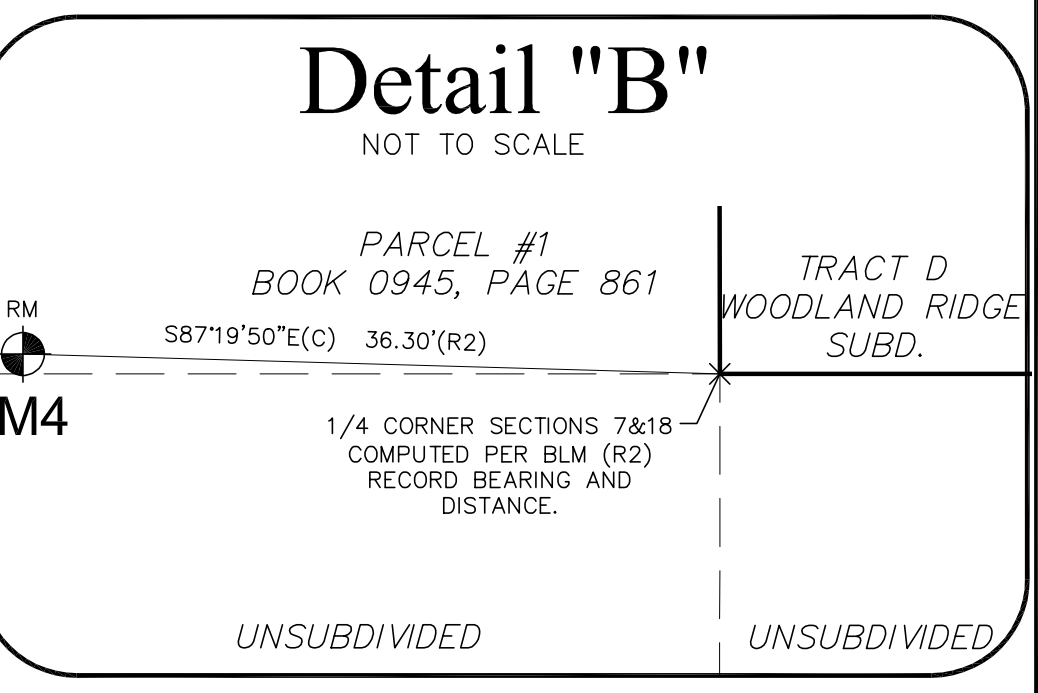
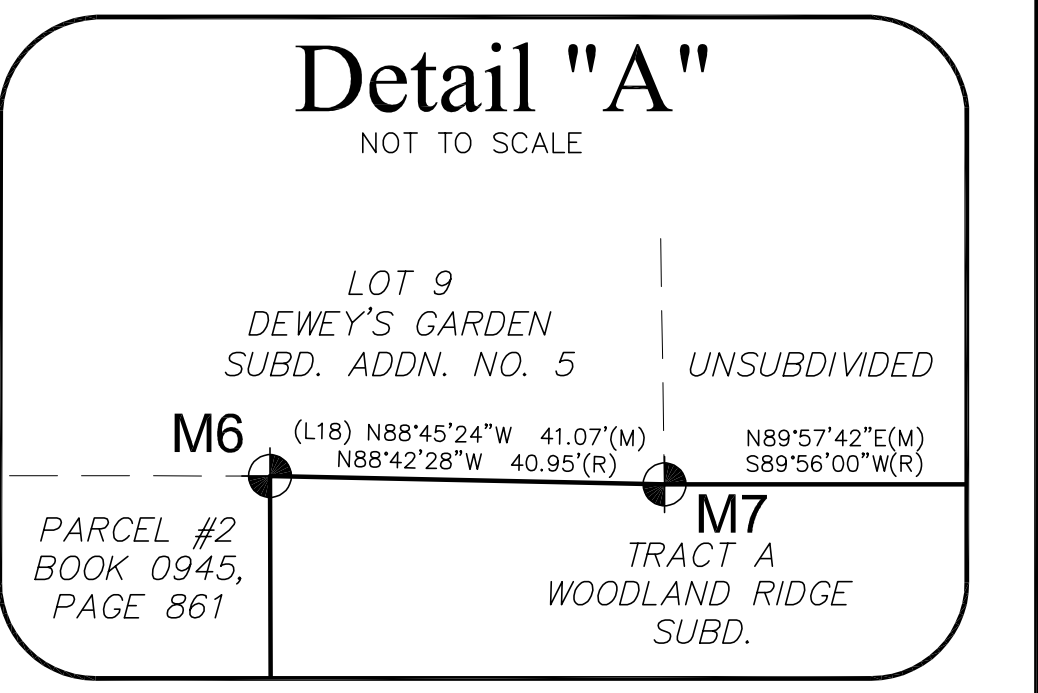
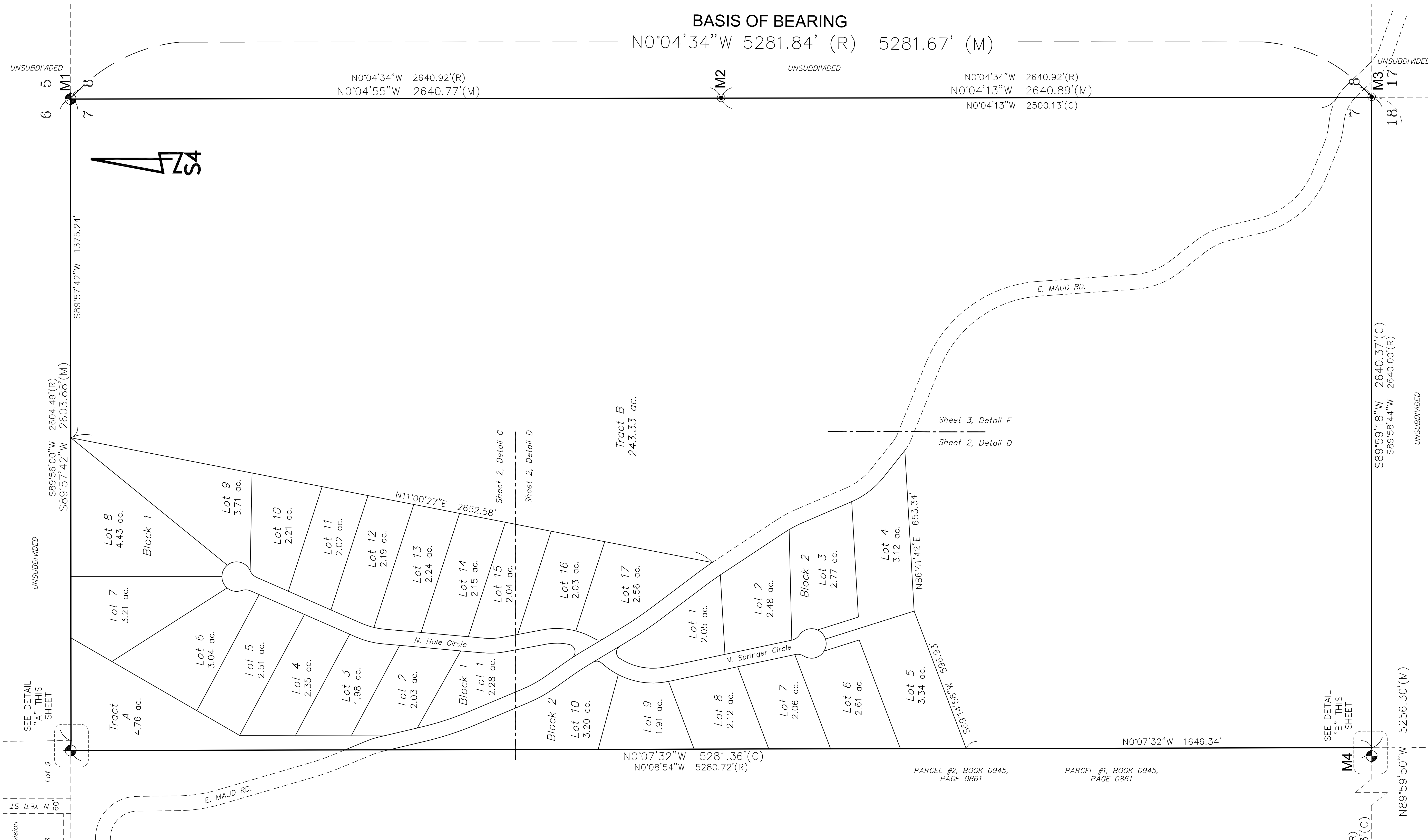


