

# ★ Lots available for RESERVATION

July 18, 2024 Planning Board Meeting Packet  
18 of 143

## 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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RECORDING NUMBER 89-11-PWm, DATED 06/09/24, 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

ATTEST: (PLATTING CLERK)

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	398.99	150.00	4°35'50"	208.73	390.29	N02°59'10"W
C2	816.53	135.00	10°48'45"	596.67	703.01	S26°10'33"W
C3	318.07	135.00	4°33'38"	166.52	311.03	S08°08'07"W
C4	500.47	135.00	6°15'08"	262.05	473.32	S15°13'44"W
C5	53.15	150.00	1°42'19"	26.64	53.13	S13°22'40"E
C6	176.89	100.00	1°52'29"	89.08	176.25	S28°58'43"E
C7	118.22	100.00	1°03'30"	59.37	117.87	S67°43'40"E
C8	259.00	100.00	2°27'15"	132.24	256.33	N02°28'57"W
C9	43.00	100.00	0°14'36"	26.58	39.79	N02°18'23"W
C10	102.53	165.00	1°38'01"	51.47	102.32	S61°28'20"W
C11	180.83	165.00	2°17'36"	91.62	179.79	S78°56'08"W
C12	47.17	100.00	0°04'47"	30.04	42.48	S45°02'33"W
C13	62.83	100.00	0°07'00"	34.64	60.00	N02°59'51"W
C14	105.46	100.00	0°07'43"	72.43	92.41	N07°58'04"W
C15	97.21	100.00	0°04'41"	63.04	86.92	S08°08'33"W
C16	49.00	100.00	0°08'19"	23.62	43.95	N04°53'27"W
C17	3.64	100.00	0°00'27"	1.82	3.64	S1°44'04"E
C18	47.08	100.00	0°05'13"	29.66	42.40	S44°53'27"E
C19	168.04	170.00	0°15'23"	84.64	167.44	S28°58'18"W
C20	31.42	100.00	0°07'00"	16.08	31.06	S31°52'28"E
C21	31.42	100.00	0°07'00"	16.08	31.06	N01°52'28"W
C22	41.96	100.00	0°03'54"	21.88	41.11	N06°50'31"W
C23	77.80	100.00	0°10'43"	45.46	72.48	S07°20'18"W
C24	45.00	100.00	0°08'19"	23.62	43.95	S08°58'18"W
C25	45.00	100.00	0°08'19"	23.62	43.95	S78°05'23"E
C26	41.57	100.00	0°10'46"	21.68	40.74	S28°43'21"E
C27	63.70	130.00	1°43'34"	31.87	63.67	S13°58'41"E
C28	122.04	128.82	1°01'11"	61.21	121.85	S55°31'31"W
C29	47.09	100.00	0°08'00"	29.87	42.40	N44°53'01"W
C30	117.12	105.00	1°24'09"	58.97	116.71	N88°47'52"E
C31	445.58	105.00	0°02'12"	248.36	423.45	N41°59'41"E
C32	150.87	105.00	0°27'38"	76.32	150.00	N07°11'44"W
C33	48.51	105.00	0°15'40"	24.28	48.48	N04°17'57"W
C34	62.44	380.00	1°24'51"	31.29	62.37	N03°01'24"W
C35	43.81	320.00	1°01'42"	21.99	43.87	S13°47'59"E
C36	119.51	105.00	1°43'31"	60.08	119.18	S10°22'04"E
C37	167.83	105.00	0°27'45"	84.84	166.92	N07°20'04"E
C38	191.19	105.00	0°13'28"	96.96	189.84	S28°27'09"W
C39	43.46	100.00	0°09'53"	26.54	39.76	S07°16'08"E
C40	131.38	580.00	1°08'44"	65.97	131.10	S35°16'43"E
C41	112.77	380.00	1°08'25"	56.56	112.59	N03°13'09"W
C42	143.96	580.00	1°13'17"	72.35	143.59	N10°32'18"W
C43	32.63	580.00	1°13'25"	16.32	32.63	S1°48'57"E
C44	308.77	320.00	0°16'34"	167.58	296.83	N02°58'17"E
C45	308.72	320.00	0°16'36"	167.56	296.89	N02°58'49"E

