

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

PUBLIC ACCESS EASEMENT RECORDED AS _____

PARCEL 1 MSB WAIVER RES. 83-28-PWm (83-55W)
 PARCEL 2 MSB WAIVER RES. 2001-137-PWm (2001-020356-0)
 PARCEL 2A MSB WAIVER RES. 83-65-PWm (83-128W)
 PARCEL 3A MSB WAIVER RES. 83-65-PWm (83-128W)

LOT 3 ROSENCRANS MEADOW (2018-145)
 TRACT A SUNDANCE CHATEAU SUBDIVISION (98-125)

CERTIFICATE 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.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) _____ DATE _____

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	392.11	275.00	81°41'46"	359.73	S78° 32' 13"E	237.78
C2	115.27	225.00	29°21'16"	114.02	N75° 17' 32"E	58.93
C3	9.67	255.00	2°10'24"	9.67	N38° 46' 32"W	4.84
C4	258.09	245.00	60°21'26"	246.32	N67° 52' 03"W	142.47
C5	91.25	245.00	21°20'19"	90.72	N71° 17' 04"E	46.16
C6	130.64	255.00	29°21'16"	129.22	N75° 17' 32"E	66.79
C7	94.40	60.00	90°08'40"	84.96	N44° 49' 41"W	60.15
C8	45.00	60.00	42°58'19"	43.95	N21° 43' 48"E	23.62
C9	45.00	60.00	42°58'19"	43.95	N64° 42' 07"E	23.62
C10	45.00	60.00	42°58'19"	43.95	N72° 19' 35"W	23.62
C11	21.93	60.00	20°56'24"	21.81	S40° 22' 13"E	11.09
C12	62.83	60.00	60°00'00"	60.00	S58° 54' 01"E	34.64
C13	99.90	195.00	29°21'16"	98.82	N75° 17' 32"E	51.07
C14	56.26	30.00	107°27'18"	48.37	N6° 53' 15"E	40.88
C15	130.78	305.00	24°34'06"	129.78	S49° 58' 23"E	66.41
C16	117.83	305.00	22°08'07"	117.10	S73° 19' 30"E	59.66
C17	90.01	305.00	16°54'31"	89.68	N87° 09' 11"E	45.33
C18	71.42	305.00	13°24'57"	71.25	S71° 59' 27"W	35.87
C19	24.85	305.00	4°40'04"	24.84	S62° 56' 56"W	12.43
C20	37.98	30.00	72°32'42"	35.50	N83° 06' 45"W	22.02
C21	46.97	30.00	89°42'32"	42.32	N88° 18' 20"E	29.85
C22	43.36	60.00	41°24'35"	42.43	N22° 44' 47"E	22.68
C23	138.67	60.00	132°25'17"	109.80	N68° 15' 08"E	136.11
C24	23.05	60.00	22°00'50"	22.91	N34° 31' 35"W	11.67
C25	103.55	60.00	98°52'47"	91.17	N25° 55' 13"E	70.10
C26	9.95	60.00	9°30'02"	9.94	N80° 06' 38"E	4.99
C27	43.36	60.00	41°24'35"	42.43	N64° 09' 21"E	22.68
C28	43.36	60.00	41°24'35"	42.43	N22° 44' 47"E	22.68
C29	185.93	60.00	177°33'14"	119.97	S89° 10' 53"E	2810.42
C30	89.29	60.00	85°15'55"	81.28	N42° 13' 41"E	55.24
C31	43.36	60.00	41°24'35"	42.43	N64° 09' 21"E	22.68

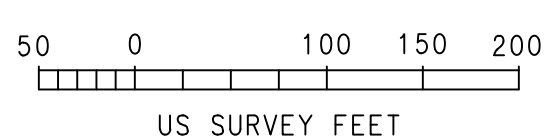
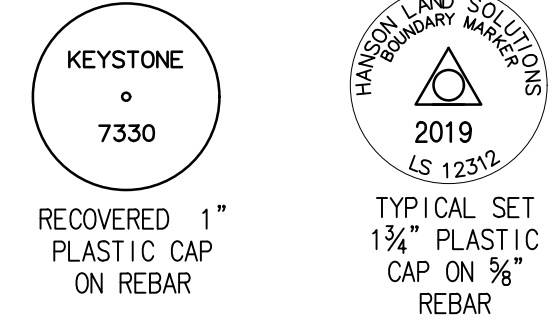
LINE TABLE

LINE #	LENGTH	BEARING
L1	10.49	S89° 58' 10"W
L2	30.00	N0° 05' 59"E
L3	81.47	S52° 32' 43"W
L4	131.45	N0° 27' 46"E
L5	3.98	S43° 27' 04"W
L6	30.95	S89° 54' 01"E