BASIS OF BEARING

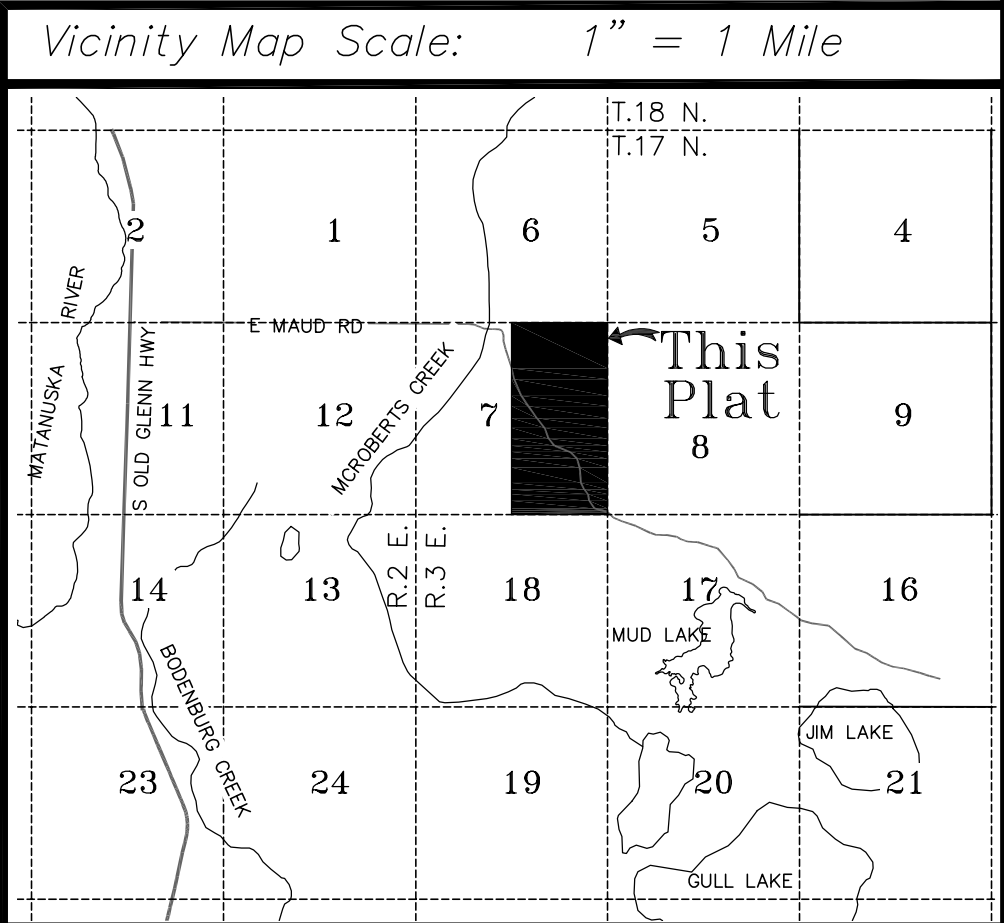
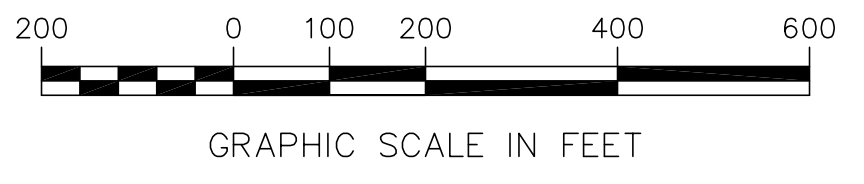
N0°04'34"W 5281.84' (R) 5281.67' (M)

N0°04'34"W 2640.92'(R)
N0°04'55"W 2640.77'(M)

N0°04'34"W 2640.92'(R)
N0°04'13"W 2640.89'(M)
N0°04'13"W 2500.13'(C)



- LEGEND**
- FOUND BRASS CAP MONUMENT AS DESCRIBED
 - ⊗ FOUND ALUMINUM CAP MONUMENT AS DESCRIBED
 - (R) COMPUTED POINT, NOTHING FOUND OR SET
 - (R) RECORD PER ALASKA STATE CADASTRAL SURVEY PLAT 96-76
 - (R2) RECORD PER THE BLM CORRECTIVE RESURVEY OF A PORTION OF THE SUBDIVISION OF SECTION LINES OF T17NR3E, S.M. APPROVED JUNE 9, 2005
 - (M) MEASURED PER THIS SURVEY
 - (C) COMPUTED PER THIS PLAT
 - (DTP) DEDICATED TO THE MATANUSKA-SUSITNA BOROUGH BY THIS PLAT



A Plat of:
Woodland Ridge Subdivision

A subdivision of the E1/2 of Section 7 Township 17 North, Range 3 East, Seward Meridian, being located in the Palmer Recording District, Third Judicial District, State of Alaska. Containing 320.40 acres more or less.

