

NOTES

- ALL DISTANCES AND DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.
- EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT.
- DIMENSIONS SHOWN WITHIN THIS CONDOMINIUM ARE TO THE UNIT BOUNDARY LINES.
- THE PROJECT IS LOCATED WITHIN SECTION 30, TOWNSHIP 17 NORTH, RANGE 02 WEST, SEWARD MERIDIAN, ALASKA.
- THE PARCELS DEPICTED HEREON ARE SUBJECT TO THE PROVISIONS OF THE "COMMON INTEREST OWNERSHIP ACT", ALASKA STATUTE 34.08.
- FOR A DESCRIPTION OF UNIT, SEE ARTICLE IV OF THE DECLARATION RECORDED ON MAY 21 2018 AS SERIAL NO. 2018-019011-0 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
- AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS AS SPECIFIED IN THE DECLARATION.
- ELEVATION DATUM IS BASED ON NAVD88 COMPUTED USING GEOID 28.

- VERTICAL PERIMETER BOUNDARIES ON THIS PLAT ARE REFERENCED TO A HORIZONTAL PLANE AS FOLLOWS:
UPPER BOUNDARY: THE HORIZONTAL PLANE AT AN ELEVATION OF FOUR HUNDRED TWENTY FIVE FEET (425') AND PARALLEL TO THE LOWER BOUNDARY AND EXTENDING TO THE VERTICAL PERIMETER BOUNDARIES.
LOWER BOUNDARY: THE HORIZONTAL PLANE AT AN ELEVATION OF TWO HUNDRED FIFTY FEET (250') AND PARALLEL TO THE UPPER BOUNDARY AND EXTENDING TO THE VERTICAL PERIMETER BOUNDARIES.
- EASEMENTS OF RECORD NOT SHOWN HEREON:
 a) M.E.A. EASEMENT RECORDED OCTOBER 6, 1961 AT BOOK: 39, PAGE: 89
 b) ENSTAR NATURAL GAS EASEMENT RECORDED AUGUST 18, 2017 AT RECEPTION SERIAL NO. 2017-016401-0
- IN THE FUTURE THERE MAY BE A PAVED ACCESS DRIVE OR DRIVES WITHIN THE RUNWAY COMMON AREA. THIS PAVED ACCESS DRIVE OR DRIVES DOES OR DO NOT NEED TO BE BUILT.
- ALL UNITS ARE NOT SUBJECT TO DEVELOPMENT RIGHTS.

LEGEND

- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
- SET 2" ALUMINUM CAP ON 5/8" x 30" REBAR - AS SHOWN AND DESCRIBED
- SET WITNESS CORNER - 5/8" x 30" REBAR AS SHOWN AND DESCRIBED
- 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET OR TO BE SET BY 09/01/18
- FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
- SURVEY CONTROL POINT
- (T) TOTAL DIMENSION

OWNERS CERTIFICATE

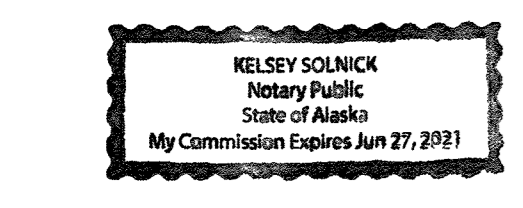
THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF PARCELS 1A AND 2A OF MATANUSKA-SUSITNA BOROUGH 40 ACRE EXEMPTION RESOLUTION #2017-75 PALMER RECORDING DISTRICT. THE OWNERS DO HEREBY SUBMIT PARCELS 1A AND 2A TO THE TERMS AND CONDITIONS OF THE DECLARATION OF EAGLES ROOST RECORDED ON THE 21 DAY OF MAY 2018, SERIAL NO. 2018-019011-0 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA ("DECLARATION"), PURSUANT TO SECTION 34.08.90 AND 34.08.170 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ("ACT"), DO HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF THE UNITS AND COMMON ELEMENTS AS SHOWN HEREON AND DO HEREBY SUBMIT THE PROPERTY TO THE ACT.

Guy Turner
 GUY TURNER, SOLE MEMBER
 NORTHBOUND LLC
 6960 E. BEECHCRAFT ROAD
 WASILLA, ALASKA 99654
 DATE: 5/18/2018

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF May 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED Guy Turner TO ME KNOWN TO BE THE PERSONS WHO SIGNED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS A FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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



Kelsey Sounick
 NOTARY PUBLIC STATE OF ALASKA
 MY COMMISSION EXPIRES: June 27, 2021

LINE TABLE

LINE	LENGTH	BEARING
L1	35.00'	N00°08'02"W
L2	25.00'	N00°07'42"W
L3	30.00'	N89°56'32"W
L4	87.00'	N85°05'44"E
L5	15.05'	N00°07'18"W
L6	15.05'	N00°07'18"W
L7	84.48'	S85°05'44"W
L8	84.23'	S85°05'44"W

