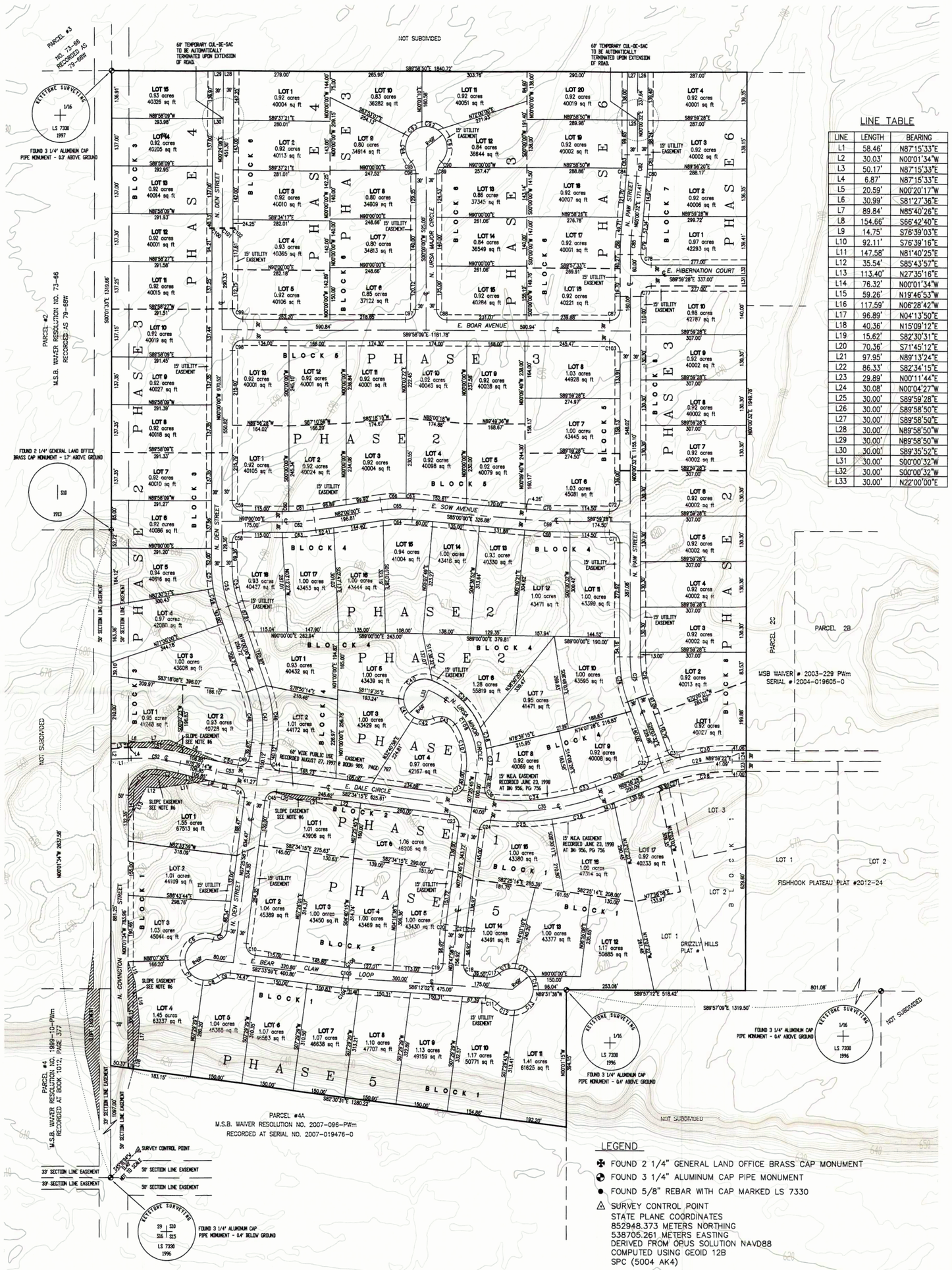
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHORD BEARING
C1	75.00'	125.73'	83.37'	96°03'01"	111.52'	S47°59'38"W
C2	483.10'	62.46'	31.27'	07°24'27"	62.41'	N80°21'27"W
C3	803.62'	64.93'	32.48'	04°37'45"	64.91'	S78°58'07"E
C4	30.00'	46.45'	29.34'	88°43'00"	41.95'	N36°55'29"W
C5	30.00'	53.85'	37.61'	102°50'23"	46.90'	N58°51'13"E
C6	60.00'	117.30'	88.98'	112°00'52"	99.49'	S54°15'58"W
C7	60.00'	84.58'	51.03'	80°46'03"	77.75'	S42°07'30"E
C8	60.00'	45.45'	23.88'	43°23'58"	44.37'	N75°47'30"E
C9	50.00'	37.82'	19.87'	43°20'30"	36.93'	S75°45'46"W
C10	30.00'	47.12'	30.00'	90°00'00"	42.43'	S37°33'59"E
C11	50.00'	37.82'	19.87'	43°20'33"	36.93'	N64°31'46"W
C12	60.00'	55.88'	30.15'	53°21'53"	53.89'	S69°32'26"E
C13	60.00'	87.24'	53.37'	83°18'15"	79.75'	N42°07'30"E
C14	60.00'	40.84'	21.25'	39°00'00"	40.06'	N19°01'38"W
C15	60.00'	47.12'	24.85'	45°00'00"	45.92'	N61°01'38"W
C16	60.00'	48.19'	25.48'	46°00'53"	46.90'	S73°27'56"W
C17	50.00'	37.82'	19.87'	43°20'35"	36.93'	N72°07'47"E
C18	30.00'	47.12'	30.00'	90°00'00"	42.43'	S41°12'02"E
C19	30.00'	47.12'	30.00'	90°00'00"	42.43'	N48°47'58"E
C20	260.00'	16.47'	8.24'	03°37'47"	16.47'	S05°36'51"W
C21	230.00'	14.57'	7.29'	03°37'47"	14.57'	S05°36'51"W
C22	200.00'	12.67'	6.34'	03°37'47"	12.67'	S05°36'51"W
C23	30.00'	47.12'	30.00'	90°00'00"	42.43'	N37°34'15"W
C24	30.00'	46.35'	29.23'	88°31'05"	41.87'	S51°41'17"W
C25	727.67'	177.13'	89.01'	13°56'50"	176.69'	N88°58'25"E
C26	727.67'	152.71'	76.63'	12°01'26"	152.43'	N75°59'17"E