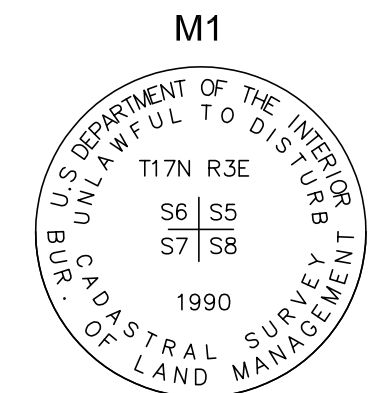
S4 Group Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@S4AK.com

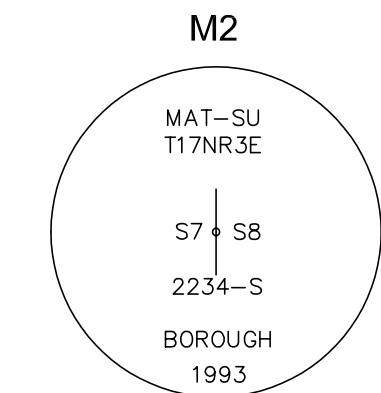
Scale 1" = 200' Job No: 2021-91 AECC 173042
Field Book: 129 Sheet 1 of 3 Date: 2/2/2023

- NOTES:**
- 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.
 - A 5/8"x30" REBAR WITH 2" ALUM. CAP WAS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
 - THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
 - RIGHT OF WAY PERMIT, ADL NO. 206989, FOR THE PURPOSE OF A PUBLIC ACCESS ROAD AND APPURTENANCES THERETO, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO THE STATE OF ALASKA, RECORDED JANUARY 28, 2019 AS INSTRUMENT NO. 2019-001584-0.
 - ALASKA DEPARTMENT OF NATURAL RESOURCES PROJECT "KNIK RIVER PUA: MAUD ROAD EXTENSION IMPROVEMENTS PROJECT NO. 51005-1" ESTABLISHED A CENTERLINE ALIGNMENT FOR ADL NO. 206989. PRIMARY CONTROL POINTS 1, 2, 102, AND 104 PER AK DNR PROJECT NO. 51005-1 SURVEY CONTROL DIAGRAM WERE TIED PER THIS SURVEY. THE CENTERLINE ALIGNMENT ESTABLISHED BY AK DNR WAS SCALED AND ROTATED TO THIS PLAT'S BASIS OF BEARING.
 - TRACT B IS A REMAINDER PARCEL THAT INCLUDES THOSE LANDS ENCUMBERED BY ADL NO. 206989.
 - BEARINGS SHOWN ARE LOCAL PLANE BEARINGS AS ORIENTED TO THE BASIS OF BEARING. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

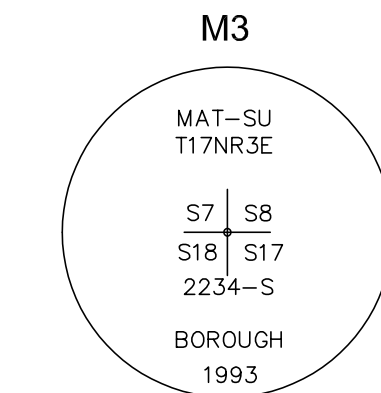
MONUMENT DETAILS



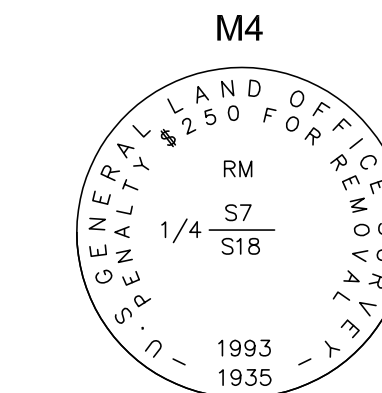
FOUND 3 1/4" BRASS CAP MKD. AS SHOWN, ON 2 1/2" STAINLESS STEEL PIPE., PROJ. 0.5' ABOVE GROUND



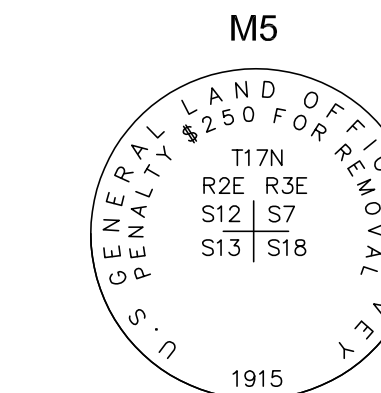
FOUND 2 1/2" ALUMINUM CAP MKD. AS SHOWN, ON 2 1/2" ALUMINUM POST, PROJECTING 0.1' ABOVE GROUND



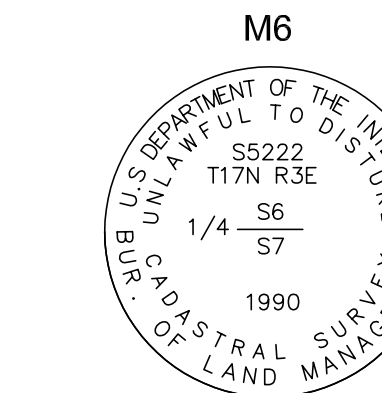
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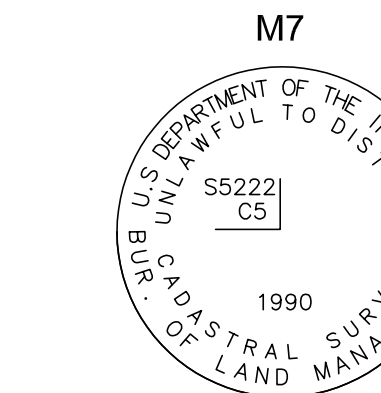
FOUND 2 1/2" BRASS CAP MKD. AS SHOWN, ON 1" IRON PIPE., PROJ. 1.5' ABOVE GROUND



