

HATCHER'S LANDING

LOT 5 IMPROVEMENTS ADDENDUM

LAND

98,318 SF | 1.54 ACRES

IMPROVEMENTS

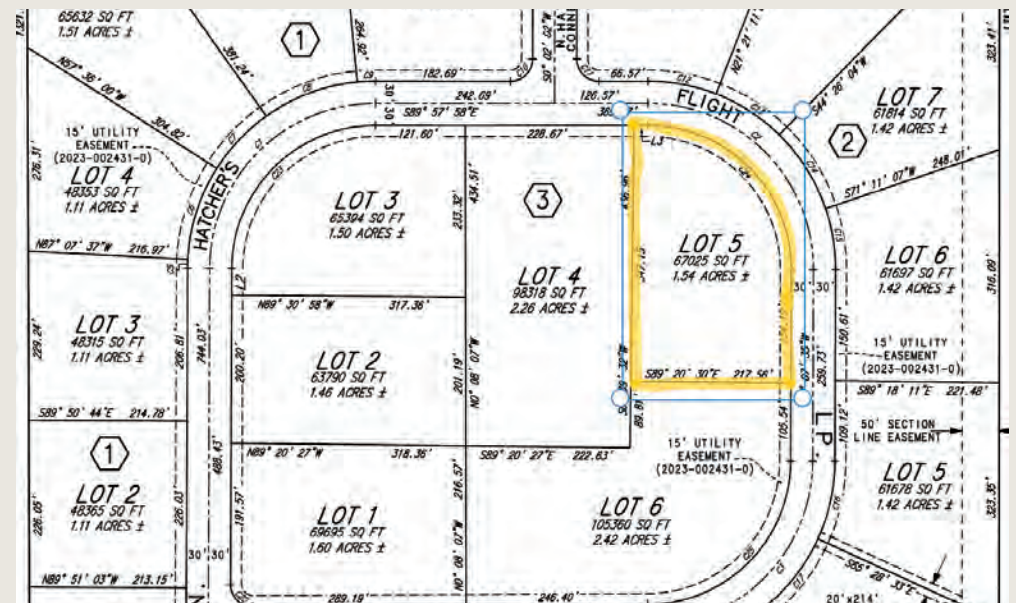
SHOP HOME

FOOTPRINT: 50' x 26' APARTMENT: 1,027 SF
GARAGE: 1,300 SF DECKS: 764 SF

- Existing shop home structure included in list price.
- Structure consists of a completed bottom floor garage and wood shop + a 2nd story living quarters (which is framed, designed and ready for the new owner's choice of finishes). Upper floor apartment is designed for 1-bedroom, kitchen, living area, bathroom + two attic storage areas and a covered deck.
- Electric provided directly to property. Gas mainline provided to road (will require residential extension).
- Driveway Improvements
- Please see attached photos and floor plans.

CONTACT

seth@remoteAK.com | (907) 227-5875
HatchersLanding.com



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2022-2-100, DATED 2-15-2023, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE 02-15-2023
 ATTEST: *[Signature]* (PLATTING CLERK)



NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH POINT 701 ON THE NORTHEAST CORNER OF LOT 8, BLOCK 2, A RECOVERED ALUMINUM CAP WITH A NETWORK GROUND GEODETIC POSITION OF 61° 42' 14.70"N 149° 12' 31.22"W.
3. 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.
4. THERE MAY BE FEDERAL, STATE, AND 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.
5. THIS SUBDIVISION IS SUBJECT TO M.E.A. BLANKET EASEMENTS RECORDED ON SEPTEMBER 10, 2010 IN DOCUMENT #2010-017852-0 AND ON OCTOBER 27, 2012 IN DOCUMENT #2012-024505-0.
6. THIS SUBDIVISION IS SUBJECT TO A M.T.A. BLANKET EASEMENT RECORDED ON SEPTEMBER 21, 2022 IN DOCUMENT #2022-021935-0.

