

AGENDA

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

December 4, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **HATCHER PASS VILLAGE PHASE IX:** The request is to create three lots from Tract A-7, Hatcher Pass Village Phase III, Plat No. 2022-132 to be known as **HATCHER PASS VILLAGE PHASE IX**, containing 9.74 acres +/- . The property is located north of E. Edgerton Parks Road, east of N. Moose Lick Circle, and directly west of N. Mountain Trails Drive (Tax ID # 8332000T00A-7); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. *(Petitioner/Owner: Chris Soloy, Staff: Matthew Goddard, Case #2024-132)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **December 4, 2024,** in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 4, 2024

ABBREVIATED PLAT: HATCHER PASS VILLAGE PH IX
LEGAL DESCRIPTION: SEC 09, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: HATCHER PASS VILLAGE INC.
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS / PIONEER ENGINEERING
ACRES: 9.74 ± PARCELS: 3
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-132

REQUEST: The request is to create three lots from Tract A-7, Hatcher Pass Village Phase III, Plat No. 2022-132 to be known as **HATCHER PASS VILLAGE PHASE IX**, containing 9.74 acres +/- . The property is located north of E. Edgerton Parks Road, east of N. Moose Lick Circle, and directly west of N. Mountain Trails Drive (Tax ID # 8332000T00A-7); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.

EXHIBITS

Vicinity Map and Aerial Photos
Site Plan
Soils Report

EXHIBIT A – 6 pgs
EXHIBIT B – 3 pgs
EXHIBIT C – 17 pgs

AGENCY COMMENTS

MSB DPW
MSB Permit Center
Utilities

EXHIBIT D – 3 pg
EXHIBIT E – 1 pg
EXHIBIT F – 4 pgs

DISCUSSION: The proposed subdivision is creating three lots from Tract A-7, Hatcher Pass Village Phase III, Plat #2022-132. Proposed Lot 42b will be a flag lot. Access from all three lots is from E. Dawn Treader Circle.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes that all lots within this proposed subdivision are comprised of at least 40,000 square feet in total area. All land recognized as suitable for building area is outside of lands dedicated to public user and lands reserved by the Mat-Su Borough improvement setbacks, including boundary and water/wetland setbacks. All land recognized as suitable for useable septic area is outside of any land dedicated to public use. The useable septic area is not situated within any easements (utility or otherwise) such that use of said easement would interfere with an on-site septic. Test-holes or borings have been made such that the bottom of the excavation is at least 12’ deep and “shallow trench” or “bed systems” are anticipated. Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under the Uniform Soils Classification System

as SW and SP. Groundwater was encountered in Test Holes #23 & 24. Fall 2024 water level monitoring was conducted as seen on the test-hole location map. No further action is required to establish sufficient usable area. I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area". Topographic Mapping and As-Built information is at **Exhibit B**.

Comments:

MSB DPW Pre-Design and Engineering (**Exhibit D**) notes that a plat note should be added stating that all lots are to take access from Dawn Treader Circle (**Recommendation #4**). Test Hole #23 and Test Hole #24 are at a much different elevation than the useable area on Lot 42A. Test Hole #205 from the original Hatcher Pass Village master plan on proposed lot 42A shows bed rock at 6' with shallow groundwater perched on top. Please provide evidence of useable area on Lot 42A (**Recommendation #5**).

MSB Permit Center (**Exhibit E**) has no comments.

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations. GCI has no comments or objections. MEA did not respond. MTA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

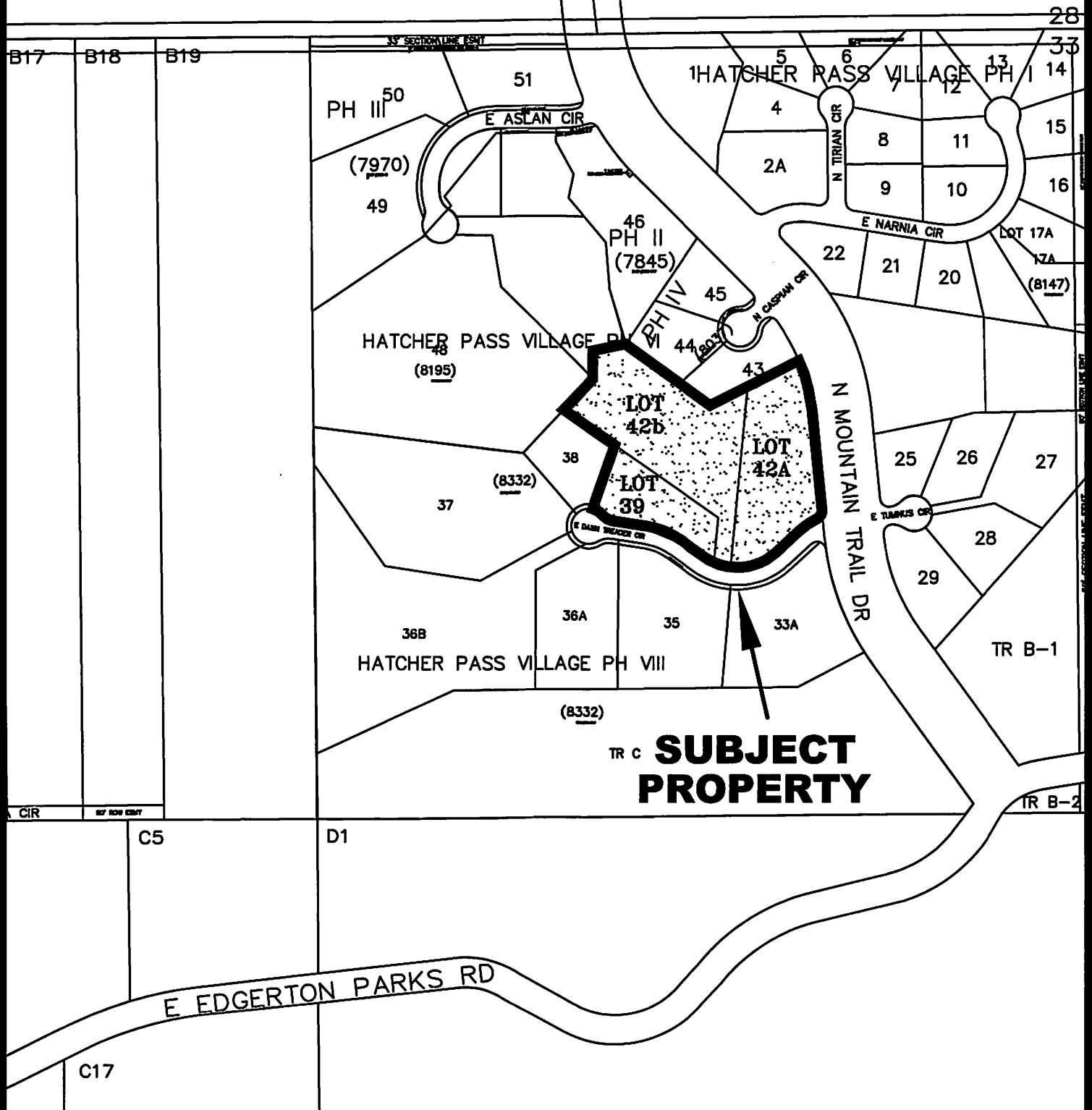
CONCLUSION: The abbreviated plat of Hatcher Pass Village Phase IX is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Hatcher Pass Village Phase IX is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Hatcher Pass Village Phase IX, Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a Plat Note stating: “No lots shall take access from N. Mountain Trail Drive unless otherwise authorized by the permitting authority.”
5. Provide an updated geotechnical report showing adequate proof that proposed Lot 42A meets the requirements of MSB Title 43.20.281 Area.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