FOUND 3 1/4" BRASS CAP MKD. AS SHOWN, ON 1" IRON PIPE., PROJ. 1.5' ABOVE GROUND



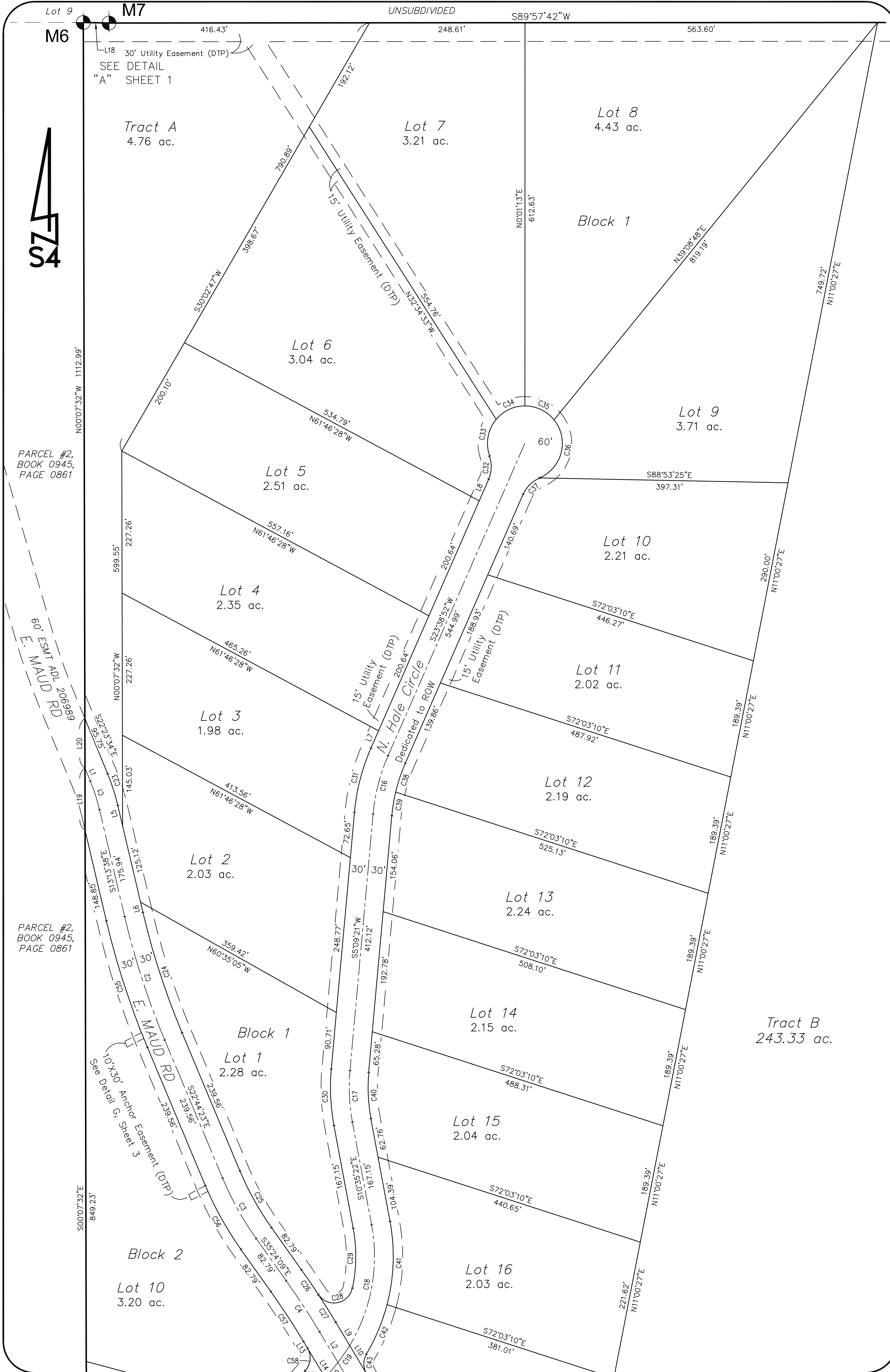
FOUND 3 1/4" BRASS CAP MKD. AS SHOWN, ON 2 1/2" STAINLESS STEEL PIPE, PROJ. 0.1' ABOVE GROUND



FOUND 3 1/4" BRASS CAP MKD. AS SHOWN, ON 2 1/2" STAINLESS STEEL PIPE, PROJ. 0.1' ABOVE GROUND

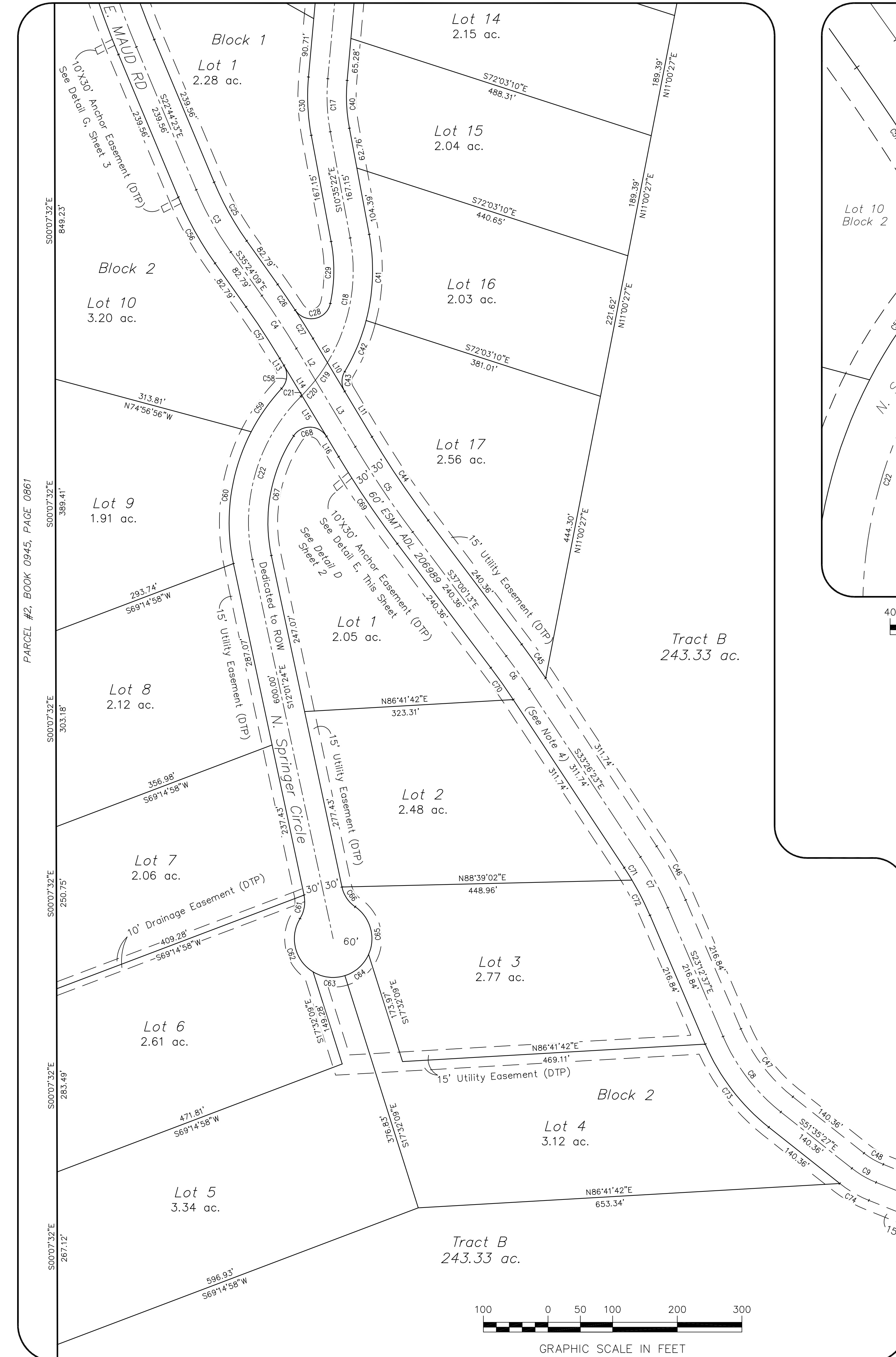
Detail "C"

Scale 1" = 100'



