

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-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT 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 _____

ATTEST: _____
(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 GNSS 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, 2022 IN DOCUMENT #2022-024905-0.
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

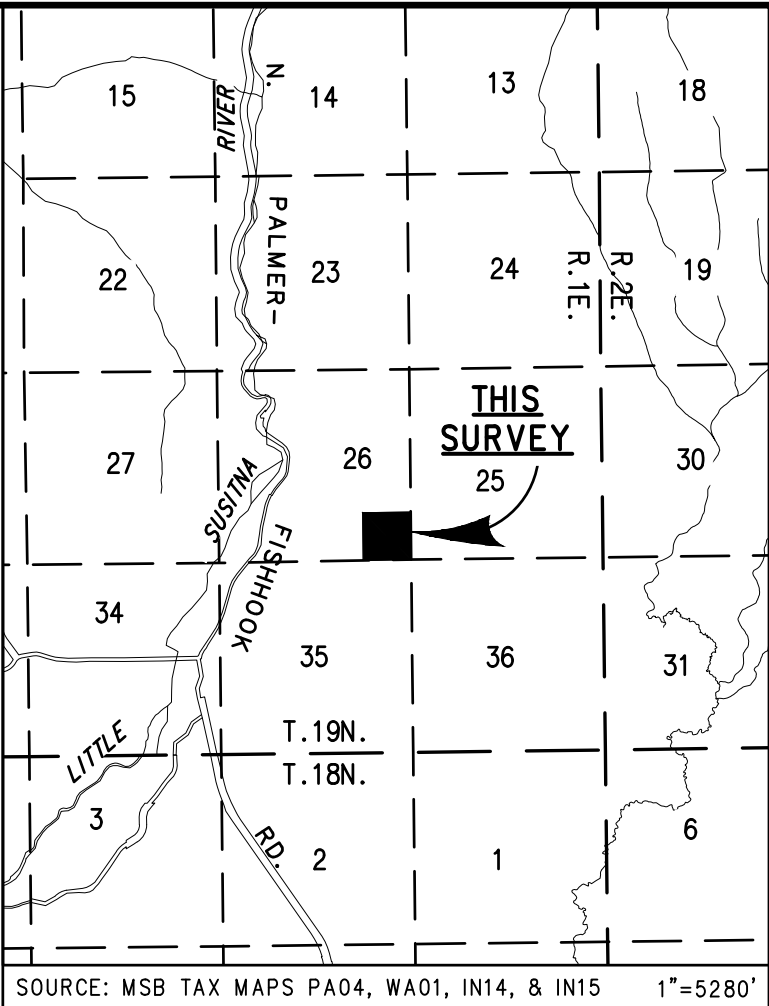
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

LEGEND

- RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
- RECOVERED 2 1/2" ALUMINUM CAP ON #5 REBAR
- RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED IRON PIPE
- SET 1 1/2" PLASTIC CAP ON 5/8"x30" REBAR AT ALL UNIT CORNERS, PC'S, AND PT'S
- SET 2 1/2" ALUMINUM POST MONUMENT

- MEASURED DATA
- RECORD PER PLAT (2021-78)
- RECORD PER RECTANGULAR (1922)
- SURVEY POINT NUMBER
- BLOCK
- ROW DEDICATED THIS PLAT



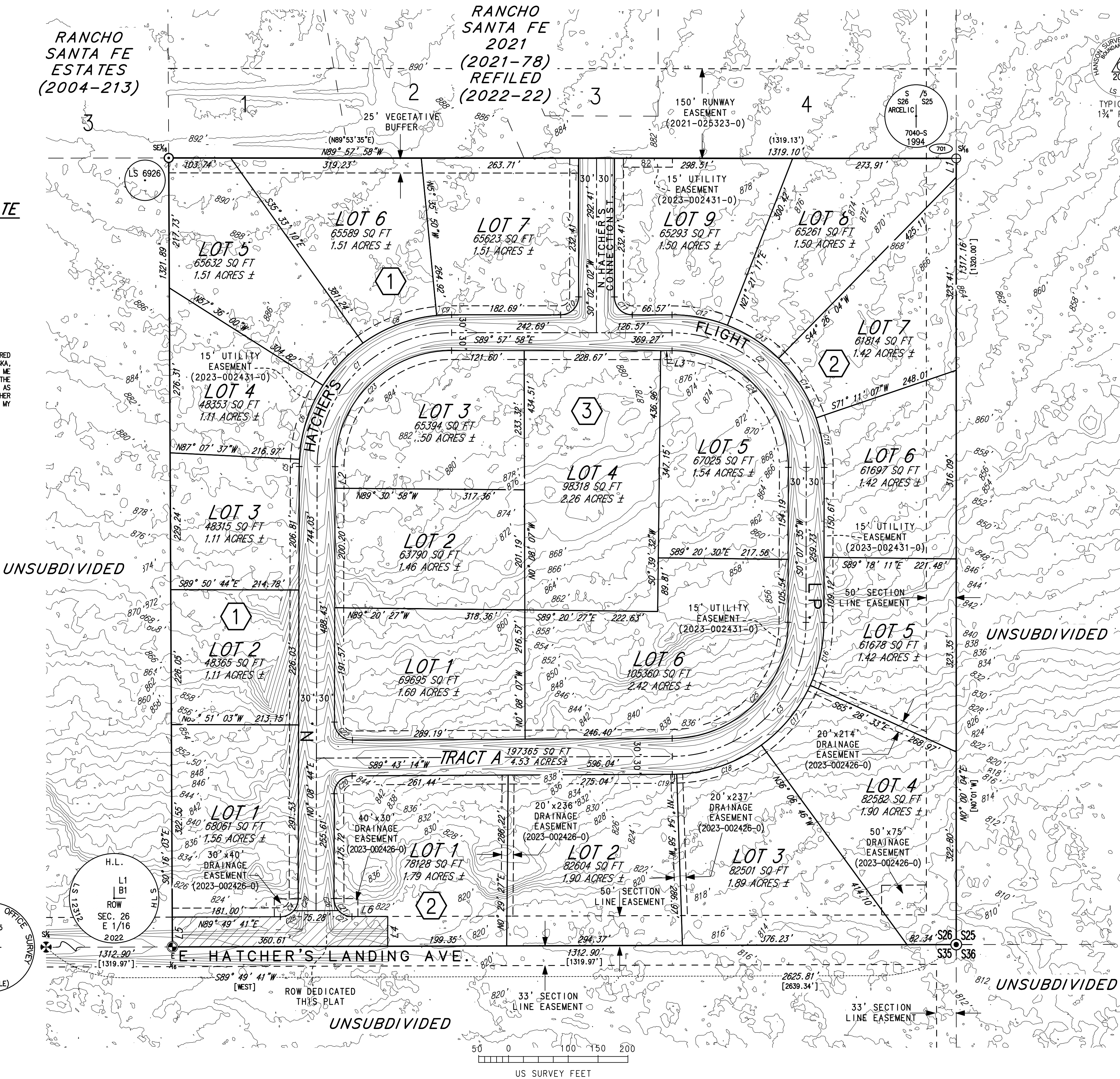
SOURCE: MSB TAX MAPS PA04, WA01, IN14, & IN15 1"=5280'