CERTIFICATE OF PAYMENT OF TAXES

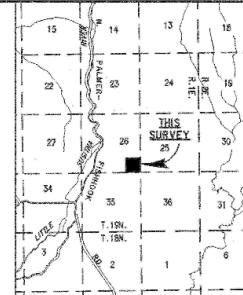
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2022, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OF RESUBDIVISION, HEREON HAVE BEEN PAID.
 TAX COLLECTION OFFICIAL (MATANUSKA-SUSTITNA BOROUGH) DATE 2-15-2023

LEGEND

- RECOVERED 3/4" OLD BEARS CAP ON 18IN PIPE
- RECOVERED 3/4" ALUMINUM CAP ON 80 BEAR
- RECOVERED PLASTIC CAP ON 8" BEAR
- RECOVERED 18IN PIPE
- SET 18" PLASTIC CAP ON 8" 43" BEARS AT ALL DWT CORNERS, 90'S, AND 45'S
- SET 30" ALUMINUM POST MONUMENT
- MEASURED DATA
- RECORD PER PLAT (2021-76)
- RECORD PER RECTANGULAR (1832)
- SURVEY POINT NUMBER
- BLOCK
- ROW DEDICATED THIS PLAT



10'x50' 1/4" 255.65'
 10'x45' 10" 254.70'
 10'x45' 10" 254.70'
 10'x45' 10" 254.70'