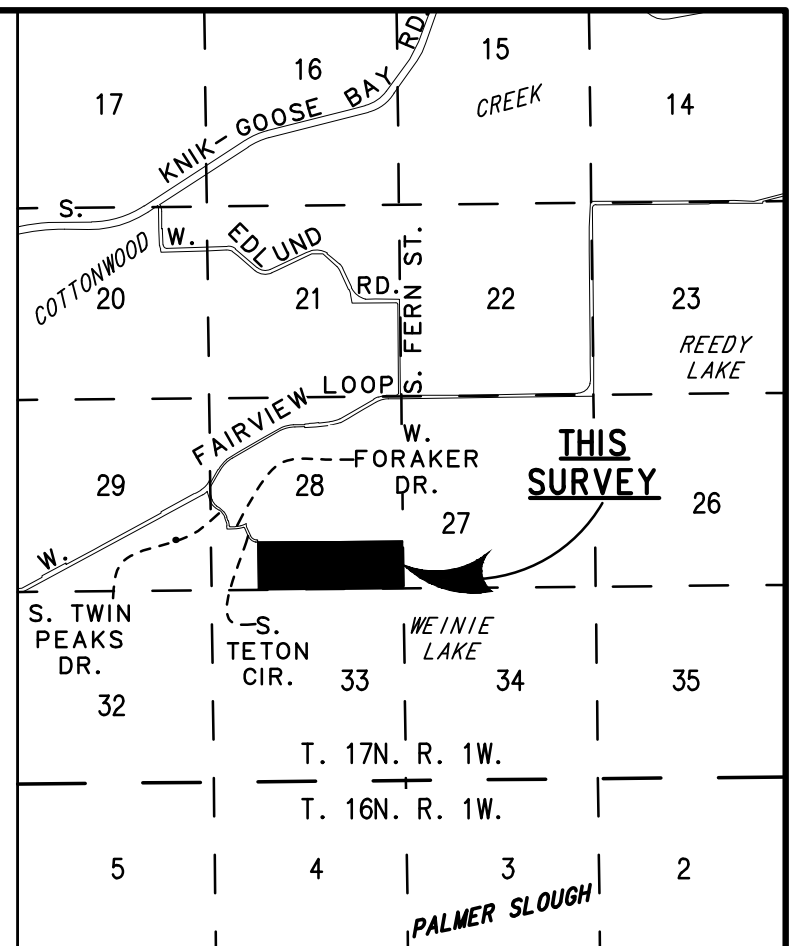
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C32	47.12	30.00	90°00'00"	42.43	N1° 32' 56"W	30.00
C33	96.62	255.00	21°42'33"	96.04	N57° 24' 12"W	48.90
C34	47.12	30.00	90°00'00"	42.43	S88° 27' 04"W	30.00
C35	47.28	30.00	90°17'28"	42.53	S1° 41' 40"E	30.15

- NOTES**
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 - THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 1, BLOCK 1, A RECOVERED ALUMINUM MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°31'50.90"N 149°28'23.44"W
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE 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 THOSE SYSTEMS.
 - THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 - ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE ROADS.
 - THIS SUBDIVISION IS SUBJECT TO AN M.E.A. BLANKET EASEMENT RECORDED IN DOCUMENT #2019-022287-0 IN THE PALMER RECORDING DISTRICT.
 - THIS SUBDIVISION IS SUBJECT TO ADL 19674, AN EASEMENT RECORDED AT 2018-026862-0.



- LEGEND**
- RECOVERED 2 1/2" G.L.O. BRASS CAP MONUMENT
 - RECOVERED 3/4" ALUMINUM MONUMENT
 - RECOVERED ALUMINUM CAP ON 3/8" REBAR
 - RECOVERED 1" IRON PIPE
 - RECOVERED PLASTIC CAP ON 3/8" REBAR
 - RECOVERED 3/8" REBAR
 - SET PLASTIC CAP ON 3/8" REBAR AT ALL LOT CORNERS, PC'S AND PT'S
 - COMPUTED DATA
 - MEASURED DATA
 - RECORD PER RECORD OF SURVEY (98-129)
 - RECORD PER PLAT (2005-2)



SOURCE: MSB TAX MAP WA00 & OC00 1"=5280'
CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

GLACIER VIEW EST. LLC DATE _____
 SETH KROENKE (MANAGING MEMBER)
 600 N. MOUNT PILOT CIR.
 PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 201____.
 FOR _____
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____



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.

A PLAT OF
GLACIER VIEW ESTATES PHASE I
 A SUBDIVISION OF
 SE 1/4 SW 1/4 & S 1/2 SE 1/4
 SEC. 28, T. 17N. R. 1W. SM, AK
 PALMER RECORDING DISTRICT
 STATE OF ALASKA
 LOCATED WITHIN
 SW 1/4 & SE 1/4 SEC. 28, T. 17N. R. 1W.
 SM, AK
 CONTAINING 119.97 ACRES MORE OR LESS

HANSON SURVEYING & MAPPING
 305 EAST FIREWALK AVENUE
 PALMER, ALASKA, 99645
 (907) 746-7738
 FILE: FB18-201 OK: CEH SCALE: 1"=100' 04/29/21 1 OF 1