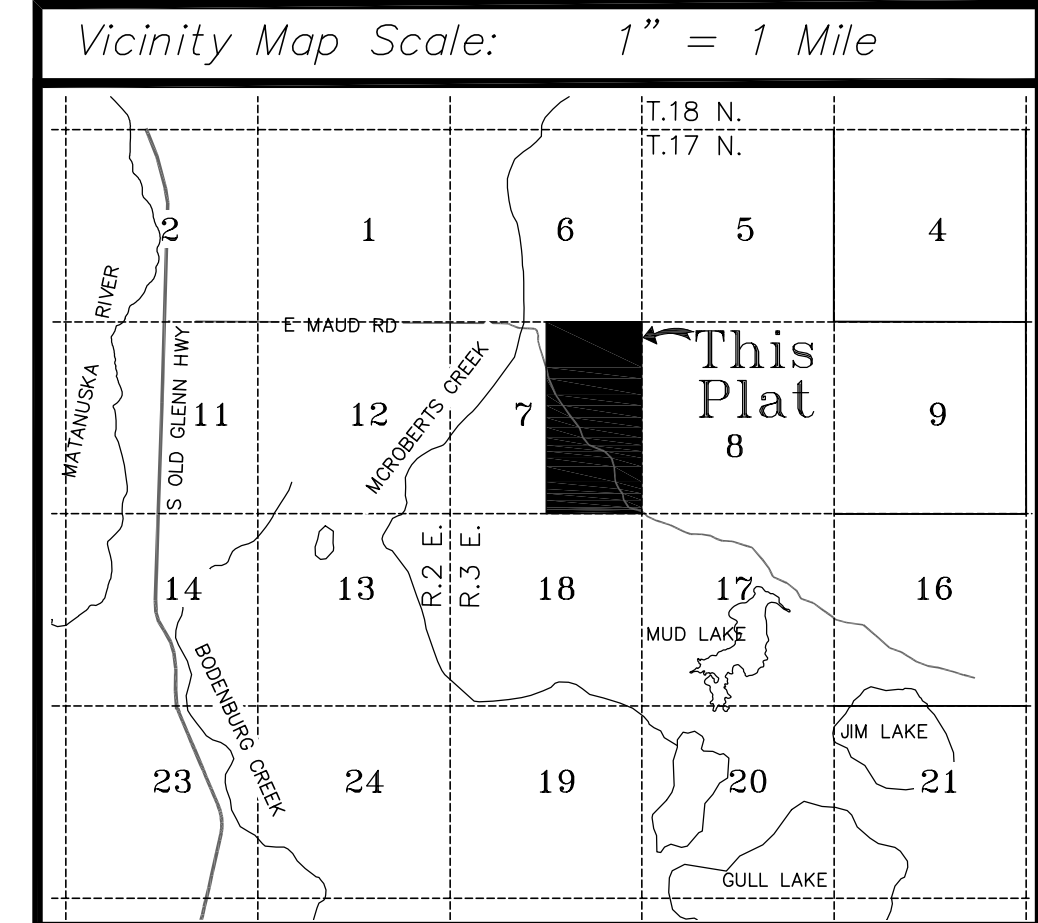
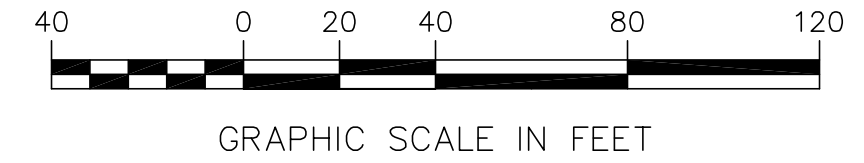
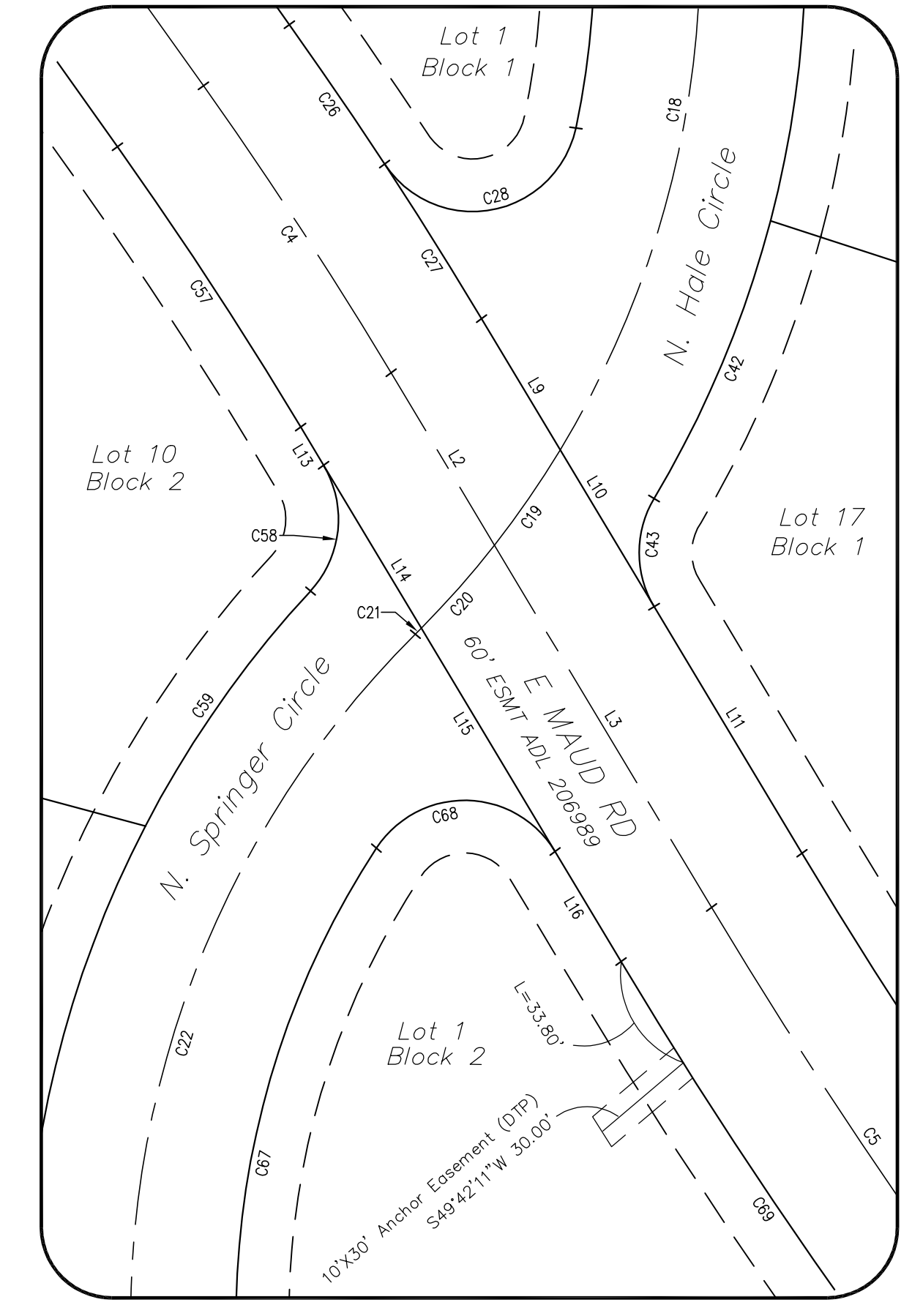
Detail "D"

Scale 1" = 100'



Detail "E"

Scale 1" = 40'

