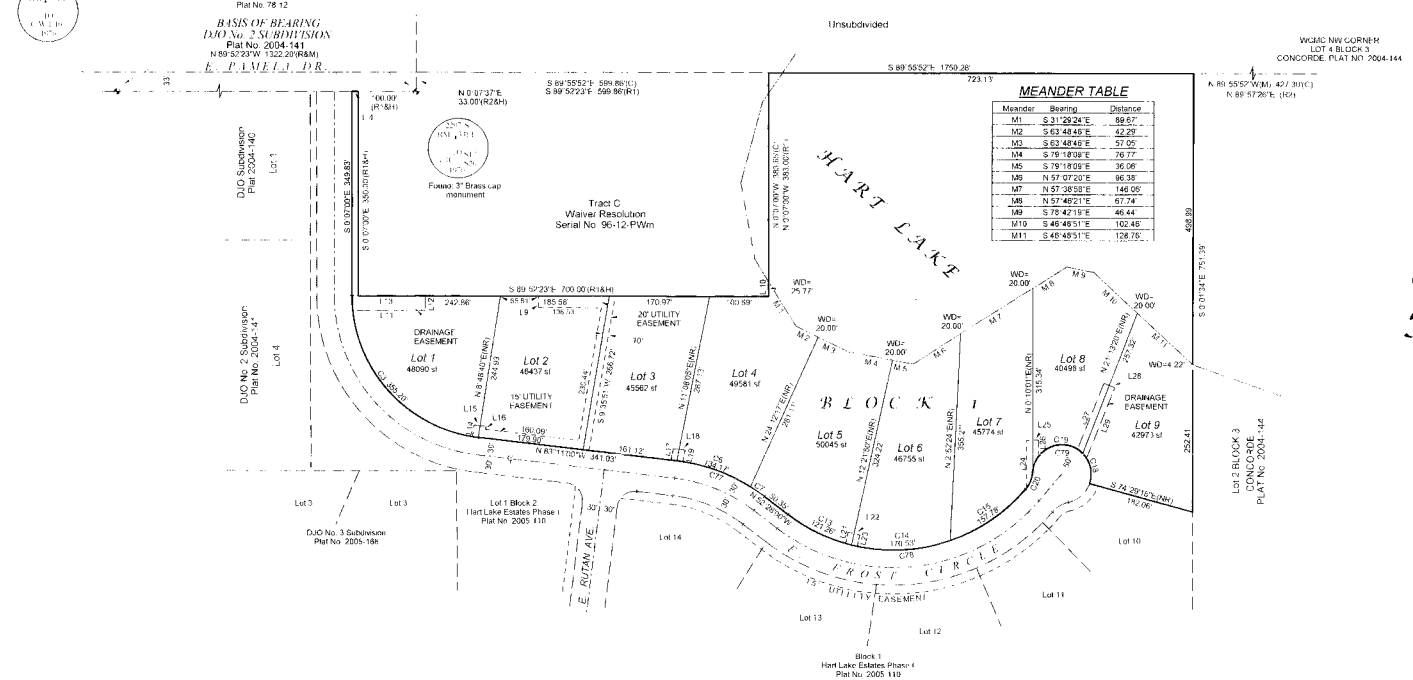
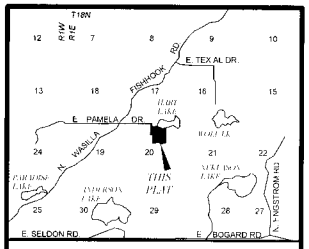


MEANDER TABLE

Meander	Bearing	Distance
M1	S 31°29'24"E	89.67'
M2	S 63°48'46"E	42.29'
M3	S 63°48'46"E	57.05'
M4	S 79°18'09"E	76.77'
M5	S 79°18'09"E	36.06'
M6	N 57°07'20"E	96.35'
M7	N 57°38'58"E	146.05'
M8	N 57°48'21"E	67.74'
M9	S 78°42'19"E	46.44'
M10	S 46°46'51"E	102.46'
M11	S 46°46'51"E	126.75'



VICINITY MAP
SCALE: 1" = 1 MILE

OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USES SHOWN

BY: JOHN SHADRACH, MANAGING MEMBER
WESTERN SPRUCE, LLC
P.O. BOX 871497
WASILLA, ALASKA 99687

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF DECEMBER 2006 FOR JOHN SHADRACH

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

SCALE BAR

0 FEET 100 200 300

JOHN SHADRACH, P.L.S.
professional land surveyor
P.O. Box 871497
Wasilla, Alaska 99687
(907) 376-2260

