

Sheet 1 of 5

**OWNER'S CERTIFICATE**

The undersigned does certify that it is the owner of the following property (collectively "Property"):  
1. Tract G, Block 6, Bear Ridge Subdivision Phase 1, according to the official Plat thereof, Plat No. 2005-83, records of the Palmer Recording District, Third Judicial District, State of Alaska.  
2. Lots 5A and 6A, Alaska State Supplemental Cadastral Survey, filed as Plat No. 85-39, records of the Palmer Recording District, Third Judicial District, State of Alaska.  
3. S 1/2 SW 1/4 Section 11, Township 22 North, Range 4 West, Seward Meridian, State of Alaska;  
4. Lots 811, 813 and 814, Caswell Lakes Subdivision, according to the official revised plat thereof, Plat No. 68-10, records of the Palmer Recording District, Third Judicial District, State of Alaska.

The undersigned, as Declarant under that certain Declaration of Sky Land Airpark, recorded June 10, 2022 as Serial No. 2022-013543-0 together with Plat No. 2022-46, as amended by Amendment No. 1 recorded June 13, 2022 as Serial No. 2022-013667-0; as amended by Amendment No. 2, Palmer Recording District, Third Judicial District, State of Alaska ("Declaration"), and pursuant to Section 34.08.180 and 34.08.170 of the Alaska Uniform Common Interest Ownership Act and Article VII of the Declaration, does hereby file this Plat and Plans to reflect the creation of Units and Common Elements as shown herein and does hereby submit the Property to the Act.

MASS, LLC

By: Arthur Mathias  
Its: Manager

STATE OF ALASKA )  
) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Arthur Mathias, to me known and known to me to be the Manager of Mass, LLC, and known to me to be the person who signed the foregoing instrument, on behalf of said limited liability company, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said limited liability company for the uses and purposes therein expressed.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for Alaska  
My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

Section 34.08.170 of the Alaska Common Interest Ownership Act ("Act") requires that a certification be made which states that a plat contain the information as set forth in Section 34.08.170 of the Act.

I do hereby certify that this plat is a true and correct layout of units accurately surveyed to depict an as-built survey and that the information required by Section 34.08.170 of the Act is provided for on the plat and plans filed herewith.

Benjamin Holmstrom, PLS LS-118708  
54 Group 124 E 7th Ave.  
ANCHORAGE, ALASKA 99501



**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

FOR: Benjamin Holmstrom LS-118708

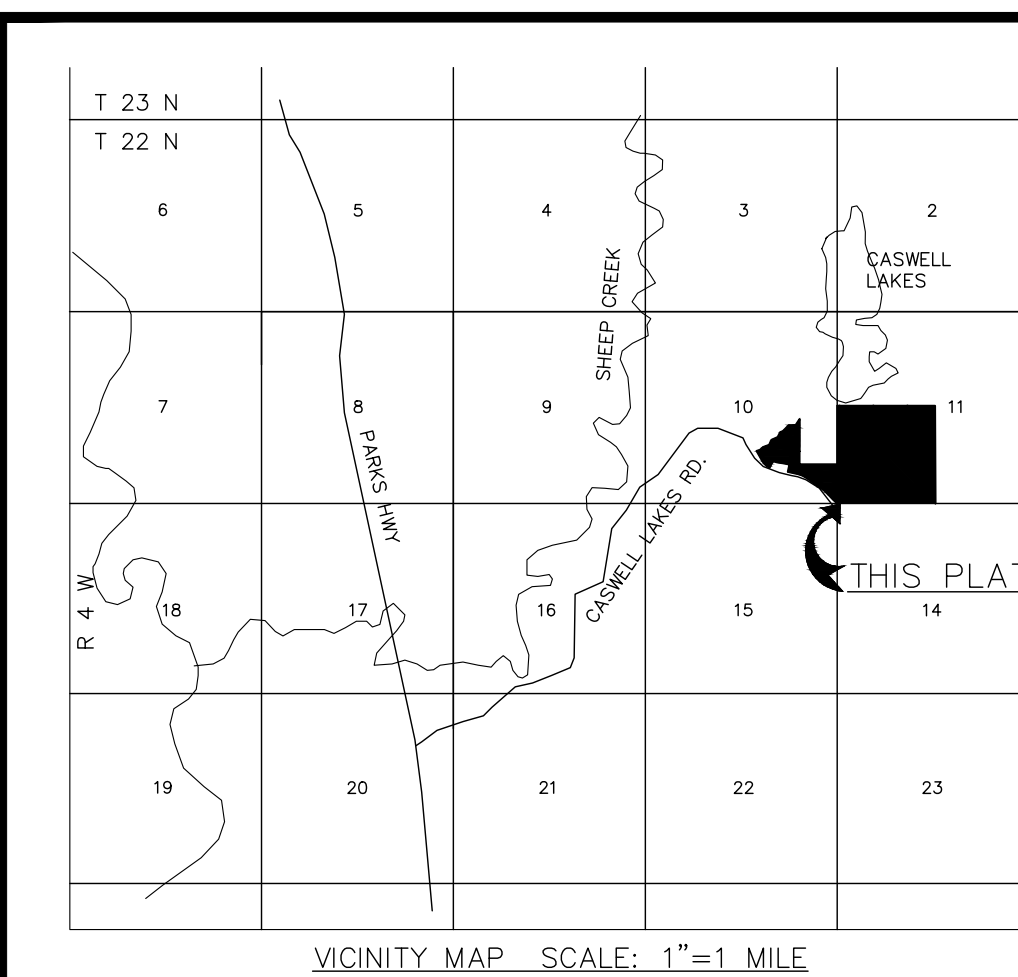
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**NOTES:**

1. ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF.
2. EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (I.E. UNIT 3).
3. THE CONDOMINIUM DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "COMMON INTEREST OWNERSHIP ACT", ALASKA STATUTE 34.08.
4. AREAS OUTSIDE OF UNIT BOUNDARIES AND LIMITED COMMON ELEMENTS, AS SPECIFIED IN THE DECLARATION, ARE COMMON ELEMENTS.
5. UNIT BOUNDARIES SHOWN ARE ACTUAL UNIT BOUNDARIES AS DESCRIBED IN ARTICLE IV OF THE DECLARATION.
6. CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND CURBS, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS AND TREES, FENCES, SIGNS, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE, AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR PURPOSES. PLEASE REFER TO ARTICLE VII OF THE DECLARATION OF LIMITATIONS AND RESERVATIONS FOR THESE RIGHTS.
7. ALL INTERNAL ROADS AND PEDESTRIAN WALKWAYS DEPICTED ON THIS CONDOMINIUM PLAT MUST BE BUILT.
8. THE PROPERTY DESCRIBED ON THE PLAT AS "DEVELOPMENT RIGHTS RESERVED" IS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO ADD UNITS AND CREATE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND LIMITATIONS OF DEVELOPMENT RIGHTS DESCRIBED IN ARTICLE VII OF THE DECLARATION. UNIT AND BUILDING LOCATIONS, DIMENSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OR SITE REQUIREMENT (OR AT DECLARANT'S OPTION). SEE ARTICLE VII OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.
9. THE DECLARANT HAS RESERVED THE RIGHT TO ADD THE FOLLOWING PROPERTY TO THE COMMON INTEREST COMMUNITY, AND TO CREATE UNITS, COMMON ELEMENTS, OR LIMITED COMMON ELEMENTS THEREON; LOTS 804 AND 812, CASWELL LAKES SUBDIVISION, ACCORDING TO THE OFFICIAL REVISED PLAT THEREOF, PLAT NO. 68-10.
10. LOT 1, BLOCK 6, AND LOT 12, BLOCK 7 OF BEAR RIDGE SUBDIVISION PHASE 1 HAVE BEEN GRANTED AN EASEMENT ALLOWING THE OWNER(S) OF THESE LOTS TO ACCESS AND USE THE COMMON ELEMENT RUNWAY, UPON PAYMENT OF AN ANNUAL FEE TO THE CONDOMINIUM ASSOCIATION EQUAL TO THE AMOUNT OF THE REGULARLY ANNUAL BUDGETED ASSESSMENTS DUE FROM EACH UNIT OWNER. SEE SECTION 11.2 OF THE DECLARATION.
11. THE MEANDER LINES SHOWN ALONG THE SOUTHERLY BANK OF CASWELL LAKE ARE RECORD MEANDER LINES PER PLAT NO. 85-39, PALMER RECORDING DISTRICT. RECORD MEANDERS WERE ROTATED TO THIS PLAT. MEANDER LINES SHOWN ARE USED FOR ACREAGE COMPUTATIONS ONLY. THE NORTHERLY BOUNDARY OF UNITS AND COMMON AREAS WITHIN LOT 6A ARBUTING LAKE CASWELL IS THE ORDINARY HIGH WATER LINE.
12. THE UPPER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE AT AN ELEVATION OF FOUR HUNDRED AND FIFTY FEET (450') AND PARALLEL TO THE LOWER BOUNDARY AND EXTENDING TO THE VERTICAL PERIMETER BOUNDARIES. THE LOWER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE AT AN ELEVATION OF TWO HUNDRED AND FIFTY FEET (250') AND PARALLEL TO THE UPPER BOUNDARY AND EXTENDING TO THE VERTICAL PERIMETER BOUNDARIES. ELEVATION DATUM IS NAVD83 COMPUTED USING GEOID 12B.
13. 1" ANGLE IRONS WERE FOUND ALONG THE NORTH BOUNDARY OF LOTS 812, 811, 804 AND CATCHINYMAC PLACE AND AT ALL LOT CORNERS OF LOTS 813 AND 814, CASWELL LAKES SUBD., PLAT 68-10, PALMER RECORDING DISTRICT.
14. UNLESS UNIT CORNERS LAND IN AREAS IMPRACTICAL TO MONUMENT, 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP "S4 GROUP LS-118708" SET AT ALL UNIT CORNERS.

**LEGEND**

S.L. SECTION LINE  
C.E. COMMON ELEMENT  
PERIMETER PROPERTY LINE



VICINITY MAP SCALE: 1" = 1 MILE

A CONDOMINIUM PLAT OF:  
**Sky Land Airpark**  
Creating Units 1-16, 28-62, 73-91,  
& 96-122, & adding Lot 811  
LOCATED ON:

- Tract G, Block 6, Bear Ridge Subdivision Phase 1, according to the official Plat thereof, Plat No. 2005-83, records of the Palmer Recording District, Third Judicial District, State of Alaska.
- Lots 5A and 6A, Alaska State Cadastral Survey, according to the official Plat thereof, Plat No. 85-39, records of the Palmer Recording District, Third Judicial District, State of Alaska.
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- S 1/2 SW 1/4 Section 11, Township 22 North, Range 4 West, Seward Meridian, Alaska.

**S4 Group** Land Surveying and Development Consultants  
Subdivision Specialists  
Construction Surveying  
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mail@S4AK.com

Drawn by: CB Scale 1" = 200'  
Job 2022-18 Date: 6/22/2022