CURVE TABLE

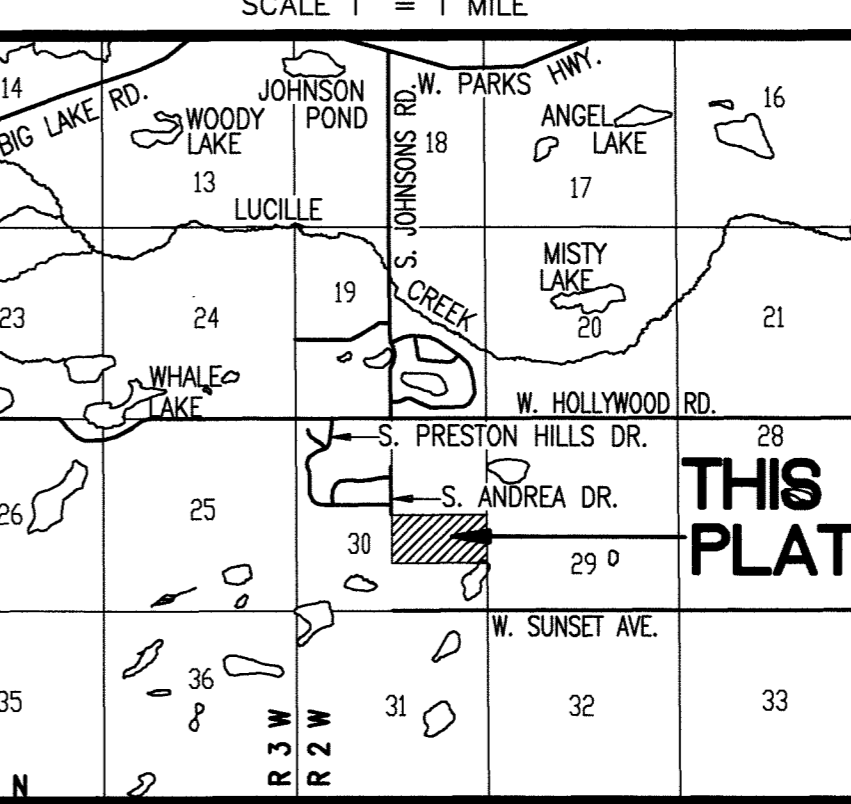
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	72.34'	231.00'	17°56'32"	36.47'	72.04'	N80°58'16"W
C2	80.63'	110.00'	42°00'00"	42.23'	78.84'	N51°00'00"W
C3	151.58'	965.00'	09°00'00"	75.95'	151.43'	N25°30'00"W
C4	157.08'	1000.00'	09°00'00"	78.70'	156.92'	N25°30'00"W
C5	106.29'	145.00'	42°00'00"	55.66'	103.93'	N51°00'00"W
C6	83.30'	266.00'	17°56'32"	41.99'	82.96'	N80°58'16"W
C7	38.21'	296.00'	07°23'47"	19.13'	38.18'	N75°41'53"W
C8	128.28'	175.00'	42°00'00"	67.18'	125.43'	N51°00'00"W
C9	161.79'	1030.00'	09°00'00"	81.06'	161.63'	N25°30'00"W
C10	367.06'	75.00'	280°24'39"	62.47'	96.00'	S04°54'16"E
C11	43.81'	50.00'	50°12'29"	23.43'	42.43'	S89°59'29"W
C12	43.81'	50.00'	50°12'29"	23.43'	42.43'	S89°59'29"W
C13	44.92'	75.00'	34°18'48"	23.15'	44.25'	S35°49'49"W
C14	35.36'	75.00'	27°00'47"	18.01'	35.03'	S66°29'37"W
C15	33.01'	75.00'	25°12'52"	16.77'	32.74'	N87°23'34"W
C16	39.39'	75.00'	30°05'21"	20.16'	38.94'	N59°44'27"W
C17	43.81'	50.00'	50°12'29"	23.43'	42.43'	S89°59'29"W
C18	43.81'	50.00'	50°12'29"	23.43'	42.43'	S89°59'29"W
C19	116.25'	75.00'	88°48'22"	73.45'	104.96'	N79°17'25"E
C20	36.42'	75.00'	27°49'26"	18.58'	36.06'	S42°23'41"E
C21	43.81'	50.00'	50°12'29"	23.43'	42.43'	S89°59'29"W
C22	183.53'	75.00'	140°12'29"	207.23'	141.05'	N75°00'31"W
C23	15.10'	75.00'	11°32'13"	7.58'	15.08'	N10°40'23"W
C24	15.10'	75.00'	11°32'13"	7.58'	15.08'	N00°51'50"E
C25	183.53'	75.00'	140°12'29"	207.23'	141.05'	N65°11'59"E
C26	43.81'	50.00'	50°12'29"	23.43'	42.43'	N69°48'01"W
C27	65.72'	75.00'	50°12'29"	35.14'	63.64'	N69°48'01"W
C28	235.62'	75.00'	180°00'00"	188189089.25'	150.00'	S04°54'16"E
C29	65.72'	75.00'	50°12'29"	35.14'	63.64'	S89°59'29"W
C30	65.72'	75.00'	50°12'29"	35.14'	63.64'	N55°40'23"W
C31	102.71'	75.00'	78°27'47"	61.24'	94.87'	N45°51'50"E
C32	102.71'	75.00'	78°27'47"	61.24'	94.87'	N45°51'50"E
C33	65.72'	75.00'	50°12'29"	35.14'	63.64'	S89°48'01"E



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT CONTAINS THE INFORMATION AS REQUIRED BY A.S. 34.08.170
 7330-S GARY LoRUSSO 05/15/18
 REGISTERED LAND SURVEYOR DATE

VICINITY MAP



2018-78
 Plot #
 311 Palmer
 Rec Dist
 5-21
 Date
 Time 1:51 P.M.

A CONDOMINIUM PLAT OF EAGLES ROOST
 LOCATED ON PARCEL 1A AND 2A OF MATANUSKA-SUSITNA BOROUGH 40 ACRE EXEMPTION RESOLUTION #2017-75
 WITHIN THE N1/2 SE1/4, SECTION 30, T. 17 N., R. 2 W. SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 80 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #134615
 MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99654
 PHYSICAL ADDRESS: 131 E. SWANSON AVE. * WASILLA, ALASKA 99654
 PHONE: (907) 376-7811

DRAWN BY: ICAD/K.Lyne DATE: 5/15/18 DRAWING: 2017-15/EaglesRoost
 CHECKED BY: GLo SCALE: 1 INCH = 100 FEET SHEET 1 OF 1