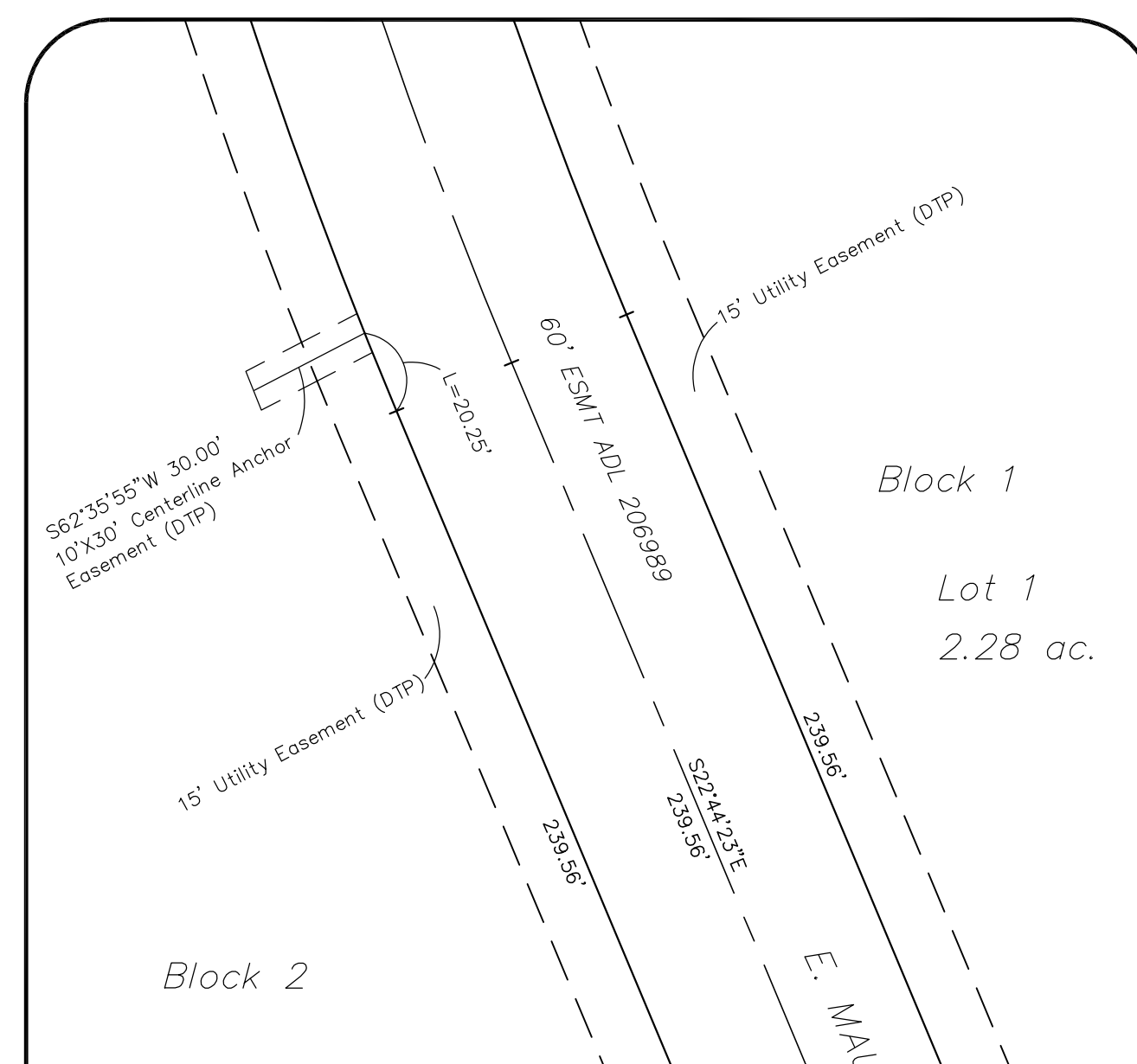
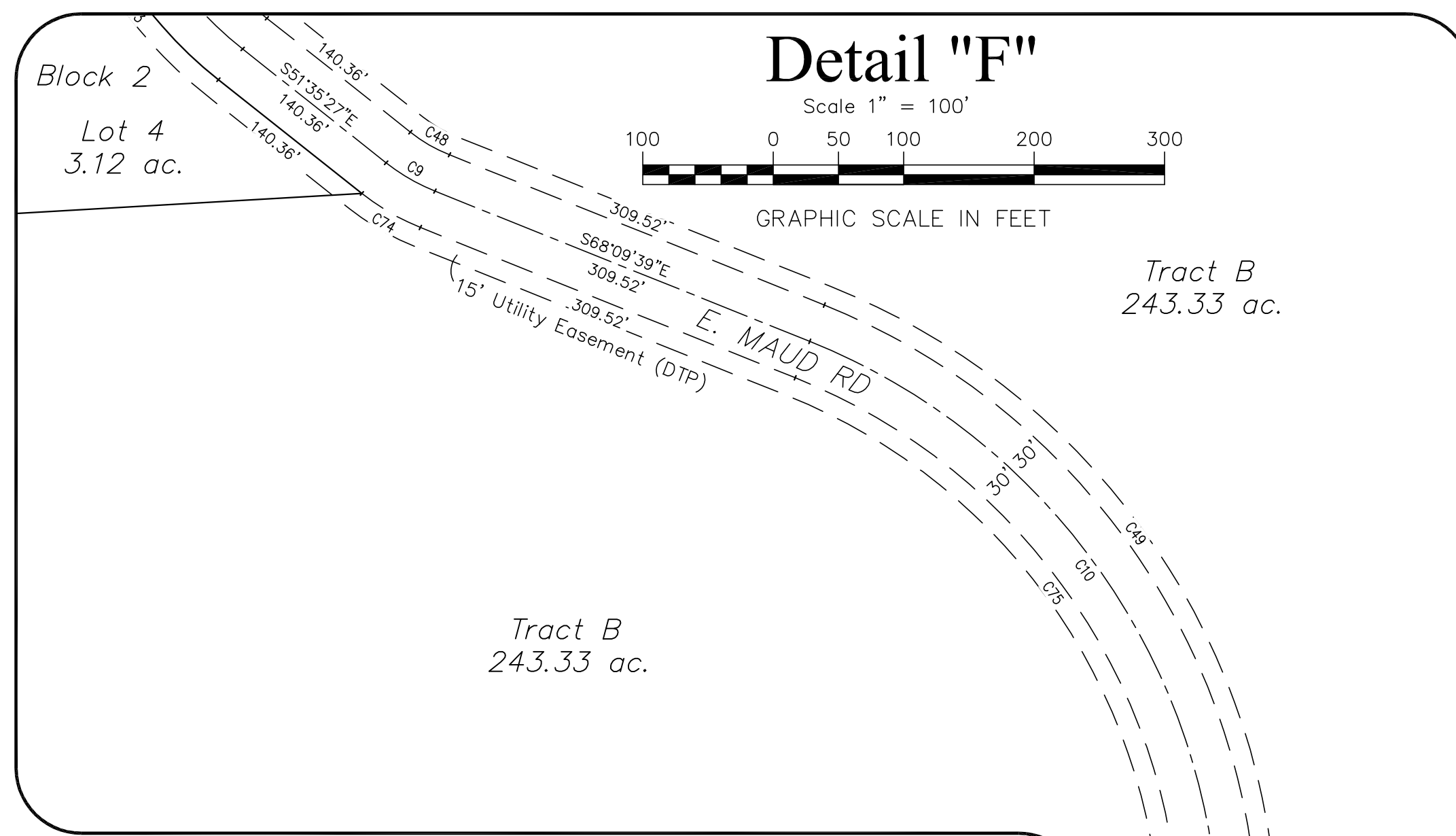