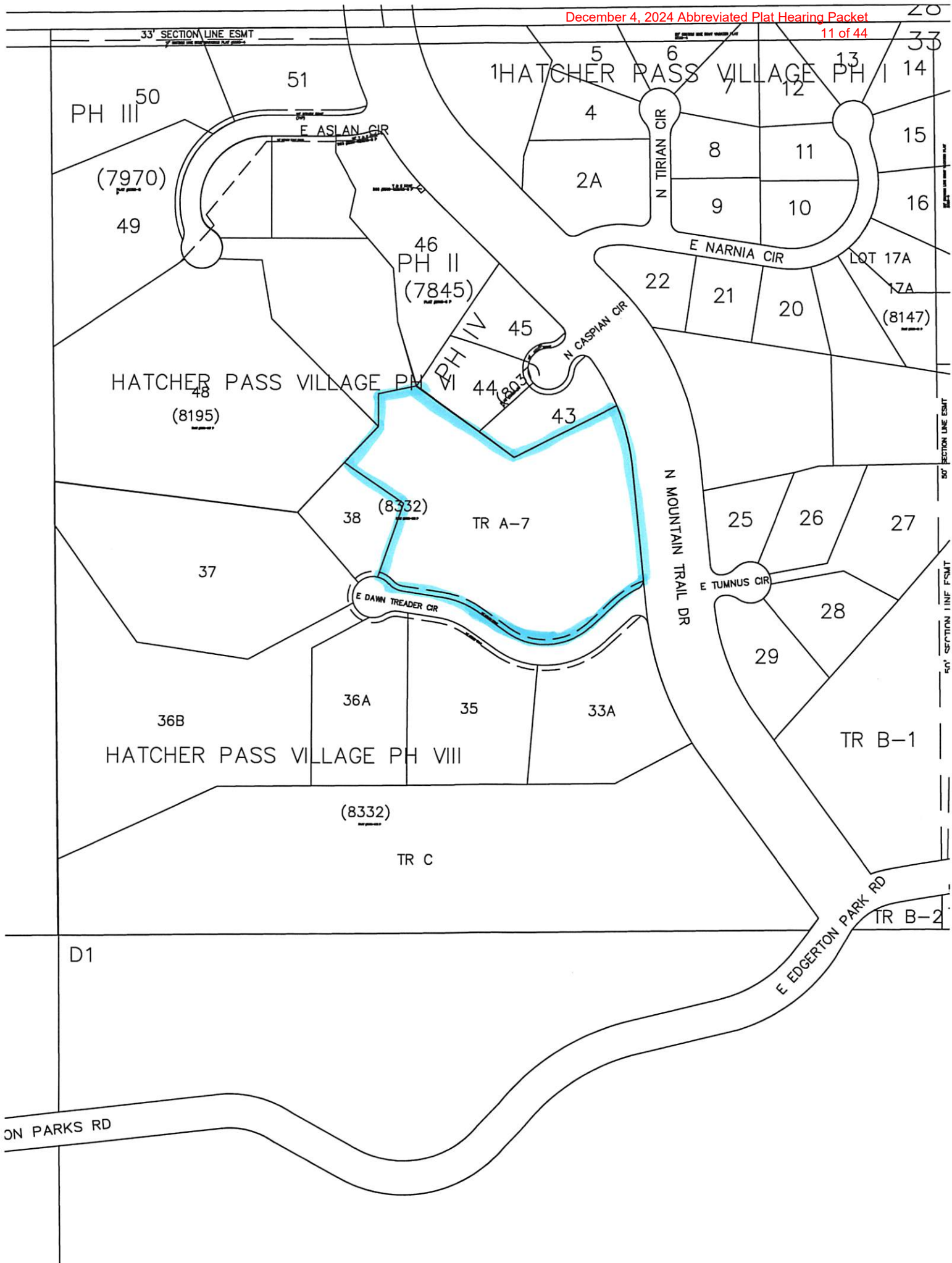


VICINITY MAP
FOR PROPOSED HATCHER PASS VILLAGE PH IX
SUBDIVISION
LOCATED WITHIN
SECTION 33, T19N, R01E, SEWARD MERIDIAN
ALASKA
IN 13 MAP

EXHIBIT A

33' SECTION LINE ESMT

11 of 44

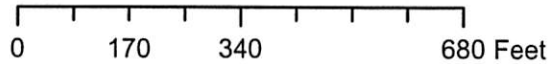


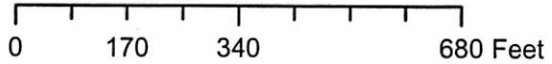
SECTION LINE ESMT
50'
SECTION LINE FSMT

ON PARKS RD

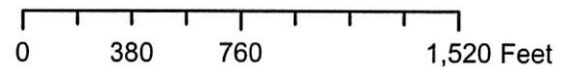
D1

TR B-2





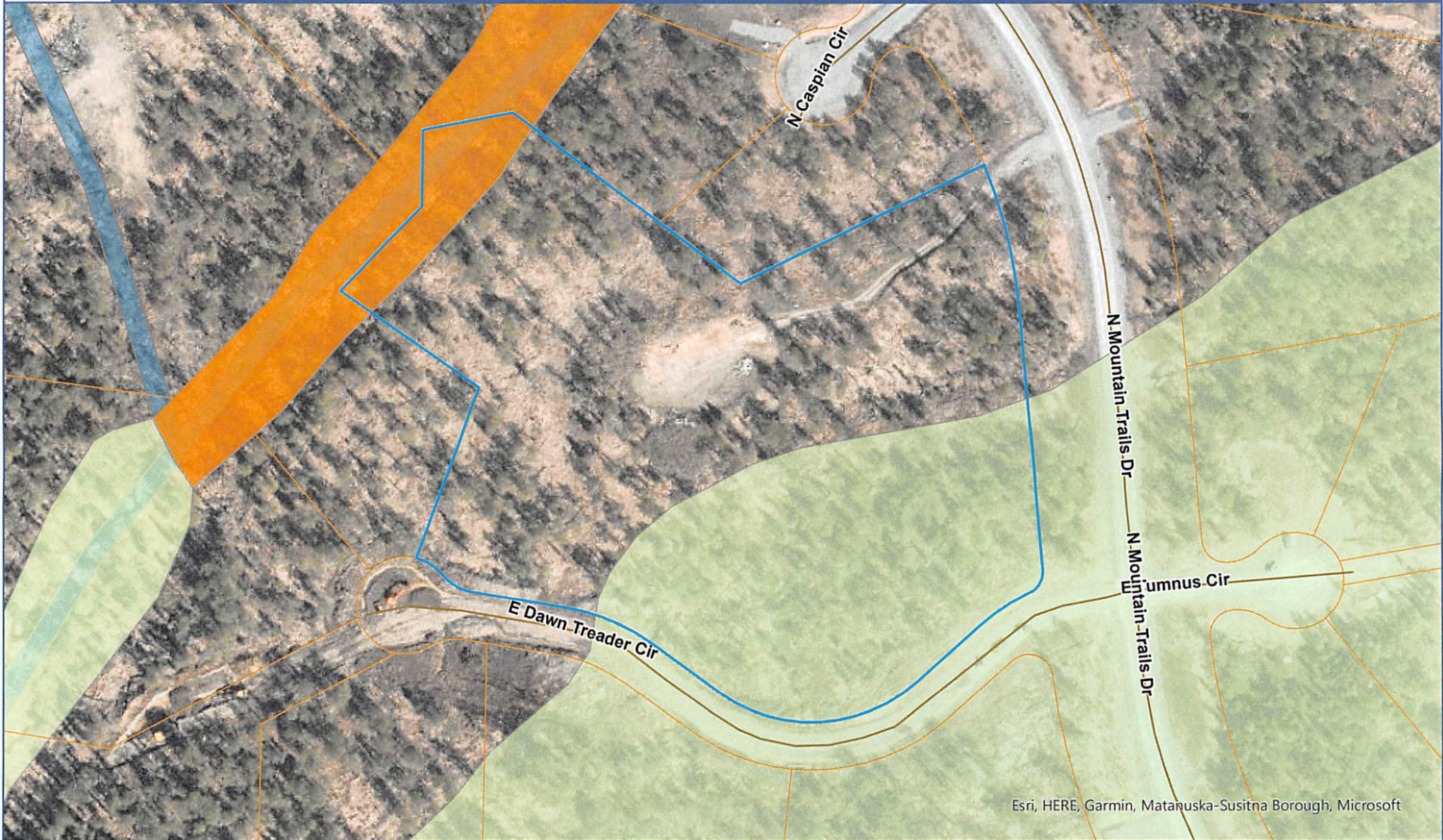
33' SECTION LINE ESMT



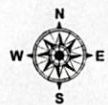
Matamoras Pkwy, Susquehanna Borough, Maxar, Microsoft



Mat-Su Borough Wetlands Viewer

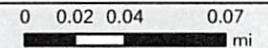


Esri, HERE, Garmin, Matanuska-Susitna Borough, Microsoft



- Mat-Su Borough Parcels
- Drainageway
- CookInlet Wetlands
- NWI Wetlands
- Discharge Slope
- Riverine

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.





HANSON
LAND SOLUTIONS
3055 E. FIREWED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES:
1. THIS DRAWING IS DERIVED FROM THE 2023 AERIAL PHOTOGRAPHY.
2. THE VERTICAL DATUM IS NA83 (EPOCH YEAR: 1982).
OCT 30 2024

RECEIVED
PLATTING

DWG #: 24-257C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
10-04-22

REFERENCE
NUMBER:
V-20
SHEET 1 OF 3



EXHIBIT B



HANSON
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305 E. FIREWED AVE.
PALMER, ALASKA 99645
(907) 746-7738



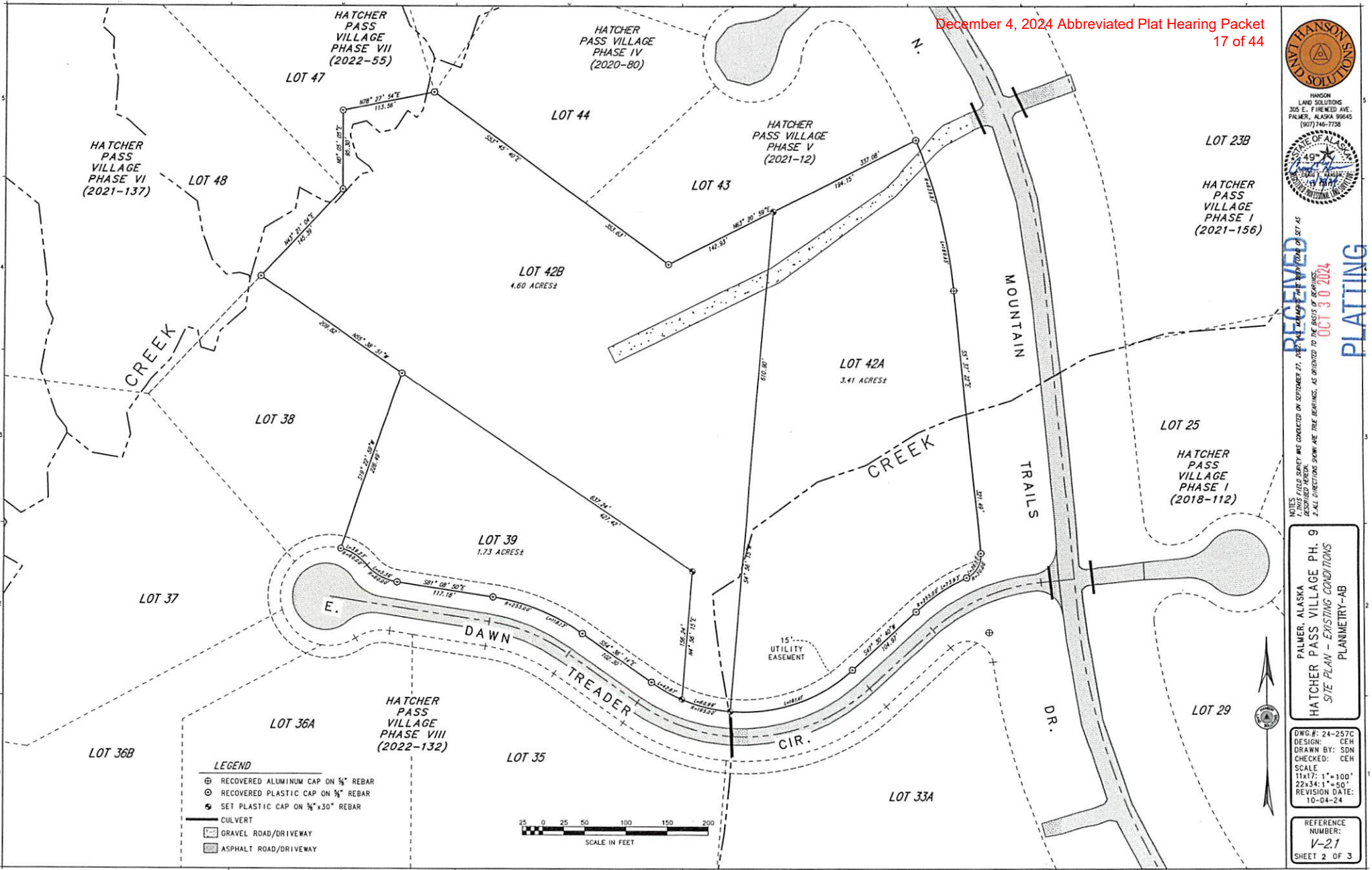
NOTES:
1. THIS SURVEY WAS CONDUCTED ON SEPTEMBER 27, 2024. THE SURVEY WAS CONDUCTED ON THE BASIS OF REARINGS.
2. ALL DIRECTIONS SHOW ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF REARINGS.
OCT 30 2024