C27	542.13'	30.19'	15.10'	03°11'26"	30.19'	S71°35'12"W
C28	542.13'	159.51'	80.34'	16°51'31"	158.94'	S81°35'20"W
C29	572.14'	200.21'	101.14'	20°02'57"	199.19'	S80°00'49"W
C30	602.13'	153.49'	77.16'	14°36'18"	153.07'	S82°44'00"W
C31	30.00'	44.25'	27.25'	84°30'37"	40.35'	S62°18'50"E
C32	30.00'	47.12'	30.00'	90°00'00"	42.43'	N24°56'28"E
C33	667.67'	65.30'	32.68'	05°36'13"	65.27'	N72°46'41"E
C34	667.67'	234.09'	118.26'	20°05'19"	232.89'	N85°37'26"E
C35	697.67'	334.71'	170.64'	27°29'16"	331.51'	N83°43'07"E
C36	30.00'	48.05'	30.94'	91°45'39"	43.07'	S38°27'05"E
C37	255.00'	73.12'	36.81'	16°25'45"	72.87'	N00°47'07"W
C38	255.00'	62.31'	31.31'	14°00'00"	62.15'	N16°00'00"W
C39	255.00'	200.28'	105.62'	45°00'00"	195.17'	N45°30'00"W
C40	60.00'	117.29'	88.95'	112°00'00"	99.48'	S56°00'00"W
C41	60.00'	62.83'	34.64'	60°00'00"	60.00'	S30°00'00"E
C42	60.00'	57.90'	31.43'	55°17'15"	55.68'	S87°38'37"E
C43	50.00'	70.83'	42.83'	81°09'51"	65.05'	N74°42'19"W
C44	30.00'	47.12'	30.00'	90°00'00"	42.43'	S37°34'15"E
C45	30.00'	47.12'	30.00'	89°59'44"	42.42'	S52°25'53"W
C46	380.00'	175.28'	89.23'	26°25'45"	173.73'	N05°47'08"W
C47	350.00'	161.45'	82.19'	26°25'45"	160.02'	N05°47'08"W
C48	320.00'	147.61'	75.14'	26°25'45"	146.30'	N05°47'08"W
C49	30.00'	47.91'	30.80'	91°30'14"	42.98'	N53°10'52"E
C50	743.62'	57.27'	28.65'	04°24'47"	57.26'	S78°51'38"E
C51	543.10'	152.49'	76.75'	16°05'13"	151.99'	N84°41'51"W
C52	513.10'	144.06'	72.51'	16°05'13"	143.59'	N84°41'51"W
C53	773.62'	79.89'	39.98'	05°55'01"	79.86'	S79°36'45"E