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S4 Group Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-6104
mail@S4AK.com



CERTIFICATE OF OWNERSHIP
 WE CERTIFY THAT WE ARE THE OWNERS 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 AND PUBLIC AREAS TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KYLE N. FOSTER _____ DATE _____
 EKUTNA, INC.
 16515 CENTERFIELD DRIVE, SUITE 201
 EAGLE RIVER, AK 99577

NOTARY ACKNOWLEDGEMENT
 THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOW TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT; AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

PLANNING AND 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 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 DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

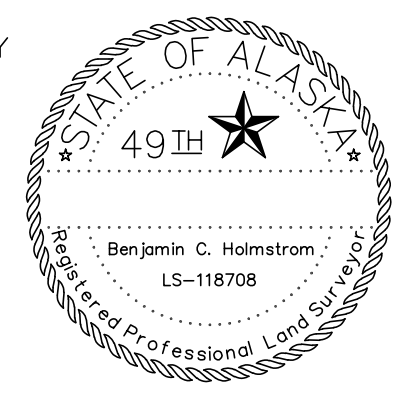
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST:
 (PLATTING CLERK)

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 _____ DATE _____
 (MATANUSKA-SUSITNA BOROUGH)

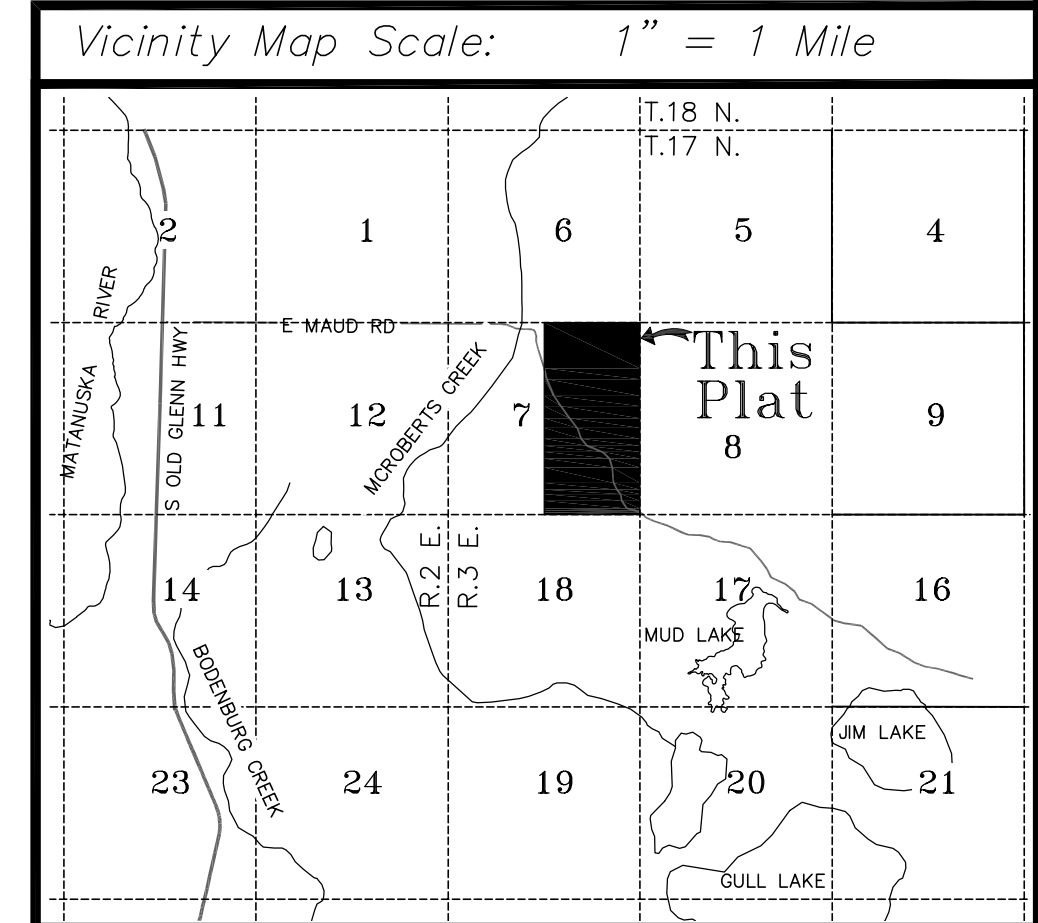
SURVEYOR'S CERTIFICATE
 I, BENJAMIN HOLMSTROM LS-118708, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