RECEIVED
PLATTING

PALMER, ALASKA
HATCHER PASS VILLAGE PH. 9
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 24-257C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
10-04-24

REFERENCE NUMBER:
V-21
SHEET 2 OF 3



- LEGEND**
- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
 - ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
 - ⊛ SET PLASTIC CAP ON 3/8" x30" REBAR
 - CULVERT
 - ▭ GRAVEL ROAD/DRIVEWAY
 - ▭ ASPHALT ROAD/DRIVEWAY

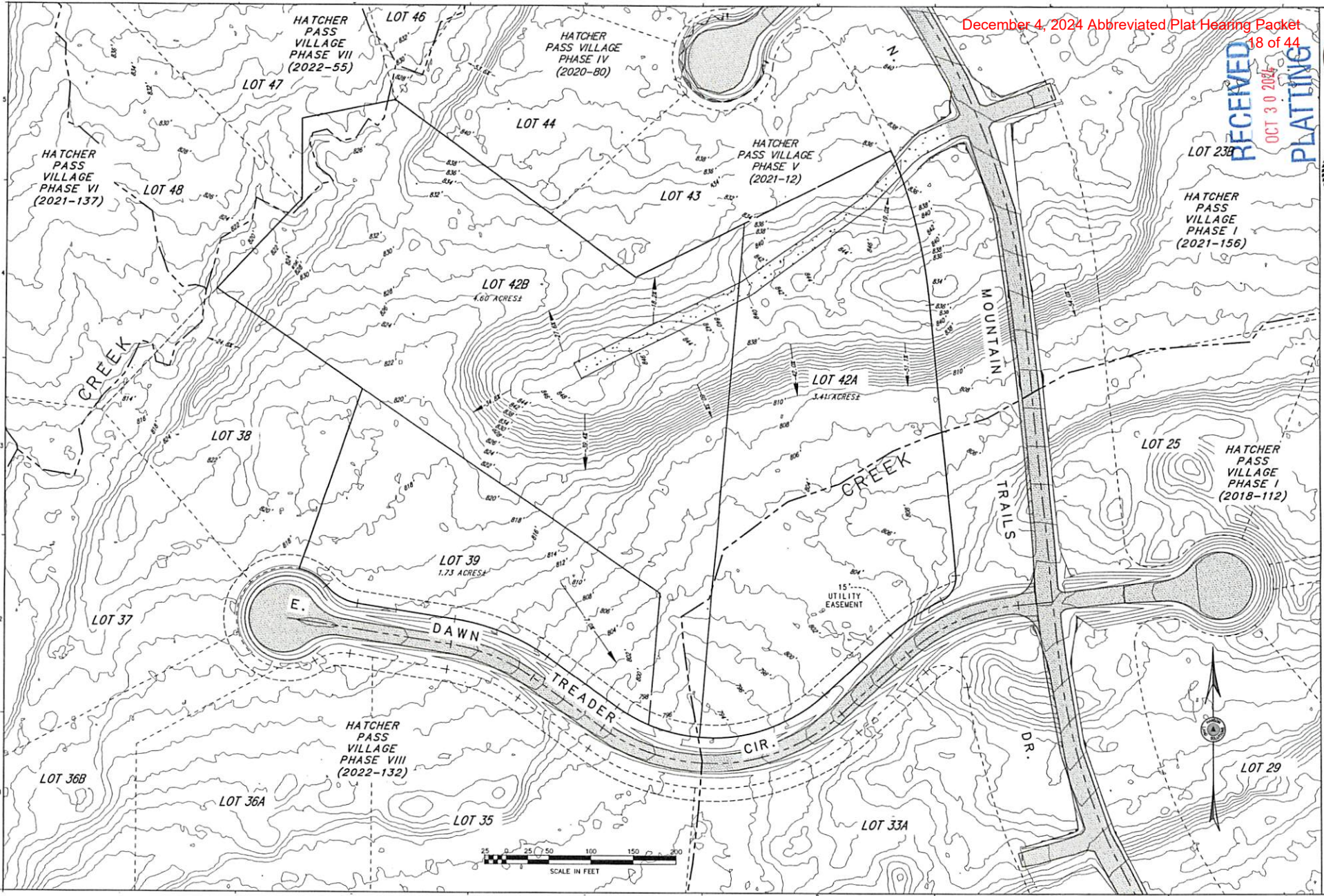




HANSON LAND SOLUTIONS
303 E. FIREWED AVE.
PALMER, ALASKA 99645
(907) 746-7758



RECEIVED
OCT 30 2024
PLATTING



NOTES:
1. THE 5' CONTOUR SHOWN HEREIN WERE DERIVED FROM ABLATED DATA OF THE MATAMOROS SOLUTIONS BORDERING.
2. THE HORIZONTAL DATA IS BASED ON THE NAD 83 DATUM (GEOID EPOCH 2011.0).
3. THE VERTICAL DATUM IS MGS85 (GEOID 2011.0).

PALMER, ALASKA
HATCHER PASS VILLAGE PH. 9
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 24-257C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
10-04-24

REFERENCE NUMBER:
V-22
SHEET 3 OF 3

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SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

RECEIVED
OCT 30 2024
PLATTING



USEABLE AREA CERTIFICATION

HATCHER PASS VILLAGE PHASE IX

A SUBDIVISION OF

TRACT A-7, HATCHER PASS VILLAGE PHASE VIII

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: MINIMUM SIZES

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:
(SW) TEST HOLES:

(GP) TEST HOLES:
(SP) TEST HOLES:

Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES:

Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October:
 Soil Mottling or Staining Analysis:

TEST HOLES:
TEST HOLES:

Depth to seasonal high water is a min. of 8' TEST HOLES:

**FALL 2024 WATER LEVEL MONITORING CONDUCTED - SEE TEST HOLE LOCATION MAP BK 10-29-24*

Depth to seasonal high water is less than 8'
 Fill will be required A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

Additional Fill required to ensure 8' of coverage above water table Lots:

The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

Re-Grading will be required to eliminate slopes in excess of 25% Lots:

No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

Bill Klebesadel
WILLIAM KLEBESADEL P.E. *10-29-24*
Professional Engineer Date

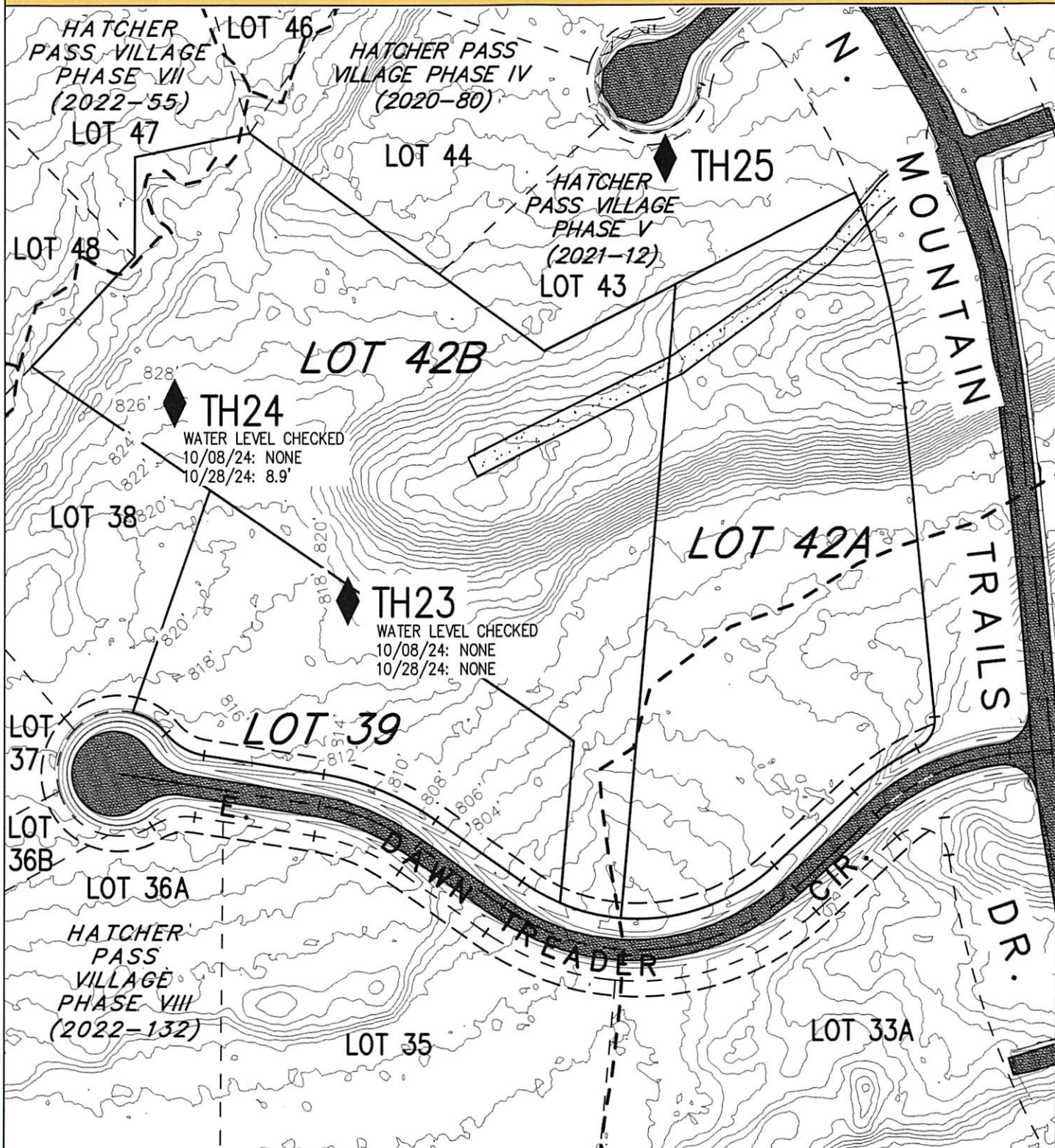


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SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