C54	320.00'	106.12'	53.55'	19°00'00"	105.63'	S09°30'00"E
C55	350.00'	116.06'	58.57'	19°00'00"	115.53'	S09°30'00"E
C56	380.00'	63.11'	31.63'	09°30'57"	63.04'	S14°14'32"E
C57	380.00'	62.90'	31.52'	09°29'03"	62.83'	S04°44'32"E
C58	30.00'	47.12'	30.00'	90°00'00"	42.43'	S45°00'00"W
C59	30.00'	47.12'	30.00'	90°00'00"	42.43'	S45°00'00"E
C60	640.00'	19.02'	9.51'	01°42'11"	19.02'	N89°08'55"E
C61	640.00'	70.34'	35.20'	06°17'49"	70.30'	N85°08'55"E
C62	670.00'	93.55'	46.85'	08°00'00"	93.47'	N86°00'00"E
C63	700.00'	97.74'	48.95'	08°00'00"	97.66'	N86°00'00"E
C64	370.00'	83.95'	42.16'	13°00'00"	83.77'	S88°30'00"W
C65	400.00'	90.76'	45.57'	13°00'00"	90.56'	S88°30'00"W
C66	430.00'	75.11'	37.65'	10°00'29"	75.01'	S87°00'14"W
C67	430.00'	22.46'	11.23'	02°59'31"	22.45'	N86°29'46"W
C68	1500.00'	130.67'	65.37'	04°59'28"	130.63'	S87°29'44"E
C69	1470.00'	128.05'	64.07'	04°59'28"	128.01'	S87°29'44"E
C70	1440.00'	125.44'	62.76'	04°59'28"	125.40'	S87°29'44"E
C71	30.00'	47.12'	30.00'	90°00'00"	42.43'	N44°59'28"W
C72	30.00'	47.12'	30.00'	90°00'00"	42.43'	N45°00'32"E
C73	30.00'	47.12'	30.00'	90°00'00"	42.43'	N52°25'45"E
C74	380.00'	133.09'	67.24'	20°04'04"	132.41'	S10°01'30"E
C75	350.00'	122.59'	61.93'	20°04'04"	121.96'	S10°01'30"E
C76	320.00'	112.08'	56.62'	20°04'04"	111.51'	S10°01'30"E
C77	30.00'	47.12'	30.00'	90°00'00"	42.43'	S45°00'32"W
C78	30.00'	47.12'	30.00'	90°00'00"	42.43'	S44°59'28"E
C79	600.00'	52.36'	26.20'	05°00'00"	52.34'	S02°30'32"W
C80	730.00'	22.42'	11.21'	01°45'34"	22.42'	N04°07'45"E