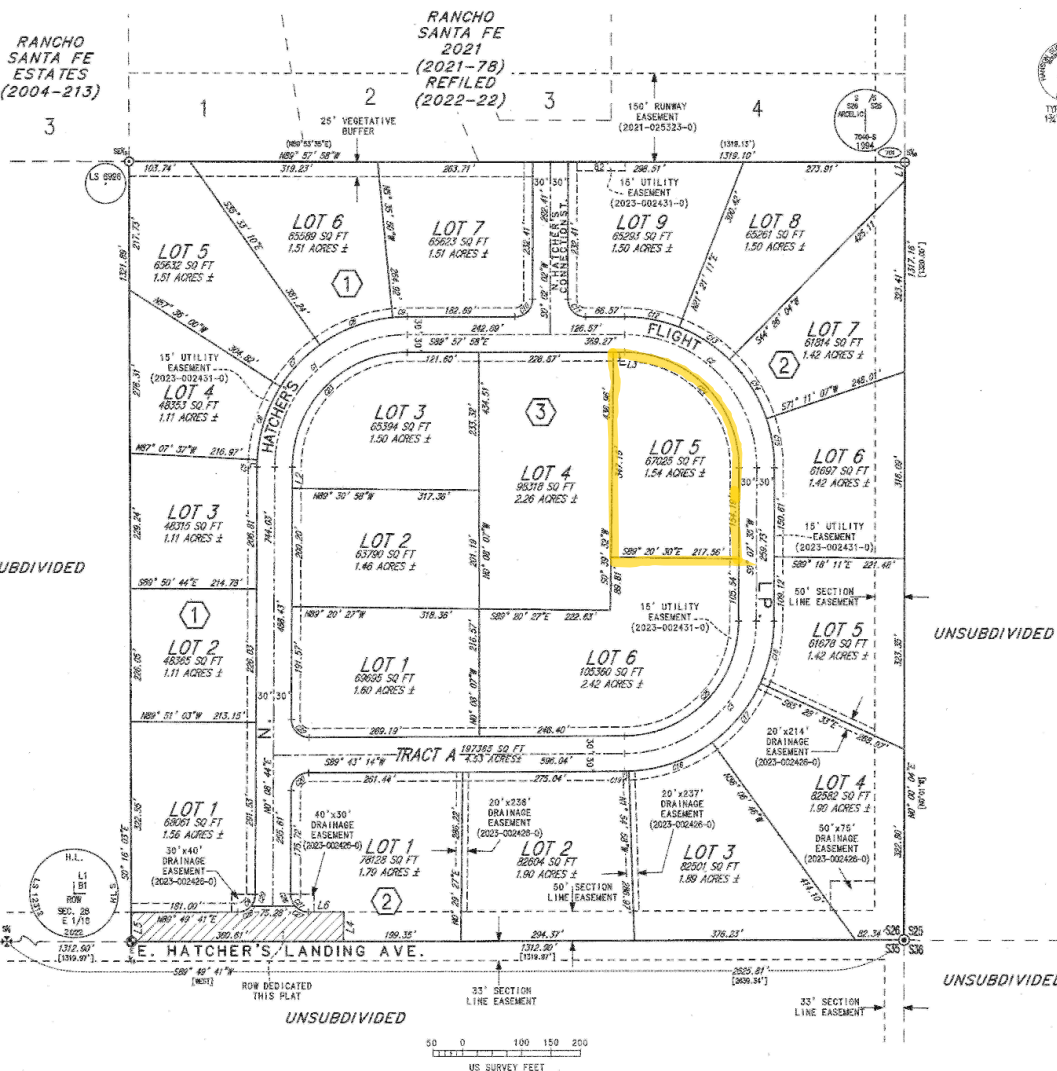


SURVEYOR'S CERTIFICATE



I 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 DIMENSIONS SHOWN ON THE PLAT ACCURATELY EXIST AS MEASURED AND THAT THE CONDITIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 2/15/23
 REGISTERED LAND SURVEYOR

UNSUBDIVIDED



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	352.69	225.00	89°53'15"	224.58	317.69	N45° 05' 23"E
C2	353.79	225.00	90°05'35"	225.38	318.48	S44° 55' 11"E
C3	351.84	225.00	89°53'59"	223.41	317.07	S44° 55' 25"W
C4	46.98	30.00	80°47'57"	23.83	42.31	N44° 59' 13"E
C5	12.14	255.00	2°43'39"	8.07	12.14	N1° 30' 34"E
C6	121.41	255.00	28°21'37"	67.20	128.96	N17° 38' 12"E
C7	98.12	255.00	22°02'50"	49.85	97.52	S43° 25' 25"W
C8	133.32	255.00	28°57'26"	68.22	131.81	S89° 25' 30"W
C9	25.08	255.00	5°37'32"	12.54	25.05	S89° 13' 06"W
C10	47.82	30.00	90°00'00"	30.00	42.43	S45° 02' 02"W
C11	47.82	30.00	90°00'00"	30.00	42.43	N44° 57' 58"W
C12	94.98	255.00	21°19'09"	48.60	94.34	N19° 18' 23"W
C13	100.72	255.00	23°04'52"	52.07	102.03	N57° 05' 22"W
C14	115.08	255.00	26°45'54"	60.63	117.89	N32° 11' 24"W
C15	84.30	255.00	18°56'28"	42.94	85.92	S9° 20' 39"E
C16	108.58	255.00	24°23'52"	55.13	107.77	N12° 18' 31"E
C17	130.68	255.00	29°21'47"	68.81	129.28	N39° 12' 21"E
C18	152.19	255.00	34°11'48"	78.44	149.56	S70° 59' 08"W
C19	7.28	255.00	1°35'12"	3.64	7.28	S89° 54' 08"W
C20	48.90	30.00	89°34'30"	23.78	42.27	S44° 55' 09"W
C21	47.29	30.00	90°16'03"	30.17	42.54	S45° 00' 47"E
C22	47.35	30.00	90°26'30"	30.22	42.58	S45° 04' 01"E
C23	305.93	185.00	89°52'19"	194.62	275.50	N45° 05' 23"E
C24	306.62	185.00	90°05'35"	196.32	275.99	S44° 59' 11"E
C25	264.98	185.00	89°35'39"	188.68	274.78	S44° 55' 25"W
C26	22.08	30.00	42°07'40"	11.55	21.58	S20° 55' 08"E
C27	25.23	30.00	48°11'23"	13.42	24.49	S89° 04' 38"E
C28	25.23	30.00	48°11'23"	13.42	24.49	N89° 44' 00"E
C29	21.73	30.00	41°29'34"	11.36	21.25	N20° 53' 31"E

LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.49	S0° 00' 04"W
L2	36.21	N0° 08' 44"E
L3	19.21	S89° 57' 58"E
L4	50.00	S0° 10' 16"W
L5	50.00	N0° 10' 03"W
L6	66.00	N88° 49' 41"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ACCEPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHT-OF-WAYS TO THE MATANUSKA-SUSTITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE 2-10-2023
 WITH PROPOSED: HATCHER'S LANDING LLC, 800 N. MOUNT PILOT CIR., PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN BEFORE ME THIS 15th DAY OF February, 2023, FOR Seth Kroenke
 Ronald J. Hoyer
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: 12/02/2029