HATCHER PASS VILLAGE PHASE 9

FILE: 24-257

DRAWN: SDN

10/29/24

EXHIBIT A

Page 1 of 1

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305 E. Fireweed Ave. Palmer, AK 99645



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APR 13 2022
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USEABLE AREA CERTIFICATION

HATCHER PASS VILLAGE PHASE VIII

A SUBDIVISION OF

Tract A-5 HATCHER PASS VILLAGE PH VI, NE1/4 SEC 33, T19N R1E, SM, AK

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: MINIMUM SIZES

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: 205, 208,
(SW) TEST HOLES: 18-20, 23

(GP) TEST HOLES: 206, 207
(SP) TEST HOLES: 17, 24

Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES: 21, 22

Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES: 205

GROUND WATER INVESTIGATION

No groundwater was encountered in any of the Test Holes
 Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES: 17-19, 21-23,
 Soil Mottling or Staining Analysis: TEST HOLES:

Depth to seasonal high water is a min. of 8' TEST HOLES: 205, 17-19, 21-22,

Depth to seasonal high water is less than 8' A suitable standard design will be provided
 Fill will be required

SUMMARY OF REQUIRED FURTHER ACTION

Additional Fill required to ensure 8' of coverage above water table Lots: 34, 39, 40, 41, 47

The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

Re-Grading will be required to eliminate slopes in excess of 25% Lots:

No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area" or will once the specified Fill, Re-Grading and Standard Septic Designs have been provided.

Simon Gilliland
Simon Gilliland P.E. 4/13/22
Date
Professional Engineer



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG			
Parcel:	Tract A-3, NE1/4 SEC 33, T19N R1E, SM, AK	TEST HOLE NO.	Date: 08/09/22
Insp. By:	SIMON GILLILAND	205	Job # 22-112

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.						
			PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
		Fractured Bedrock	2					
7ft			3					
			4					
8ft			5					
			6					
9ft			7					
			8					
10ft			9					
			10					
11ft			11					
			12					
12ft			Perc. Hole Diam. (In.):					
			Test Run Between:					
13ft			ft	and	ft	Deep		
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								

Depth	
6ft	Total Depth of Test Hole
3.5	Depths where Seeps encountered
5.5	Depths where Ground Water encountered
6ft	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG			
Parcel:	Tract A-3, NE1/4 SEC 33, T19N R1E, SM, AK	TEST HOLE NO.	Date: 08/09/22
Insp. By:	SIMON GILLILAND	206	Job # 22-112

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																						
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																						
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>			PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
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Perc. Hole Diam. (in.):
Test Run Between:
ft and ft Deep



COMMENTS:

Depth	
14ft	Total Depth of Test Hole
None	Depths where Seeps encountered
11.5	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG			
Parcel:	Tract A-3, NE1/4 SEC 33, T19N R1E, SM, AK	TEST HOLE NO.	Date: 08/09/22
Insp. By:	SIMON GILLILAND	207	Job # 22-112

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST					
3ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
4ft			1					
5ft			2					
6ft			3					
7ft			4					
8ft			5					
9ft			6					
10ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	7					
11ft			8					
12ft			9					
13ft			10					
14ft			11					
15ft			12					
16ft								
17ft								
18ft								
19ft								
20ft								

Perc. Hole Diam. (in.):
Test Run Between:
ft and ft Deep




COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG			
Parcel:	Tract A-3, NE1/4 SEC 33, T19N R1E, SM, AK	TEST HOLE NO.	Date: 08/09/22
Insp. By:	SIMON GILLILAND	208	Job # 22-112

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft								
			PERCOLATION TEST					
			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
			8					
			9					
			10					
			11					
			12					
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft	ft Deep		
16ft								
17ft								
18ft								
19ft								
20ft			COMMENTS:					

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

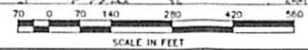
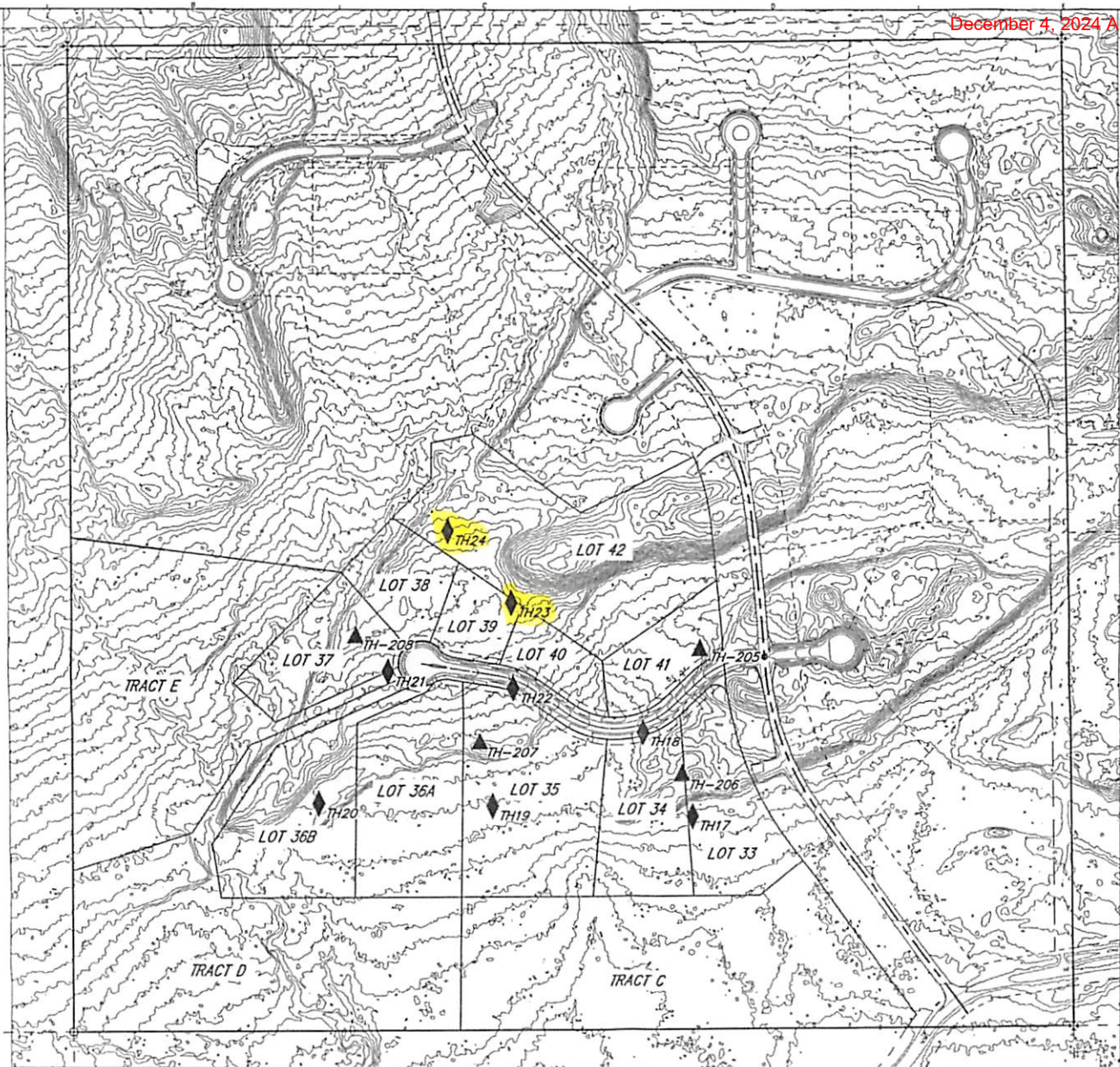


HANSON
LAND SOLUTIONS
305 E. FIREWED AVE.
PALMER, ALASKA 99645
(907)746-7738

EXHIBIT C - 7

LEGEND

- ◆ THXX
2016 TEST HOLE
- ▲ TH-2XX
2021 TEST HOLE



PALMER, ALASKA
HATCHER PASS VILLAGE P.H.B
SITE PLAN - DESIGN
TEST HOLE MAP

DWG.#: 16-156G
DESIGN: CEH
DRAWN BY: CEH
CHECKED: CEH
SCALE
11x17: 1" = 280'
22x34: 1" = 140'
REVISION DATE:
04-13-22

REFERENCE
NUMBER:
C-25.2
SHEET 1 OF 1

USEABLE AREA CERTIFICATION

RECEIVED

*FOX SUBDIVISION
A SUBDIVISION OF
HATCHERS PASS*

JUN 23 2017

INTRODUCTION TO INVESTIGATION

PLATTING

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code. The location of the Test holes and the anticipated useable areas are depicted on the attached sheets: (C-1.5.1 and C-1.5.2 Geotech/Useable Area)

INDIVIDUAL LOTS: MINIMUM SIZES

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.
- Exceptions:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well.
- The useable area is outside of any known debris burial site.