C81	730.00'	41.29'	20.65'	03°14'26"	41.28'	N01°37'45"E
C82	700.00'	61.09'	30.56'	05°00'00"	61.07'	N02°30'32"E
C83	670.00'	38.37'	19.19'	03°16'53"	38.37'	N01°38'59"E
C84	670.00'	20.10'	10.05'	01°43'07"	20.10'	N04°08'59"E
C85	630.00'	54.98'	27.51'	05°00'00"	54.96'	S02°30'32"W
C86	660.00'	57.60'	28.82'	05°00'00"	57.58'	S02°30'32"W
C87	30.00'	47.14'	30.01'	90°01'19"	42.43'	N45°01'12"E
C88	30.00'	47.11'	29.98'	89°58'09"	42.41'	S44°59'04"E
C89	50.00'	19.06'	9.65'	21°50'28"	18.94'	S10°55'14"W
C90	50.00'	18.76'	9.49'	21°30'02"	18.65'	S32°35'29"W
C91	60.00'	105.37'	72.29'	100°36'59"	92.34'	N06°57'59"W
C92	60.00'	47.12'	24.85'	45°00'00"	45.92'	N79°46'29"W
C93	60.00'	47.12'	24.85'	45°00'00"	45.92'	S55°13'31"W
C94	60.00'	79.66'	46.93'	76°04'01"	73.93'	S05°18'30"E
C95	50.00'	27.09'	13.89'	31°02'49"	26.76'	N27°49'06"W
C96	50.00'	10.73'	5.39'	12°17'42"	10.71'	N06°08'51"W
C97	30.00'	47.14'	30.02'	90°01'51"	42.44'	N45°00'56"E
C98	30.00'	47.14'	30.02'	90°01'51"	42.44'	S45°00'56"W
C99	30.00'	47.11'	29.98'	89°58'09"	42.41'	S44°59'04"E
C100	380.00'	2.67'	1.33'	00°24'08"	2.67'	S00°12'04"W
C101	350.00'	2.46'	1.23'	00°24'08"	2.46'	S00°13'04"W
C102	320.00'	2.25'	1.12'	00°24'08"	2.25'	S00°12'04"W
C103	30.00'	47.11'	29.99'	89°58'41"	42.42'	N44°58'48"W
C104	280.00'	17.76'	8.88'	03°38'03"	17.76'	S84°23'01"E
C105	250.00'	15.86'	7.93'	03°38'03"	15.85'	S84°23'01"E
C106	220.00'	13.95'	6.98'	03°38'03"	13.95'	S84°23'01"E
C107	195.00'	141.42'	73.98'	41°33'09"	138.34'	N13°20'49"W
C108	225.00'	296.21'	173.99'	75°25'45"	275.28'	N30°17'07"W

