKA: GARMEN L. UTT
 P.O. BOX 1114
 PALMER ALASKA 99645
- SHARON A. ANTILLA
 P.O. BOX 878919
 WASILLA ALASKA 99587
- DWIGHT GRACIOSNICOLE
 P.O. BOX 878919
 WASILLA ALASKA 99587
- NOTARY'S ACKNOWLEDGMENT
- THE ABOVE SIGNED PERSONALLY APPEARED SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2011.
- NOTARY FOR ALASKA _____ MY COMMISSION EXPIRES _____

KNIK LAKE 2011

A SUBDIVISION OF LAND DESCRIBED IN QUICK CLAIM DEED 2008-015740-0; GOV'T LOT 1, SEC. 24, EXCEPTING LAND WITHIN KNOK LAKE ESTATES SUBDIVISION; LOT 14-A, KNOK LAKE ESTATES ADDITION No. 1, PLAT 74-5; LOT 14 KNOK LAKE ESTATES PLAT No. 70-9; LAND DESCRIBED IN WARRANTY DEED 2008-000148-0, SITUATE IN THE NE1/4 AND SE1/4, SECTION 24, TYN, ROW S.M., PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 41.33 ACRES

PROJECT LOCATION: KNOK ALASKA
 ZONE:

DATE: APRIL 20, 2011
 SHEET: 1 of 2
 FIELD BOOK: 10-004G
 DRAWING NAME: 10-004G PP.DWG
 DRAWN: TLM/JRG
 CHECKED: TLM
 GRID: CH
 SCALE: 1" = 90'

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 Surveyors Engineers Planners

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 3181 E. Palmer-Wasilla Highway, Suite 2
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FLOOD HAZARD AREA