USEABLE AREA CERTIFICATION

SOILS INVESTIGATION

EXCAVATION

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep (unless encountering water or impermeable layers) and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep (unless encountering water or impermeable layers) and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings have been made to the depth of permafrost or an impermeable layer.

TH#'S

CLASSIFICATION

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TH#'s

(GP) TH#'s

(SW) TH#'s

(SP) TH#'s

- Soils within the potential absorption system area have been shown by sieve analysis to be classified under the Uniform Soils Classification System as:

(GM) TH#'s

(SM) TH#'s

- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TH#'s

- Bedrock, Clay, or other impermeable stratum was encountered.

TH#'s

GROUNDWATER INVESTIGATION

- No groundwater was encountered in any of the Test Holes

- Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth
Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TH#'s

Soil Mottling or Staining Analysis: TH#'s

Depth to seasonal high water is a min. of 8' TH#'s

Depth to seasonal high water is less than 8' TH#'s

TEST HOLE SUMMARY

TEST-HOLE #	SOIL CLASS IN POTENTIAL ABSORPTION AREA (UNIFORM SOILS CLASSIFICATION SYSTEM)		STABILIZED DEPTH TO GROUND WATER	DEPTH TO IMPERMEABLE LAYER	DEPTH AT EXCAVATION		
	VISUAL CLASSIFICATION	MECHANICAL CLASSIFICATION			SEEPS	GND WATER	TOTAL
TH-1	-	-	-	-	-	-	-
TH-2	-	-	-	-	-	-	-
TH-3	SEE ATTACHED SHEET			-	-	-	-
TH-4	-	-	-	-	-	-	-
TH-5	-	-	-	-	-	-	-
TH-6	-	-	-	-	-	-	-

SUMMARY OF REQUIRED FURTHER ACTION

- Additional Fill required to ensure 8' of coverage above water table
Lots: 2, 3, 24, 31, 32, 34, 49, (Lot 41 may need fill, to be verified prior to plat approval)

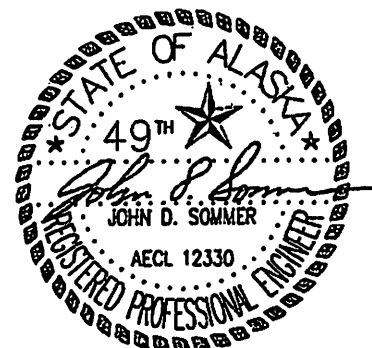
- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided
 Considerations: TO BE DETERMINED AT TIME OF PLACEMENT OF FILL
 Lots: (TO BE DETERMINED)

- Fill required to ensure 6' of coverage above water table in addition to the standard design
 Lots: (TO BE DETERMINED)

- Re-Grading will be required to eliminate particular slopes in excess of 25%
 Lots: minimal grading will be required for lot 34 to enable septic near slope

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Useable Septic Area" or will have once the specified Fill, Re-Grading and Standard Septic Designs have been provided.

John D. Sommer
 John D. Sommer P.E.
 Professional Engineer



**ATTACHMENTS: 1: Test Hole Summary; 2: Geotech/Useable Area Mapping (Sheets C-1.5.2 & C-1.5.2)
 3: Test Hole Logs: Field Logs and Mechanical Analysis Results**

TEST HOLE SUMMARY

TEST-HOLE #	SOIL CLASS IN POTENTIAL ABSORPTION AREA (UNIFORM SOILS CLASSIFICATION SYSTEM)		STABILIZED DEPTH TO GROUND WATER	DEPTH TO IMPERMEABLE LAYER	DEPTH AT EXCAVATION		
	VISUAL CLASSIFICATION	MECHANICAL CLASSIFICATION			SEEPS	GND WATER	TOTAL
TH-1	GW	NONE	8.0	-	-	8.0	10.0
TH-2	GW	NONE	-	-	-	9.0	11.0
TH-3	-	SM	4.9	-	6'	10.0	12.0
TH-4	-	SM	-	-	-	-	14.0
TH-5	-	SM	10.1	-	14'	14.0	16.0
TH-6	-	SM	-	-	-	-	12.0
TH-7	-	SM	-	-	-	-	14.0
TH-8	GP-GW	NONE	13.0	-	10'	-	14.0
TH-9	-	SM	-	-	-	-	14.0
TH-10	-	SM	-	-	-	-	14.0
TH-11	-	SM	-	-	-	-	14.0
TH-12	GW	NONE	3.3	-	-	8.0	10.0
TH-13	SW/GW	NONE	-	-	-	-	14.0
TH-14	SW/GW	NONE	-	-	-	-	14.0
TH-15	SW/GW	NONE	-	-	9'	-	14.0
TH-16	-	SM	2.3	-	7'	7.0	14.0
TH-17	-	SP	1.3	-	11'	-	14.0
TH-18	GW/SW	NONE	4.8	-	4'	-	10.0
TH-19	GW/SW	NONE	0.8	-	-	8.0	10.0
TH-20	SW	NONE	-	BEDROCK 8.5	8'	-	8.5
TH-21	SP	SM	1.7	BEDROCK 14.0	-	12.0	14.0
TH-22	-	SM	0.0	BEDROCK 7.0	7'	7.0	7.0
TH-23	SW	NONE	8.2	-	11'	11.0	13.0
TH-24	SP	NONE	8.3	-	11'	-	14.0
TH-25	SP/COBBLES	NONE	-	-	-	-	14.0
TH-26	SW	NONE	-	-	-	-	14.0
TH-27	SW	NONE	-	-	-	8.0	12.0
TH-28	SW	NONE	-	-	-	-	14.0
TH-29	SW	NONE	1.8	-	-	4.0	14.0
TH-30	SW	NONE	6.0	-	-	9.0	13.0
TH-31	-	SM	0.0	-	-	11.0	14.0
TH-32	SP	NONE	1.0	-	4'	-	13.0
TH-33	SP	NONE	0.0	-	5'	5.0	13.0
TH-34	-	GP-GM	1.8	-	10'	-	15.0
TH-35	GW	NONE	-	-	-	9.0	12.0
TH-36	SW	NONE	1.3	-	-	4.0	13.0
TH-37	SW	NONE	0.0	-	-	7.5	12.0
TH-38	SW	NONE	1.5	-	-	5.0	12.0

TESTHOLE LOG

Legal Description: _____

Date: 10/07/16

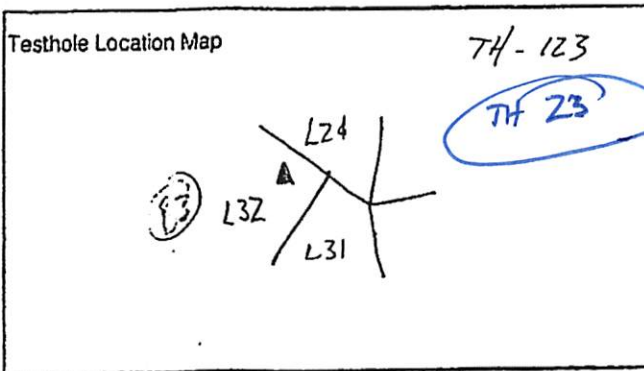
Inspected By: _____

Ground level

1ft	TS
2ft	
3ft	
4ft	
5ft	SW
6ft	W/
7ft	Cobbles
8ft	+ A few
9ft	Boulders
10ft	
11ft	
12ft	SW W/
13ft	Boulders
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

A
seeps

SAMPLE DEPTH



Comments:

Big Boulders in last 2'

PIPE Q/N

Total Depth of Testhole 13' ft.

RETURN VISITS			
DATE	DEPTH	DATE	DEPTH
10/18	8'		

Groundwater/Seeps Encountered? Y / N At 11' ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y / N At _____ ft.

TESTHOLE LOG

Legal Description: _____

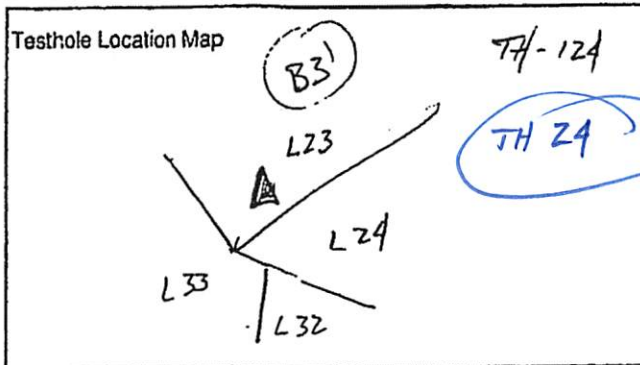
Date: 10/07/16

Inspected By: _____

Ground level _____

1ft	TS
2ft	
3ft	
4ft	
5ft	
6ft	
7ft	
8ft	SP
9ft	w/ some
10ft	Good
11ft	Ground
12ft	occasional
13ft	COBBLE
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

SAMPLE DEPTH



Comments:

Good Gnd on entire bench here



PIPE (Y/N)