LINE #	LENGTH	BEARING
L1	22.47'	S22°23'34"E
L2	57.18'	S30°55'38"E
L3	120.20'	S30°55'38"E
L4	33.67'	S82°32'35"E
L5	33.94'	S13°13'38"E
L6	16.88'	S13°13'38"E
L7	30.29'	S23°38'52"W
L8	37.92'	S23°38'52"W
L9	43.55'	S30°55'38"E
L10	52.00'	S30°55'38"E
L11	81.83'	S30°55'38"E
L12	33.67'	S82°32'35"E
L13	12.70'	S30°55'38"E
L14	54.08'	S30°55'38"E
L15	74.09'	S30°55'38"E
L16	36.52'	S30°55'38"E
L17	33.67'	S82°32'35"E
L18	41.07'	N88°45'24"W
L19	99.67'	S00°07'32"E
L20	79.18'	S00°07'32"E
L21	65.86'	S00°04'13"E
L22	39.01'	N00°04'13"W
L23	35.89'	N00°04'13"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	48.00'	300.02'	9°09'57"	24.05'	47.94'	N17°48'36"W
C2	207.55'	1250.10'	9°30'45"	104.01'	207.31'	S17°59'01"E
C3	110.51'	500.04'	12°39'45"	55.48'	110.29'	S29°04'16"E
C4	97.64'	1250.10'	4°28'31"	48.85'	97.62'	N33°09'53"W
C5	159.09'	1500.12'	6°04'35"	79.62'	159.02'	S33°57'55"E
C6	62.21'	1000.08'	3°33'50"	31.11'	62.20'	N35°13'18"W
C7	89.27'	500.04'	10°13'45"	44.76'	89.16'	N28°19'30"W
C8	148.61'	300.02'	28°22'50"	75.86'	147.10'	S37°24'02"E
C9	43.38'	150.01'	16°34'12"	21.84'	43.23'	S59°52'33"E
C10	558.98'	500.04'	64°02'56"	312.76'	530.32'	N36°08'11"W
C11	179.04'	300.02'	34°11'31"	92.28'	176.40'	S21°12'28"E
C12	131.81'	300.02'	25°10'17"	66.98'	130.75'	N25°43'05"W
C13	333.60'	350.03'	54°36'21"	180.69'	321.11'	S40°26'07"E
C14	77.52'	300.02'	14°48'17"	38.98'	77.31'	S75°08'26"E
C15	99.46'	200.02'	28°29'29"	50.78'	98.44'	N68°17'51"W
C16	96.82'	300.00'	18°29'31"	48.84'	96.40'	S14°24'07"W
C17	82.44'	300.00'	15°44'43"	41.48'	82.18'	S02°43'00"E
C18	200.57'	275.00'	41°47'22"	104.98'	196.16'	N10°18'19"E
C19	32.97'	275.00'	6°52'13"	16.51'	32.95'	N34°38'06"E
C20	31.51'	275.00'	6°33'57"	15.77'	31.50'	N41°21'11"E
C21	2.39'	275.00'	0°29'53"	1.20'	2.39'	N44°53'06"E
C22	274.34'	275.00'	57°09'26"	149.80'	263.10'	S16°33'20"W
C23	52.80'	330.03'	9°09'57"	26.45'	52.74'	N17°48'36"W
C24	202.57'	1220.10'	9°30'45"	101.52'	202.34'	S17°59'01"E
C25	103.88'	470.04'	12°39'45"	52.15'	103.67'	S29°04'16"E
C26	48.01'	1280.10'	2°08'56"	24.01'	48.01'	N34°19'41"W
C27	51.98'	1280.10'	2°19'35"	25.99'	51.97'	N32°05'25"W
C28	70.57'	30.00'	134°46'10"	72.02'	55.39'	N79°21'43"E
C29	96.50'	245.00'	22°33'59"	48.88'	95.87'	N00°41'38"E
C30	90.69'	330.00'	15°44'43"	45.63'	90.40'	S02°43'00"E
C31	106.51'	330.00'	18°29'31"	53.72'	106.04'	S14°24'07"W
C32	37.82'	50.00'	43°20'30"	19.87'	36.93'	N01°58'37"E
C33	62.65'	60.00'	59°49'51"	34.52'	59.85'	S10°13'17"W
C34	52.24'	60.00'	49°53'00"	27.90'	50.60'	S65°04'43"W
C35	53.46'	60.00'	51°03'18"	28.65'	51.71'	N64°27'08"W
C36	110.91'	60.00'	105°54'51"	79.50'	95.78'	N14°01'57"E
C37	37.82'	50.00'	43°20'30"	19.87'	36.93'	S45°19'07"W
C38	48.90'	270.00'	10°22'38"	24.52'	48.83'	S18°27'33"W
C39	38.24'	270.00'	8°06'53"	19.15'	38.21'	S09°12'48"W
C40	74.20'	270.00'	15°44'43"	37.33'	73.96'	S02°43'00"E
C41	134.49'	305.00'	25°15'52"	68.36'	133.40'	N02°02'34"E
C42	85.96'	305.00'	16°08'50"	43.26'	85.67'	N22°44'55"E
C43	32.33'	30.00'	61°44'58"	17.94'	30.79'	S00°03'09"E
C44	155.91'	1470.12'	6°04'35"	78.03'	155.84'	S33°57'55"E
C45	64.07'	1030.08'	3°33'50"	32.05'	64.06'	N35°13'18"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C46	94.63'	530.04'	10°13'45"	47.44'	94.51'	N28°19'30"W
C47	133.75'	270.02'	28°22'50"	68.28'	132.39'	S37°24'02"E
C48	34.71'	120.01'	16°34'12"	17.48'	34.59'	S59°52'33"E
C49	592.52'	530.04'	64°02'56"	331.52'	562.14'	N36°08'11"W
C50	161.14'	270.02'	34°11'31"	83.05'	158.76'	S21°12'28"E
C51	144.99'	330.03'	25°10'17"	73.68'	143.83'	N25°43'05"W
C52	305.00'	320.03'	54°36'21"	165.20'	293.59'	S40°26'07"E
C53	69.77'	270.02'	14°48'17"	35.08'	69.58'	S75°08'26"E
C54	93.24'	230.02'	23°13'35"	47.27'	92.61'	N70°55'48"W
C55	212.53'	1280.10'	9°30'45"	106.51'	212.29'	S17°59'01"E
C56	117.14'	530.04'	12°39'45"	58.81'	116.90'	S29°04'16"E
C57	95.30'	1220.10'	4°28'31"	47.67'	95.28'	N33°09'53"W
C58	38.60'	30.00'	73°43'02"	22.49'	35.99'	N05°55'54"E
C59	81.98'	305.00'	15°23'58"	41.24'	81.73'	S35°05'26"W
C60	209.81'	305.00'	39°24'50"	109.25'	205.70'	S07°41'02"W
C61	37.82'	50.00'	43°20'30"	19.87'	36.93'	N09°38'52"E
C62	94.52'	60.00'	90°15'50"	60.28'	85.05'	S13°48'48"E
C63	50.88'	60.00'	48°35'25"	27.08'	49.37'	S83°14'26"E
C64	50.88'	60.00'	48°35'25"	27.08'	49.37'	N48°10'09"E
C65	82.98'	60.00'	79°14'20"	49.67'	76.52'	N15°44'44"W
C66	37.82'	50.00'	43°20'30"	19.87'	36.93'	S33°41'39"E
C67	193.24'	245.00'	45°11'31"	101.96'	188.27'	S10°34'22"W
C68	60.69'	30.00'	115°54'15"	47.92'	50.86'	N88°52'45"W
C69	162.27'	1530.12'	6°04'35"	81.21'	162.20'	S33°57'55"E
C70	60.34'	970.08'	3°33'50"	30.18'	60.33'	N35°13'18"W
C71	22.74'	470.04'	2°46'21"	11.37'	22.74'	N32°03'12"W
C72	61.17'	470.04'	7°27'25"	30.63'	61.13'	N26°56'19"W
C73	163.48'	330.03'	28°22'50"	83.45'	161.81'	S37°24'02"E
C74	52.06'	180.01'	16°34'12"	26.21'	51.88'	S59°52'33"E
C75	525.44'	470.04'	64°02'56"	293.99'	498.50'	N36°08'11"W
C76	196.95'	330.03'	34°11'31"	101.50'	194.04'	S21°12'28"E
C77	118.63'	270.02'	25°10'17"	60.29'	117.68'	N25°43'05"W
C78	362.19'	380.03'	54°36'21"	196.17'	348.64'	S40°26'07"E
C79	85.28'	330.03'	14°48'17"	42.88'	85.04'	S75°08'26"E
C80	107.56'	170.01'	36°14'50"	55.65'	105.77'	N64°25'10"W



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A subdivision of the E1/2 of Section 7 Township 17 North, Range 3 East, Seward Meridian, being located in the Palmer Recording District, Third Judicial District, State of Alaska. Containing 320.40 acres more or less.

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