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 MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	352.99	225.00	89°53'18"	224.56	317.89	N45° 05' 23"E
C2	353.79	225.00	90°05'33"	225.36	318.46	S44° 55' 11"E
C3	351.84	225.00	89°35'39"	223.41	317.07	S44° 55' 25"W
C4	46.96	30.00	89°40'57"	29.83	42.31	N44° 59' 13"E
C5	12.14	255.00	2°43'39"	6.07	12.14	N1° 30' 34"E
C6	131.41	255.00	29°31'37"	67.20	129.96	N17° 38' 12"E
C7	98.12	255.00	22°02'50"	49.68	97.52	S43° 25' 25"W
C8	133.32	255.00	29°57'20"	68.22	131.81	S69° 25' 30"W
C9	25.06	255.00	5°37'52"	12.54	25.05	S87° 13' 06"W
C10	47.12	30.00	90°00'00"	30.00	42.43	S45° 02' 02"W
C11	47.12	30.00	90°00'00"	30.00	42.43	N44° 57' 58"W
C12	94.88	255.00	21°19'09"	48.00	94.34	N79° 18' 23"W
C13	102.72	255.00	23°04'52"	52.07	102.03	N57° 06' 22"W
C14	119.06	255.00	26°45'04"	60.63	117.98	N32° 11' 24"W
C15	84.30	255.00	18°56'28"	42.54	83.92	S9° 20' 39"E
C16	108.58	255.00	24°23'52"	55.13	107.77	N12° 19' 31"E
C17	130.68	255.00	29°21'47"	66.81	129.26	N39° 12' 21"E
C18	152.19	255.00	34°11'48"	78.44	149.95	S70° 59' 08"W
C19	7.28	255.00	1°38'12"	3.64	7.28	S88° 54' 08"W
C20	46.90	30.00	89°34'30"	29.78	42.27	S44° 55' 59"W
C21	47.29	30.00	90°19'03"	30.17	42.54	S45° 00' 47"E
C22	47.35	30.00	90°25'30"	30.22	42.58	S45° 04' 01"E
C23	305.93	195.00	89°53'18"	194.62	275.50	N45° 05' 23"E
C24	306.62	195.00	90°05'33"	195.32	275.99	S44° 55' 11"E
C25	304.92	195.00	89°35'39"	193.62	274.79	S44° 55' 25"W
C26	22.06	30.00	42°07'40"	11.55	21.56	S20° 55' 06"E
C27	25.23	30.00	48°11'23"	13.42	24.49	S66° 04' 38"E
C28	25.23	30.00	48°11'23"	13.42	24.49	N65° 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	19.01	S89° 57' 58"E
L4	50.00	S0° 10' 19"W
L5	50.00	N0° 16' 03"W
L6	60.00	N89° 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 ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT. DEDICATE ALL RIGHT-OF-WAYS TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE _____
SETH KROENKE
HATCHERS LANDING LLC.
600 N. MOUNT PILOT CIR.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

A PLAT OF
HATCHER'S LANDING
A SUBDIVISION OF
SE 1/4 SEC. 26 T.19N. R.1E. SM, AK
PALMER RECORDING DISTRICT
LOCATED WITHIN
SE 1/4 SEC. 26, T.19N. R.1E. SM, AK
CONTAINING 39.86 ACRES MORE OR LESS
HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE:FB21-170 CK: CEH SCALE:1"=100' 02/10/23 1 OF 1