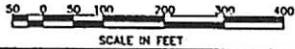
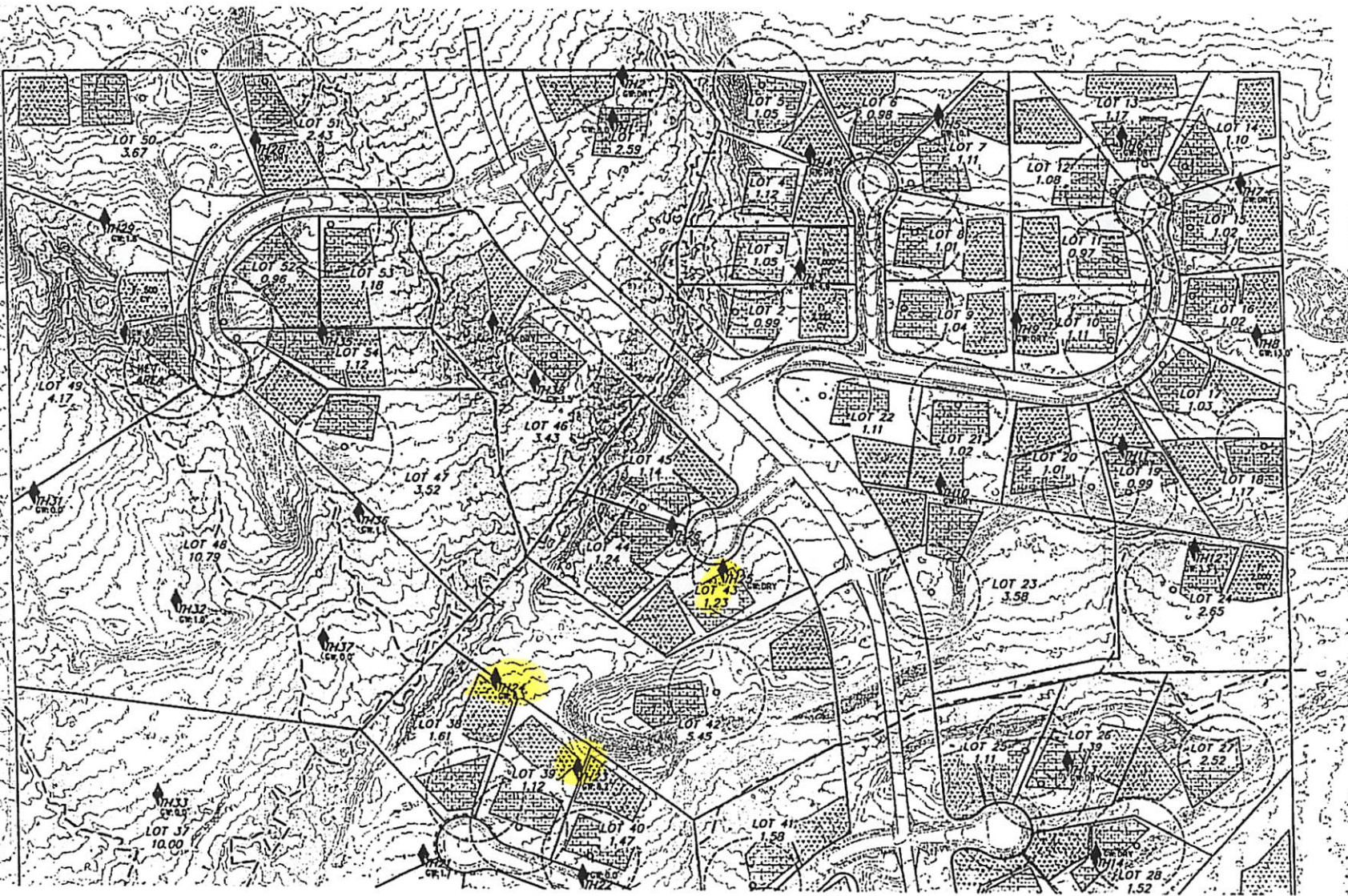
Total Depth of Testhole 14⁰ ft.

RETURN VISITS			
DATE	DEPTH	DATE	DEPTH
10/18	8 ³		

Groundwater/Seeps Encountered? (Y) N At 11⁰ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y (N) At _____ ft.

EXHIBIT C - 11



LEGEND

- USEABLE SEPTIC AREA
(10,000 SQ. FT. MINIMUM)
- USEABLE BUILDING AREA
(10,000 SQ. FT. MINIMUM)
- STREAM BUFFER
- 100'
SETBACK FOR SEPTIC
- WELL RADIIUS
- 100'
SETBACK FOR SEPTIC

PALMER, ALASKA
 HATCHER PASS LIVING
 SITE PLAN - DESIGN
 GEOTECH/USEABLE AREA

ORC #18-158C
 DESIGN: CEH
 DRAWN BY: CEH
 CHECKED: CEH
 SCALE
 11/17: 1" = 200'
 12/14: 1" = 100'
 REVISION DATE:
 05-09-17

REFERENCE
 NUMBER:
 C-251
 SHEET 6 OF 37

Matthew Goddard

From: Jamie Taylor
Sent: Friday, November 22, 2024 3:52 PM
To: Matthew Goddard
Cc: Daniel Dahms
Subject: Re: FW: RFC Hatcher Pass Village PH IX (MG)

Hi Matthew,

Test hole 25 is outside of the perimeter of the proposed subdivision and therefore can't be used for determining suitability of soils for useable septic area per 43.20.281(A)(1)(b).

Thank you,
Jamie

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, November 22, 2024 1:06 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: FW: FW: RFC Hatcher Pass Village PH IX (MG)

Hello Jamie,

Daniel raised concerns about the usable area for Proposed Lot 42a of Hatcher Pass Village Phase IX. I forwarded his comments to Craig and received the response below. Does his reply alter the comment at all or does the need for evidence of usable area still apply?

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Matthew Goddard
Sent: Thursday, November 21, 2024 2:13 PM
To: Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: FW: FW: RFC Hatcher Pass Village PH IX (MG)

Hello Daniel,

I forwarded your comments for Hatcher Pass Village Phase IX to HLS and received the response below. Does this satisfy your concerns or should I inquire further?

Matthew Goddard
Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Thursday, November 21, 2024 2:10 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: Re: FW: RFC Hatcher Pass Village PH IX (MG)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello, Matthew,

Test hole 205 is indeed shallow with bedrock and water. Because of that, we merged the entire proposed lot down there there with lot 42 to the north. Test hole 25, also from the original Master Plan, is referenced on the report and is representative of what is up on the hill where the usable area is.

--

Respectfully,
Craig Hanson, RLS
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907)746-7738

---- On Thu, 21 Nov 2024 11:25:58 -0900 Matthew Goddard <Matthew.Goddard@matsugov.us> wrote ---

Hello Craig,

I received comments from DPW with regards to the soils report for Hatcher Pass Village Phase IX. If possible, Fred would prefer to see a response to this prior to the hearing, if that is not feasible then it will be a COA.

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Friday, November 15, 2024 6:09 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: Fw: RFC Hatcher Pass Village PH IX (MG)

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Thursday, November 14, 2024 11:28 AM
To: Daniel Dahms <Daniel.Dahms@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Hatcher Pass Village PH IX (MG)

Matthew,


A note on the plat should be added that all lots take access from Dawn Treader Circle. TH23 and TH24 are at a much different elevation than the useable area on Lot 42A. TH205 from the original Hatcher Pass Village master plan on proposed lot 42A shows bed rock at 6' with shallow groundwater perched on top. Please provide evidence of useable area on Lot 42A.

PD&E

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, November 5, 2024 4:32 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; bgerard@mtaonline.net; Dmitri Fonov <Fonov@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing@matsugov.us; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Hatcher Pass Village PH IX (MG)

Hello,

The following link is a request for comments for the proposed Hatcher Pass Village Phase IX. Please ensure all comments have been submitted by November 15, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Hatcher Pass Village PH IX](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Wednesday, November 6, 2024 8:53 AM
To: Matthew Goddard
Subject: RE: RFC Hatcher Pass Village PH IX (MG)

No comments from the Permit Center.

Brandon Tucker

Permit Technician
[Matanuska-Susitna Borough Permit Center](#)
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, November 5, 2024 4:32 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; bgerard@mtaonline.net; Dmitri Fonov <Fonov@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Hatcher Pass Village PH IX (MG)

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[Hatcher Pass Village PH IX](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

November 6, 2024

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following abbreviated plat and has no comments or recommendations.

- **HATCHERS PASS VILLAGE PHASE IX**
(MSB Case # 2024-132)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

EXHIBIT F

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 PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT REGULATION NUMBER _____ DATED _____ 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

- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE 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.
- THIS SUBDIVISION IS SUBJECT TO EMBLAR BLANKET EASEMENTS RECORDED ON AUGUST 29, 2018 IN DOCUMENT #2018-017824-0 AND ON APRIL 21, 2022 IN DOCUMENT #2022-008970-0.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 26, 2018 IN DOCUMENT #2018-022781-0 AND AMENDED ON JUNE 30, 2020 IN DOCUMENT #2020-014533-0.
- THIS SUBDIVISION IS SUBJECT TO M.E.A. BLANKET EASEMENTS RECORDED ON OCTOBER 19, 2021 IN DOCUMENTS #2021-031032-0, #2021-031033-0, #2021-031034-0 & #2021-031035-0 AND ON AUGUST 12, 2022 IN DOCUMENT #2022-018680-0.
- THIS SUBDIVISION IS SUBJECT TO A W.T.A. BLANKET EASEMENT RECORDED ON AUGUST 8, 2022 IN DOCUMENT #2022-018310-0.

