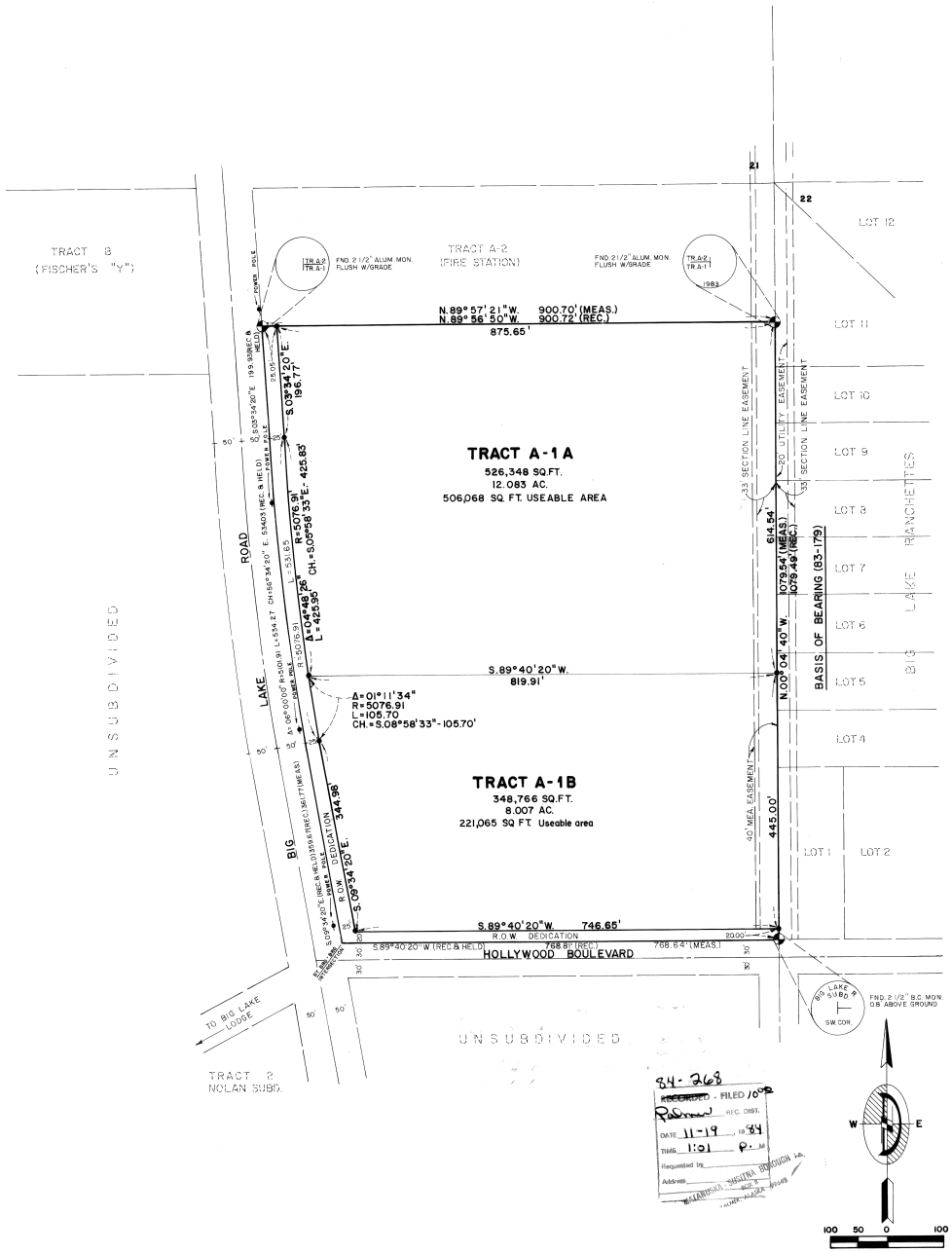



84-368
RECORDED - FILED 1002
Palmer REC. DIST.
DATE 11-19 1984
TIME 1:01 P.M.
Requested by
Address
MATANUSKA-SUSITNA BOROUGH
PALMER, ALASKA

## DEED OF TRUST

Beneficiary: Henry L. Jordan (deceased)

Signed: ERWIN W. JORDAN
for Henry L. Jordan

JOY JORDAN
My Commission Expires
Jan. 23, 1985

## NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 2nd day of November, 1984

Personally appeared Erwin Jordan known to be the executor of Henry L. Jordans estate.