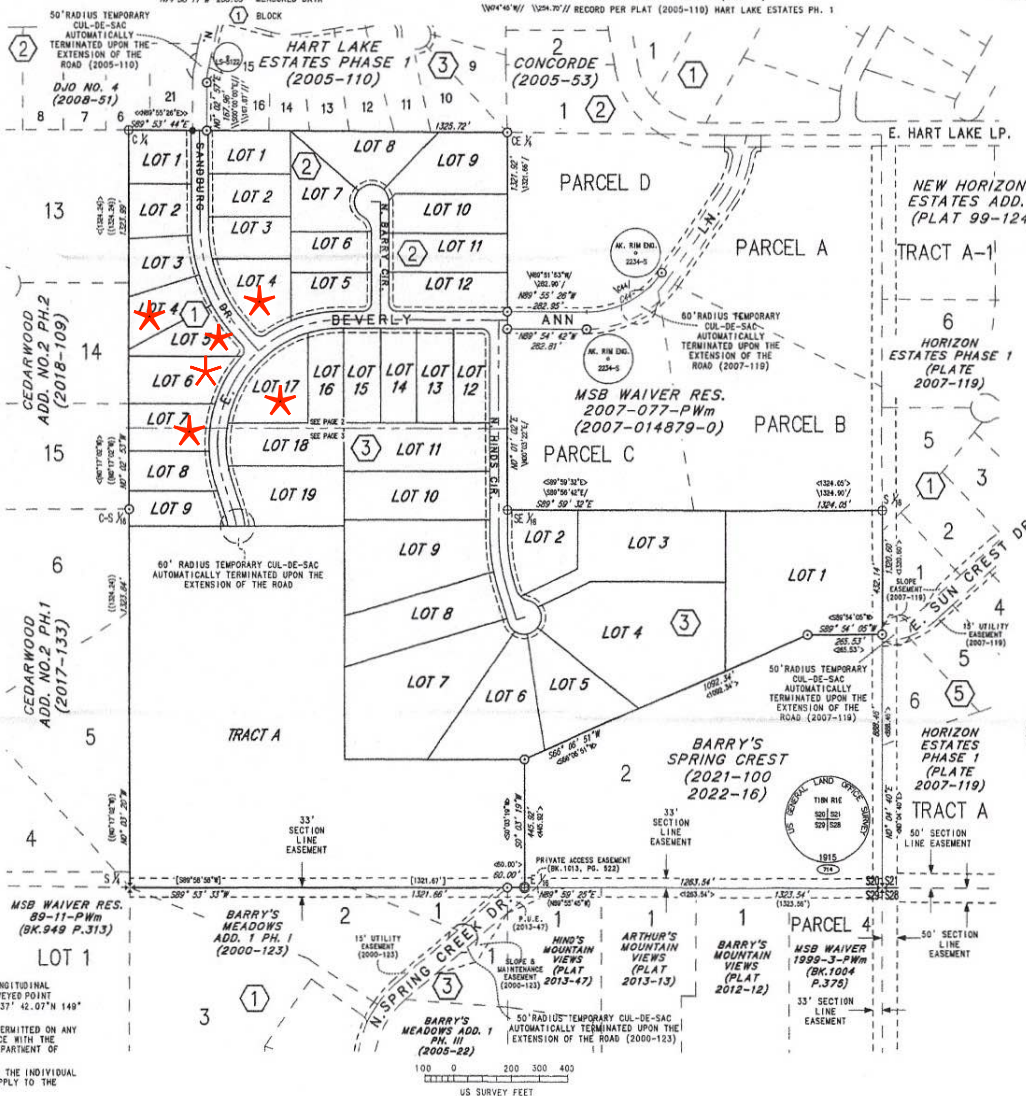
## NOTES

- ALL DISTANCES SHOWN ARE ROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SECTION CORNER COMMON TO SECTIONS 20, 21 & 29 (SURVEYED POINT 714). A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 37' 42.07"N 149° 17' 58.95"W.
- 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.
- 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.

ELF

## LEGEND

- RECOVERED 2" GLO BRASS CAP ON IRON PIPE
- RECOVERED 2" ALUMINUM POST MONUMENT
- RECOVERED 1 1/2" ALUMINUM CAP ON 1/2" REBAR
- RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 1/2" REBAR
- SET PLASTIC CAP ON 1/2" 30" REBAR AT CORNERS, PT'S, AND PC'S.
- COMPUTED DATA
- MEASURED DATA



## 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 (MATANUSKA-SUSITNA BOROUGH) DATE

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BEVERLY ANN BARRY DATE  
3885 N. CARIBOU ST.  
WASILLA, AK 99654

## NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS DAY OF 20, 2024

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES:

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JO ANNE E. HINDS DATE  
3885 N. CARIBOU ST.  
WASILLA, AK 99654

## NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS DAY OF 20, 2024

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES:

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

REGISTERED LAND SURVEYOR

A PLAT OF  
**SPRINGS WEST**  
LOT 1  
BARRY'S SPRING CREST  
(PLAT 2021-100, REC-PLAT 20 AS 2022-16)  
AND THE SW 1/4 SEC. 20 AND THE NW 1/4 SEC. 20, T.18N. R.1E.  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SEC. 20, T.18N. R.1E. SW, AK  
CONTAINING 99.85 ACRES MORE OR LESS  
**HANSON**  
**LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #1525  
355 EAST FIREWIND AVENUE  
PALMER, ALASKA, 99645  
(907)748-7738  
FILE: 7802-110-01; CEN SCALE: 1"=200' 04/09/24/1 OF 3

Agenda Copy

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MAY 23 2024  
PLANNING