CERTIFICATE OF PAYMENT OF TAXES

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

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

MEASURED CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	168.45	639.87	16°57'49"	188.76	S13°36'12"E	25.42
C2	36.52	30.00	69°44'40"	34.30	S29°45'03"E	20.91
C3	73.93	255.00	16°56'38"	73.67	S56°19'04"W	37.22
C4	161.41	195.00	47°25'36"	156.84	S77°43'33"W	85.65
C5	60.99	195.00	17°52'13"	60.74	N02°36'03"W	33.75
C6	42.67	195.00	12°32'18"	42.59	S60°22'18"E	21.42
C7	265.07	195.00	77°53'06"	245.13	N86°57'15"E	157.58
C8	118.13	255.00	26°52'36"	117.08	S67°22'27"E	60.15
C9	43.36	60.00	41°24'35"	42.43	S59°56'28"E	22.68
C10	39.23	60.00	37°27'57"	38.54	S57°56'09"E	20.35

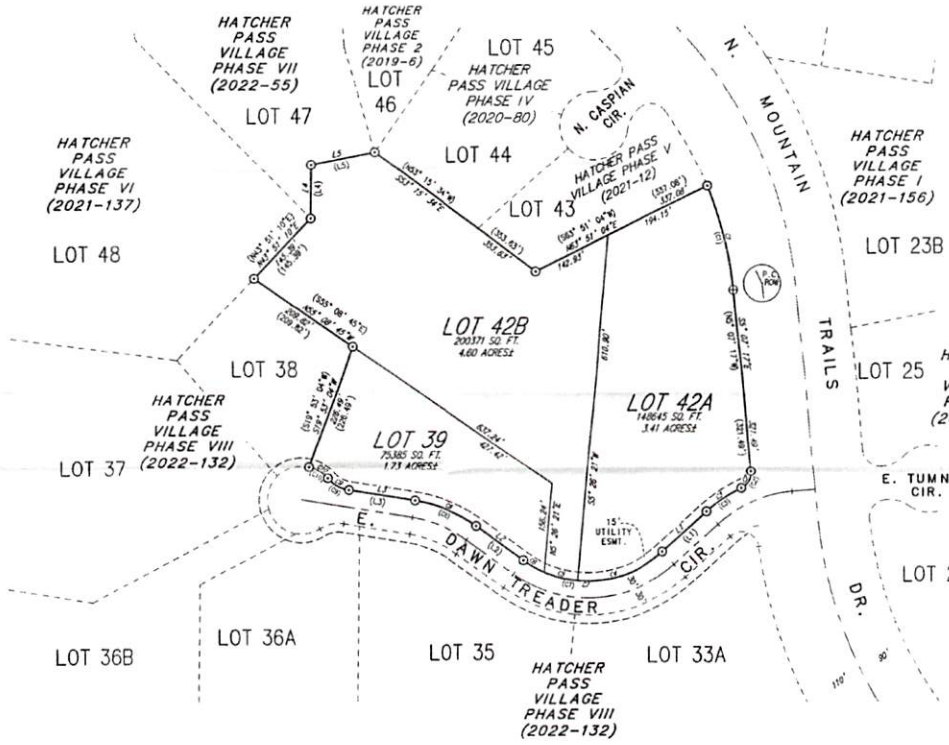
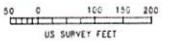
RECORD CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	(168.45)	(639.87)	(16°57'49")	(188.76)	(S13°36'12"E)	(25.42)
(C2)	(36.52)	(30.00)	(69°44'40")	(34.30)	(N29°45'03"E)	(20.91)
(C3)	(73.93)	(255.00)	(16°56'38")	(73.67)	(S56°19'04"E)	(37.22)
(C4)	(161.41)	(195.00)	(47°25'36")	(156.84)	(S77°43'33"E)	(85.65)
(C5)	(60.99)	(195.00)	(17°52'13")	(60.74)	(N02°36'03"E)	(33.75)
(C6)	(42.67)	(195.00)	(12°32'18")	(42.59)	(S60°22'18"E)	(21.42)
(C7)	(265.07)	(195.00)	(77°53'06")	(245.13)	(N86°57'15"E)	(157.58)
(C8)	(118.13)	(255.00)	(26°52'36")	(117.08)	(S67°22'27"E)	(60.15)
(C9)	(43.36)	(60.00)	(41°24'35")	(42.43)	(S59°56'28"E)	(22.68)
(C10)	(39.23)	(60.00)	(37°27'57")	(38.54)	(S57°56'09"E)	(20.35)

MEASURED LINE TABLE		
LINE #	LENGTH	BEARING
L1	104.97	S48°00'45"W
L2	102.30	S54°06'09"E
L3	117.18	S80°38'45"E
L4	95.30	N07°35'10"E
L5	113.56	N78°57'59"E

RECORD LINE TABLE		
LINE #	LENGTH	BEARING
(L1)	(104.97)	(N48°00'45"E)
(L2)	(102.30)	(S54°06'09"E)
(L3)	(117.18)	(S80°38'45"E)
(L4)	(95.30)	(N07°35'10"E)
(L5)	(113.56)	(N78°57'59"E)

LEGEND

- RECOVERED 2" ALUMINUM CAP
- RECOVERED PLASTIC CAP ON "N" REBAR
- SET "N" CAP REBAR WITH SELF IDENTIFYING PLASTIC CAP AT HLL USE OWNERS, PC'S AND P1'S MEASURED DATA
- RECORD PER PLAT (2022-132)

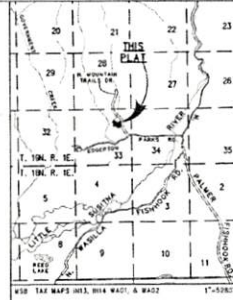


SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR



CERTIFICATE OF OWNERSHIP

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.

HATCHER PASS VILLAGE, INC. DATE _____
GERBMAN H. FOX (OWNER, MANAGER)
8266 DUCHESS DR.
PALMER, AK 99645

HATCHER PASS VILLAGE, INC. DATE _____
GERBMAN H. FOX (OWNER, MANAGER)
8266 DUCHESS DR.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN BEFORE ME THIS _____ DAY OF _____, 20____
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
OCT 20 2024
Agenda Copy
PLATTING

A PLAT OF
HATCHER PASS VILLAGE PHASE IX
A SUBDIVISION OF
TRACT A-7
HATCHER PASS VILLAGE PHASE VIII (PLAT 2022-132)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE1/4 SEC. 33, T.19N. R.1E. S.M. AK
CONTAINING 6.74 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738
FILE: PR24-251 OK: CEH SCALE: 1"=100' 10/09/24 11 OF 11

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, November 12, 2024 2:10 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Hatcher Pass Village PH IX (MG)
Attachments: Agenda Plat.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Matthew,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Tuesday, November 5, 2024 4:32 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; bgerard@mtaonline.net; Dmitri Fonov <Fonov@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC Hatcher Pass Village PH IX (MG)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

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[Hatcher Pass Village PH IX](#)

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PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____ (PLATTING CLERK)

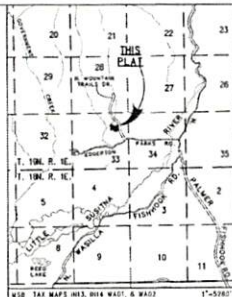
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TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

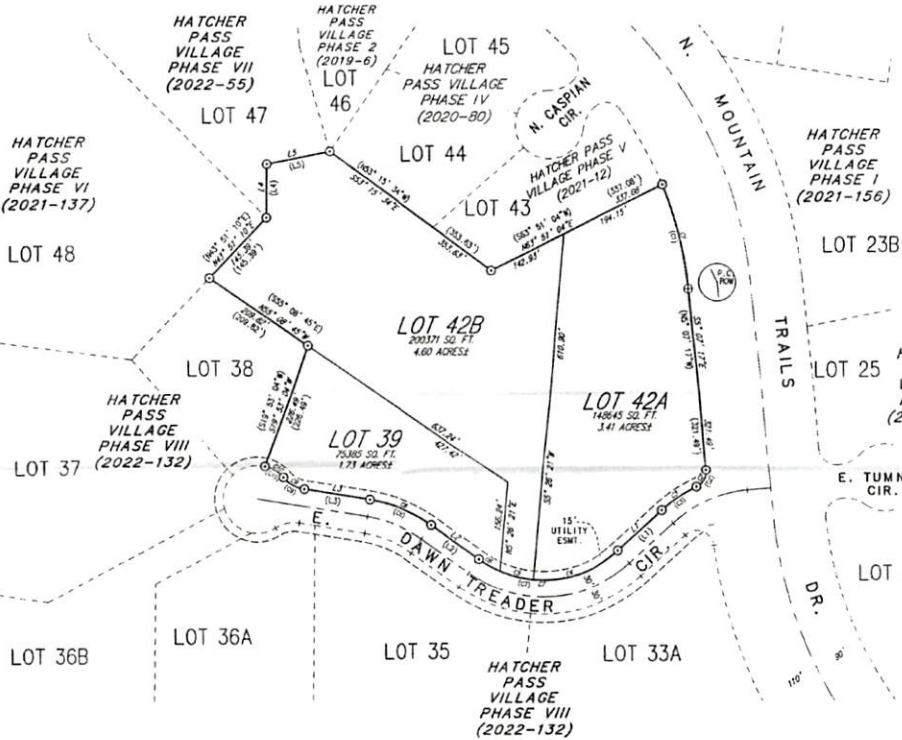


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(L5)	(113.56)	(N78°57'59"E)



SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE INFORMATION SHOWN ON THE PLAN ACCURATELY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ACCEPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

HATCHER PASS VILLAGE, INC. DATE _____
DEBORAH M. FOX (OWNER, MANAGER)
8240 DUCHESS DR.
PALMER, AK 99645

HATCHER PASS VILLAGE, INC. DATE _____
DEBORAH M. FOX (OWNER, MANAGER)
8240 DUCHESS DR.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



RECEIVED
OCT 25 2024
Agenda Copy PLATTING

A PLAT OF
HATCHER PASS VILLAGE PHASE IX
A SUBDIVISION OF
TRACT A-3
HATCHER PASS VILLAGE PHASE VII
(PLAT 2022-132)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCAL WITHIN
NE½ SEC. 33, T. 19N., R. 1E., S.M., AK
CONTAINING 8.74 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-7235
FILE: PR24-25 OK. CEN SCALE: 1"=100' 10/25/24 1 OF 1