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA 49 JOHN SHADRACH S1274 8

John Shadrach — Dec. 5, 2006
REGISTERED LAND SURVEYOR LS-5122 DATE

A PLAT OF

HART LAKE ESTATES PHASE 2

A SUBDIVISION OF
TRACT A, HART LAKE ESTATES PHASE 1
PLAT No. 2005-110

LOCATED WITHIN
N1/2 SEC. 20, T18N, R1E, SEWARD MERIDIAN

CONTAINING 16.62 ACRES, MORE OR LESS

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

DRAWN BY: JS	FIELD BOOK:	PROJECT:
DATE: DEC. 5, 2006	04-17	HART LAKE PH 2
CHECKED: LMS	DRAWING SCALE: 1" = 100'	SHEET: 1 OF 1

LINE TABLE

Line	Bearing	Distance	Line	Bearing	Distance
L4	S 89°53'23"E	10.58'	L19	S 11°06'05"W	20.16'
L9	N 0°07'37"E	20.00'	L21	N 12°21'50"E	20.04'
L10	N 0°07'00"W	25.77'	L22	S 75°54'00"E	20.01'
L11	S 89°52'23"E	124.18'	L23	S 12°21'50"W	20.00'
L12	N 0°07'37"E	25.00'	L24	N 0°01'07"E	81.40'
L13	N 89°52'23"W	125.58'	L25	N 89°06'05"E	20.00'
L14	N 8°48'40"E	18.86'	L26	S 0°01'07"W	27.30'
L15	S 82°37'56"E	20.01'	L27	N 21°43'47"E	121.51'
L16	S 8°48'40"W	5.00'	L28	S 88°16'13"E	20.00'
L17	N 11°08'05"E	20.00'	L29	S 21°43'47"W	130.00'
L18	S 83°11'00"E	20.00'			

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C3	83°04'00"	245.00	355.20	217.01	324.90	S 41°39'00"E
C6	25°12'19"	305.00	134.17	68.19	133.09	S 70°34'51"E
C7	5°30'41"	305.00	29.34	14.68	29.33	S 55°13'21"E
C13	23°33'07"	295.00	121.26	61.50	120.41	S 64°14'34"E
C14	33°07'12"	295.00	170.53	87.72	168.16	N 87°25'17"E
C15	30°38'41"	295.00	157.78	80.83	155.91	N 55°32'21"E
C18	64°23'10"	50.00	56.19	31.48	53.28	N 12°42'44"W
C19	131°44'53"	50.00	114.97	111.64	91.26	S 69°13'14"W
C20	38°52'12"	50.00	32.18	16.67	31.62	S 21°46'55"W
C77	30°43'00"	305.00	163.51	83.77	161.56	S 67°49'30"E
C78	87°19'00"	295.00	449.57	281.50	407.31	N 83°52'30"E
C79	196°08'02"	50.00	171.16	NA	99.01	S 76°35'11"E

LEGEND

- Found 5/8" rebar & cap 'LS-5122'
- Found 5/8" rebar & cap 'Acutex-8106'
- Found primary monument as noted
- Set 5/8" x 30" rebar & cap 'LS 5122'
- (H) Record dimension held
- (M) Measured dimension
- (C) Computed dimension
- (WD) Witness distance
- (NR) Non-radial
- (R1) Record dimension per Waiver Resolution Serial No. 96-12-PWm, Book 0858, Pages 308-311, Palmer Recording District, Third Judicial District, State of Alaska
- (R2) Record dimension per Concorde, Plat No. 2004-144, Palmer Recording District, Third Judicial District, State of Alaska
- 20'x20' Pocket utility easement centered on lot line (typical unless otherwise noted)

NOTES

1. 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 THE PARCELS SHOWN HEREON.
2. 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 THOSE SYSTEMS.
3. WHERE APPLICABLE, THE SIDE LOT LINES OF LOTS 4-9, BLOCK 1 SHALL EXTEND OR RETRACT SO AS TO INTERSECT THE ORDINARY HIGH WATER OF HART LAKE.
4. LOTS 1, 2, 3, 4, 7, 8, AND 9, BLOCK 1 ARE SUBJECT TO A HIGH GROUND WATER TABLE.
5. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION WHERE RECORDED AUGUST 24, 2005, RECEPTION No. 2005-022064-0, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON 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 No. 2005-110 DATED DECEMBER 6, 2005 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

12-6-06 M. Musick O.B.
DATE PLANNING AND LAND USE DIRECTOR

ATTEST PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL

2006-2007 paine