1/23/85
My Commission Expires

Joy Jordan
Notary Public

## DEED OF TRUST

Beneficiary: Frances Jordan
P.O. Box 323
Quitman, Texas 75783

Frances Jordan
Signed: Frances Jordan

JOY JORDAN
My Commission Expires
Jan. 23, 1985

## NOTARY'S ACKNOWLEDGEMENT for Frances Jordan

Subscribed and sworn to before me this 2nd day of November 1984

Personally appeared Frances Jordan

1/23/85
My Commission Expires

Joy Jordan
Notary Public

## NOTES

1. RECORD BEARINGS AND DISTANCES ARE ACCORDING TO PLAT NO 83-179 AS FILED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA ON AUGUST, 1983.
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 GOVERN THOSE SYSTEMS.
3. SHALLOW TO MODERATE DEPTH TO THE WATERTABLE MAY BE ENCOUNTERED ON THESE LOTS, REQUIRING THE USE OF A SHALLOW SOIL ABSORPTION FIELD DESIGN IN ORDER TO MEET THE REQUIREMENT OF A MINIMUM FOUR FOOT SEPARATION FROM THE BOTTOM OF AN ABSORPTION FIELD TO THE SEASONAL HIGHWATER TABLE.
4. NO BUILDING LINE SHALL BE PLACED WITHIN TWENTY-FIVE FEET FROM THE RIGHT-OF-WAY LINE OF ANY PUBLIC RIGHT-OF-WAY.
5. EXCEPT WHERE SPECIFICALLY PROVIDED NO FURTHERMOST PROTRUDING PORTION OF ANY STRUCTURE EXCLUDING EAVES SHALL BE LOCATED NEARER THAN TEN FEET FROM ANY SIDE OR REAR LOT LINE.
6. NO HABITABLE STRUCTURE MAY BE PLACED ON ANY LOT WHICH SHALL HAVE AN ELEVATION OF THE LOWEST FLOOR, INCLUDING A BASEMENT OF LESS THAN TWO FEET ABOVE THE HIGHEST KNOWN WATER ELEVATION AT THE LOCATION OF THE STRUCTURE.
7. NO STRUCTURE OR FOOTING SHALL BE LOCATED CLOSER THAN 75' FROM THE HIGH WATER MARK OF A WATER COURSE OR BODY OF WATER.
8. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100' FROM ANY BODY OF WATER OR WATER COURSE.
9. ON SITE WASTEWATER DISPOSAL SYSTEMS FOR TRACTS A-1A AND A-1B SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. REQUIREMENTS FOR ENGINEERING ARE DUE TO THE COMMERCIAL DEVELOPMENT AND THE SHALLOW TO MODERATE WATER TABLE CONDITIONS WHICH MAY EXIST.
10. TRACTS A-1A AND A-1B SHALL BE LIMITED TO ONE DRIVEWAY EACH TO AND FROM BIG LAKE ROAD.
11. TRACT A-1B SHALL BE LIMITED TO ONE DRIVEWAY TO AND FROM HOLLYWOOD BOULEVARD.

## LEGEND

- FOUND MONUMENT (AS DESCRIBED)
- SET 5/8"x 30" REBAR
- EXISTING POWER POLE

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the Matanuska - Susitna Borough all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon.

I (we) hereby agree to this plat, and to any restrictions or covenants appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Lavina L. Beech
LAVINA L. BEECH
P.O. BOX E
BIG LAKE, ALASKA 99687

16 OCT 84
DATE

## NOTARY'S ACKNOWLEDGEMENT

Lavina L. Beech PERSONALLY APPEARED Subscribed and sworn to before me this 16th day of October, 1984

My commission expires July 21, 1986

Notary's Signature

## CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current Borough taxes and Special assessments through December 31, 1984 against the property, included in the subdivision or resubdivision, hereon have been paid.

November 16, 1984

Mary Jo Lentz
BOROUGH TAX COLLECTION OFFICIAL

## CERTIFICATE OF APPROVAL BY THE COMMISSION

I hereby certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough Platting Board and that the plat has been approved by the Platting Board by Plat Resolution No. 84-156 dated 7-16, 1984, and that the plat shown hereon has been approved for recording on the office of the Recorder in the Recording District in which the plat is located.

November 16, 1984
Date

ATTEST:

Marilyn McLeod
Plotting Clerk

Robert A. Fleischer
Planning Director
Matanuska - Susitna Borough

MATANUSKA SUSITNA BOROUGH SEAL STATE OF ALASKA PLATTING BOARD

## CERTIFICATE OF REGISTERED LAND SURVEYOR

I, KENNETH B. WALCH, certify that I am a registered land surveyor, that this plat is a true and correct representation of lands surveyed by me or under my direct supervision, that the distances and bearings are shown correctly and the error of closure for field traverses does not exceed one part in 5,000, and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked.

Date 13 November, 1984

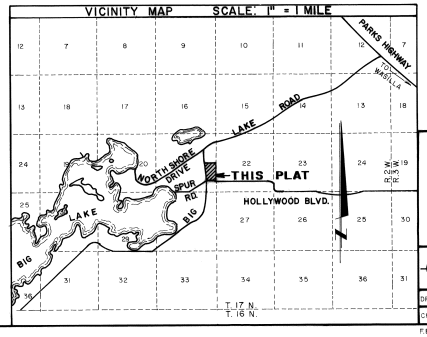
STATE OF ALASKA
Kenneth B. Walch
LICENSED
LAND SURVEYOR
No. 4699

## CERTIFICATE OF APPROVAL BY THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with 18 AAC72.065 and is approved subject to any noted restriction.

Paul E. Pinard — District Supervisor — November 14, 1984
Signature — Title — Date

VICINITY MAP SCALE: 1" = 1 MILE




PLAT OF

TRACTS A-1A & A-1B

# EAST BEECH SUBDIVISION

A SUBDIVISION OF
TRACT A-1 EAST BEECH SUBDIVISION
LOCATED WITHIN
SE 1/4, SEC. 21, T.17 N., R.3W., S.M., ALASKA
CONTAINING 21.08 ACRES

DOWL
4040 "B" STREET
ANCHORAGE, ALASKA
ENGINEERS

| | | | |
|---|---|---|---|
| DRAWN BY: R.H. | DATE 17 SEPT. 84 | W.O. 51377 | FILE NO. 135-15 |
| CHECKED BY: P.D.W. | SCALE 1" = 100' | | SHEET 1 OF 1 |

F.B. 876-50 REF. PLAT NO. 83-179

EAST BEECH SUBDIVISION
1 of 1
PR# 84-156P