A PLAT OF HATCHER'S LANDING

SE1/4, SE1/4, SEC 28, T18N, R1E, SM, AK
 PALMER RECORDING DISTRICT
 SE1/4, SEC 26, T19N, R1E, SM, AK
 CONTAINING 39.80 ACRES MORE OR LESS

HANSON
 LAND SOLUTIONS
 ALASKA BUSINESS LICENSE #1025
 305 EAST FIREWED AVENUE
 PALMER, ALASKA, 99645
 (907) 746-7738



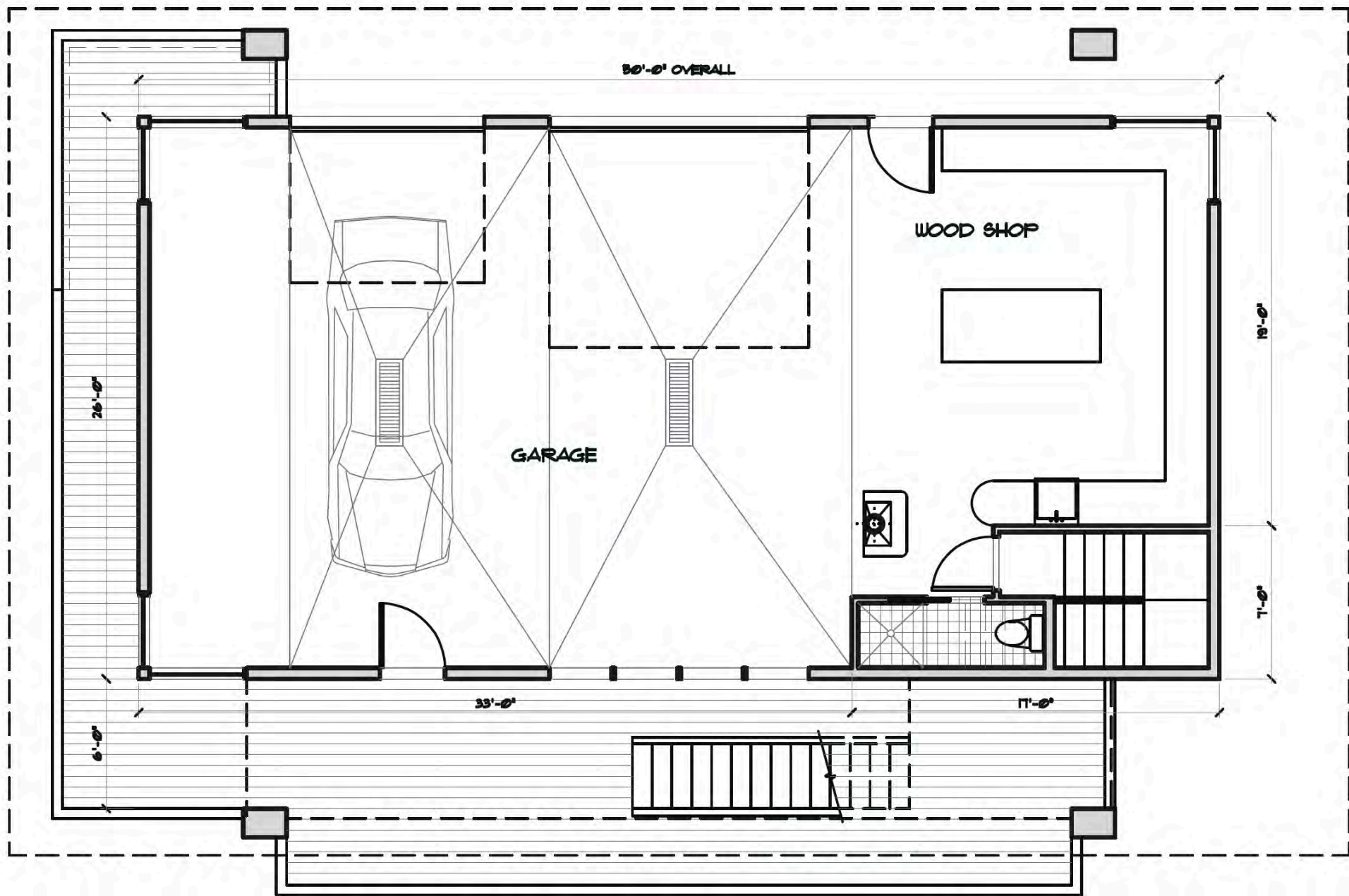


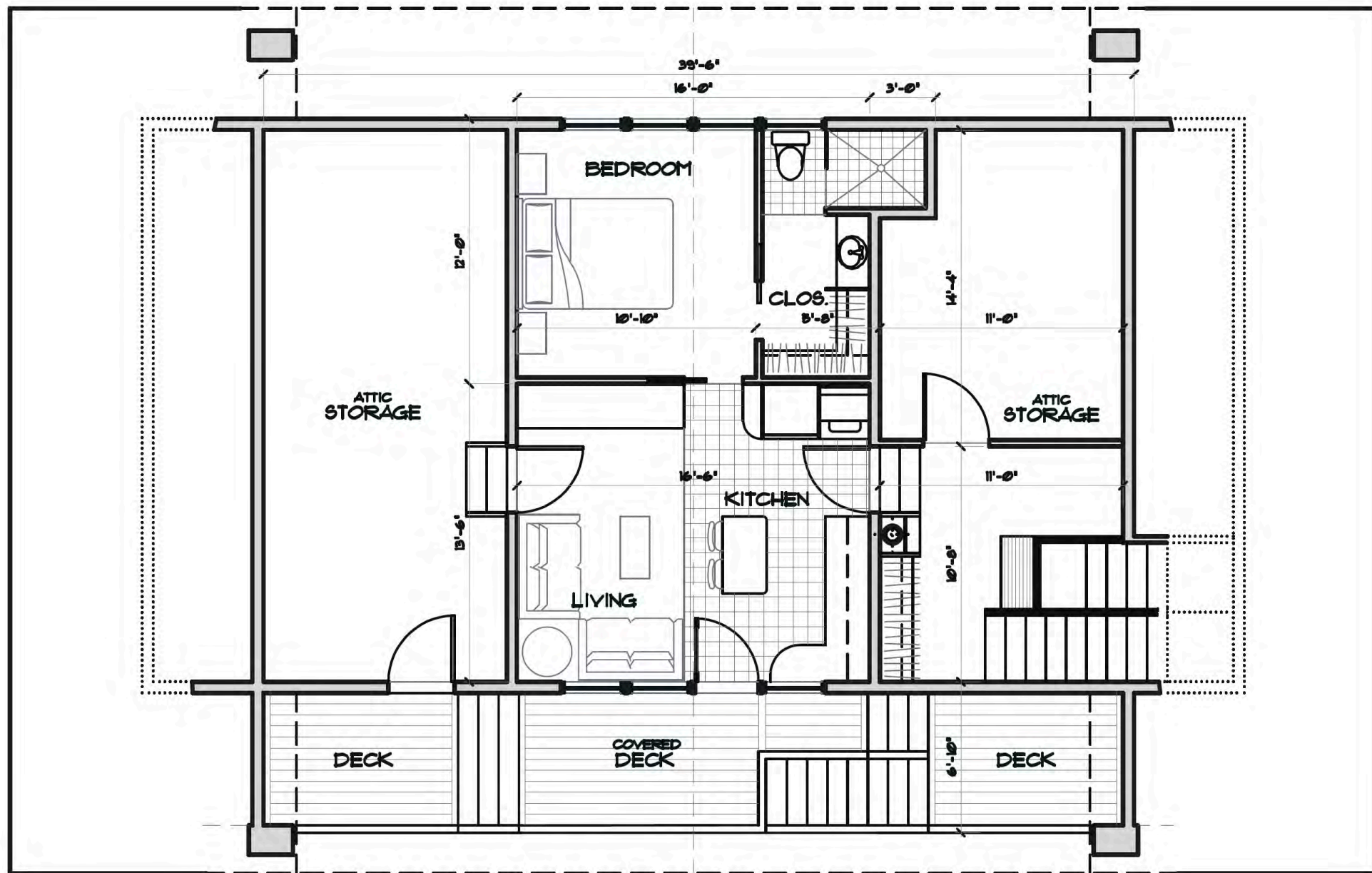
PMG
PRECISION
BUILDING GROUP





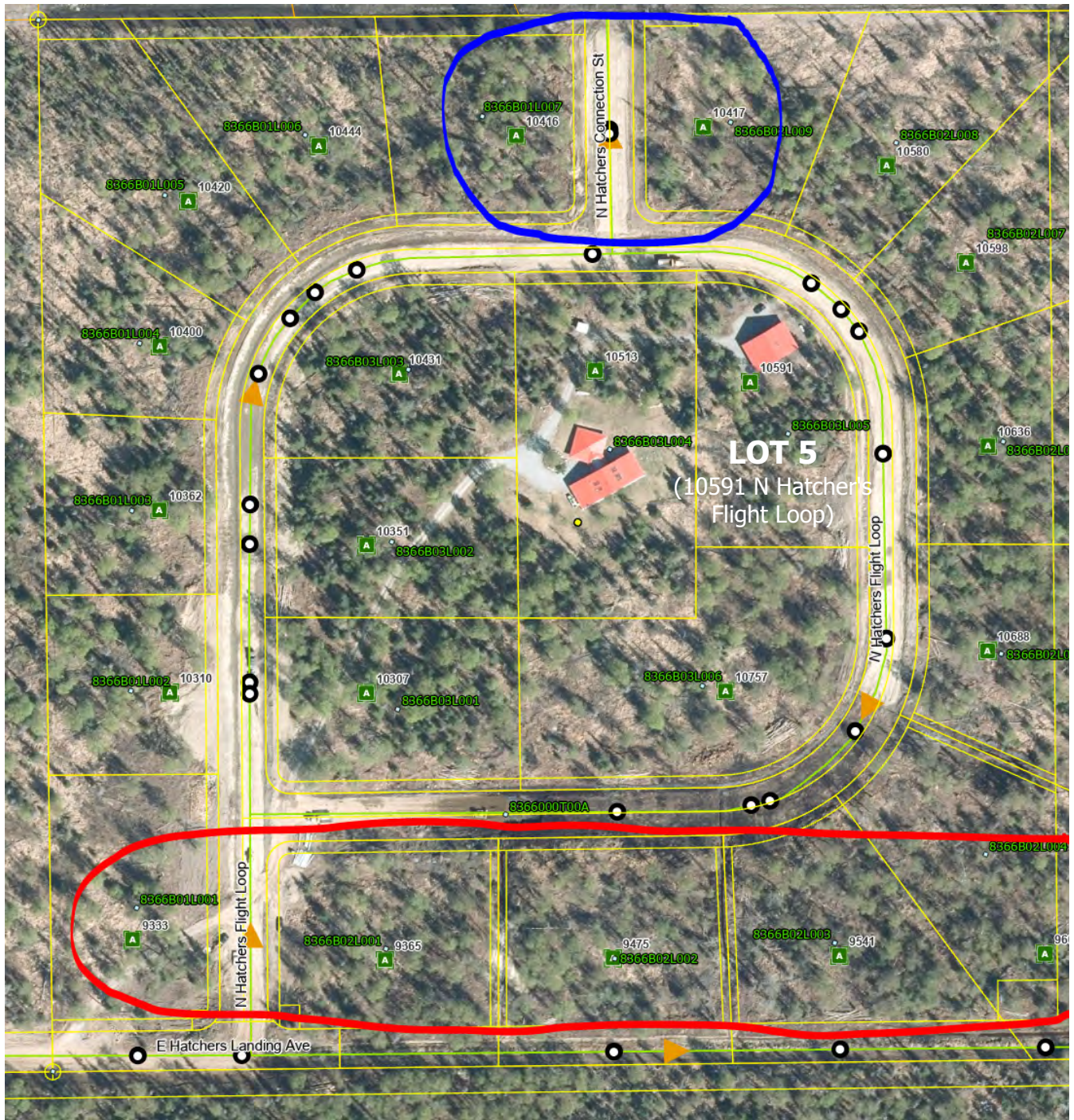






Hatcher's Landing Addressing

3/17/23



NOTES:

Addresses circled in **RED** are: E Hatcher's Landing Ave.

Addresses circled in **BLUE** are N Hatcher's Connection St.

All other addresses are: N Hatcher's Flight Loop