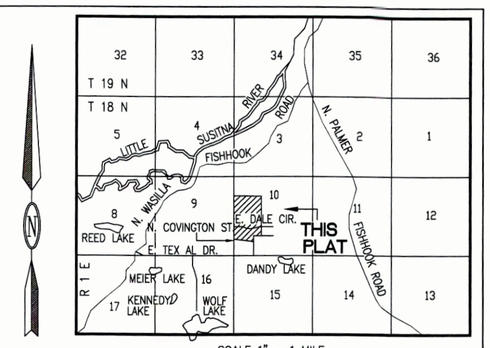
NOTES

1. 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 THE PLAT TO BE RECORDED.
2. BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. 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.
5. DIMENSIONS OF THE 60' WIDE PUBLIC USE EASEMENT, SLOPE EASEMENTS AND 15' M.E.A. EASEMENT SHOWN HEREON ARE MEASURED DIMENSIONS PER FOUND ORIGINAL REBAR WITH CAPS.
6. SLOPE EASEMENTS RECORDED AUGUST 27, 1997 @ BOOK: 909, PAGES: 796, 805 & 808. CORRECTIVE RECORDED OCTOBER 30, 1997 AT BOOK: 920, PAGE: 310



LINE TABLE

LINE	LENGTH	BEARING
L1	58.46'	N87°15'33"E
L2	30.03'	N00°01'34"W
L3	50.17'	N87°15'33"E
L4	6.87'	N87°15'33"E
L5	20.59'	N00°20'17"W
L6	30.99'	S81°27'36"E
L7	89.84'	N85°40'26"E
L8	154.66'	S66°42'40"E
L9	14.75'	S76°39'03"E
L10	92.11'	S76°39'16"E
L11	147.58'	N81°40'25"E
L12	35.54'	S85°43'57"E
L13	113.40'	N27°35'16"E
L14	76.32'	N00°01'34"W
L15	59.26'	N19°46'53"W
L16	117.59'	N06°28'42"W
L17	96.89'	N04°13'50"E
L18	40.36'	N15°09'12"E
L19	15.62'	S82°30'31"E
L20	70.36'	S71°45'12"E
L21	97.95'	N89°13'24"E
L22	86.33'	S82°34'15"E
L23	29.89'	N00°11'44"E
L24	30.08'	N00°04'27"W
L25	30.00'	S89°59'28"E
L26	30.00'	S89°58'50"E
L27	30.00'	S89°58'50"E
L28	30.00'	N89°58'50"W
L29	30.00'	N89°58'50"W
L30	30.00'	S89°35'52"E
L31	30.00'	S00°00'32"W
L32	30.00'	S00°00'32"W
L33	30.00'	N22°00'00"E



SCALE 1" = 1 MILE
VICINITY MAP

CERTIFICATE OF OWNERSHIP & DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I, HEREBY AGREE TO THIS MASTER PLAN AND PLEDGE TO DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN AS EACH PHASE IS RECORDED.

SIGNATURE DATE

NAME/TITLE
ROBERT YUNDT HOMES, LLC
357 E. PARKS HIGHWAY
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS____
DAY OF _____, 20____
FOR_____.

NOTARY FOR THE STATE OF UTAH
MY COMMISSION EXPIRES _____

BENEFICIARIES

COREY NEWMAN DATE
9769 S. KALINA WAY
SANDY, UTAH 84092-1234

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS____
DAY OF _____, 20____
FOR_____.

NOTARY FOR THE STATE OF UTAH
MY COMMISSION EXPIRES _____

KITT DALE DATE
3433 MT. HIGHWAY 287
SHERIDAN, MT. 59749

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS____
DAY OF _____, 20____
FOR_____.

NOTARY FOR THE STATE OF MONTANA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON _____, 20____, BY RESOLUTION NO. _____ AND WILL EXPIRE ON_____, 20____.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

LEGEND

- FOUND 2 1/4" GENERAL LAND OFFICE BRASS CAP MONUMENT
- FOUND 3 1/4" ALUMINUM CAP PIPE MONUMENT
- FOUND 5/8" REBAR WITH CAP MARKED LS 7330
- SURVEY CONTROL POINT
  STATE PLANE COORDINATES
  852948.373 METERS NORTHING
  538705.261 METERS EASTING
  DERIVED FROM OPUS SOLUTION NAVD88
  COMPUTED USING GEOID 12B
  SPC (5004 AK4)

SCALE

0 FEET 150 300 450 600
0 METERS 75 150
1 INCH = 100 FEET

STATE OF ALASKA 49TH GARY LoRUSSO 7330-S REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

A MASTER PLAN OF

GRIZZLY HILLS 2

A SUBDIVISION OF TRACT B
GRIZZLY HILLS, PLAT #2019-
LOCATED WITHIN THE
WITHIN THE W1/2, SECTION 10, T. 18 N., R. 1 E.
SEWARD MERIDIAN ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 117.17 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY	DATE	DRAWING:
ICAD/K.Lyne	1/28/2020	2019-19/GrizzlyHills2
CHECKED BY	SCALE	
GLo	1 INCH = 150 FEET	SHEET 1 OF 1