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

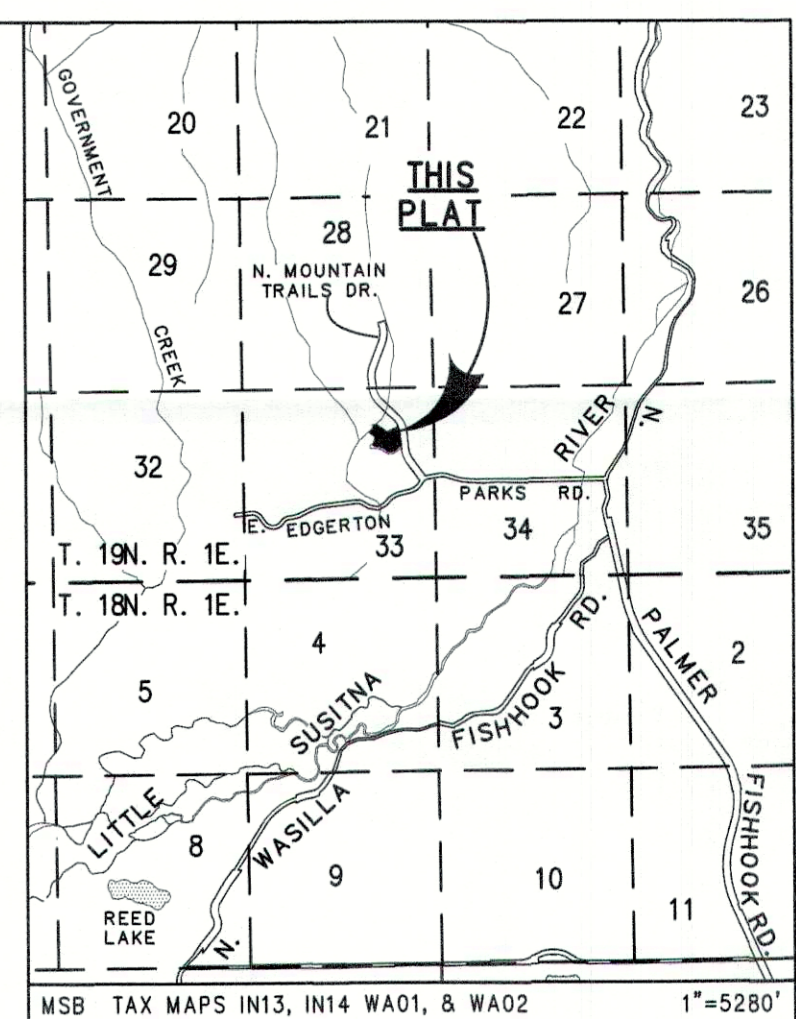
NOTES

- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE 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.
- THIS SUBDIVISION IS SUBJECT TO ENSTAR BLANKET EASEMENTS RECORDED ON AUGUST 29, 2018 IN DOCUMENT #2018-017826-0 AND ON APRIL 21, 2022 IN DOCUMENT #2022-008970-0.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 26, 2018 IN DOCUMENT #2018-022781-0 AND AMENDED ON JUNE 30, 2020 IN DOCUMENT #2020-014585-0.
- THIS SUBDIVISION IS SUBJECT TO M.E.A. BLANKET EASEMENTS RECORDED ON OCTOBER 19, 2021 IN DOCUMENTS #2021-031032-0, #2021-031033-0, #2021-031034-0 & #2021-031035-0 AND ON AUGUST 12, 2022 IN DOCUMENT #2022-018680-0.
- THIS SUBDIVISION IS SUBJECT TO A M.T.A. BLANKET EASEMENT RECORDED ON AUGUST 8, 2022 IN DOCUMENT #2022-018310-0.

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)



MEASURED CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	189.45	639.87	16°57'49"	188.76	S13° 36' 12"E	95.42
C2	36.52	30.00	69°44'40"	34.30	S29° 45' 03"W	20.91
C3	73.93	255.00	16°36'38"	73.67	S56° 19' 04"W	37.22
C4	161.41	195.00	47°25'36"	156.84	S71° 43' 33"W	85.65
C5	60.99	195.00	17°55'13"	60.74	N75° 36' 03"W	30.75
C6	42.67	195.00	12°32'18"	42.59	S60° 22' 18"E	21.42
C7	265.07	195.00	77°53'06"	245.13	N86° 57' 18"E	157.58
C8	118.13	255.00	26°32'36"	117.08	S67° 22' 27"E	60.15
C9	43.36	60.00	41°24'35"	42.43	S59° 56' 28"E	22.68
C10	39.23	60.00	37°27'57"	38.54	S57° 58' 09"E	20.35

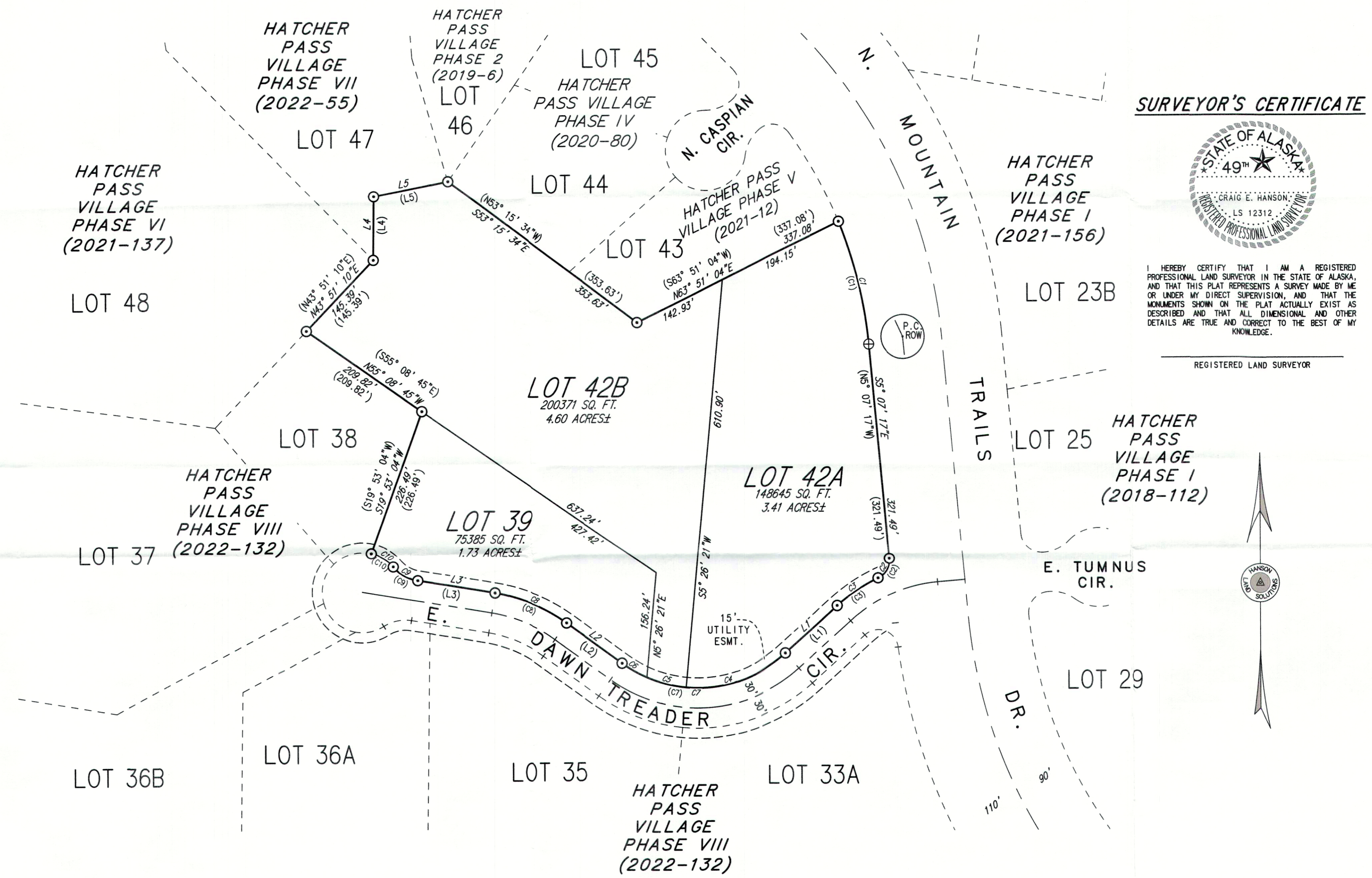
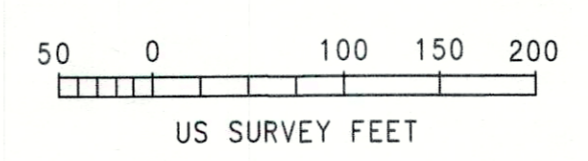
RECORD CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	(189.45)	(639.87)	(16°57'49")	(188.76)	(S13° 36' 12"E)	(95.42)
(C2)	(36.52)	(30.00)	(69°44'40")	(34.30)	(N29° 45' 03"E)	(20.91)
(C3)	(73.93)	(255.00)	(16°36'38")	(73.67)	(N56° 19' 04"E)	(37.22)
(C7)	(265.07)	(195.00)	(77°53'06")	(245.13)	(N86° 57' 18"E)	(157.58)
(C8)	(118.13)	(255.00)	(26°32'36")	(117.08)	(S67° 22' 27"E)	(60.15)
(C9)	(43.36)	(60.00)	(41°24'35")	(42.43)	(S59° 56' 28"E)	(22.68)
(C10)	(39.23)	(60.00)	(37°27'57")	(38.54)	(S57° 58' 09"E)	(20.35)

MEASURED LINE TABLE		
LINE #	LENGTH	BEARING
L1	104.97	S48° 00' 45"W
L2	102.30	S54° 06' 09"E
L3	117.18	S80° 38' 45"E
L4	95.30	N0° 35' 10"E
L5	113.56	N78° 57' 59"E

RECORD LINE TABLE		
LINE #	LENGTH	BEARING
(L1)	(104.97)	(N48° 00' 45"E)
(L2)	(102.30)	(S54° 06' 09"E)
(L3)	(117.18)	(S80° 38' 45"E)
(L4)	(95.30)	(N0° 35' 10"E)
(L5)	(113.56)	(N78° 57' 59"E)

LEGEND

- ⊕ RECOVERED 2" ALUMINUM CAP
- ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
- ⊥ SET 3/8" x 30" REBAR WITH SELF IDENTIFYING PLASTIC CAP AT ALL LOT CORNERS, P.C.'S AND P.T.'S
- MEASURED DATA
- RECORD PER PLAT (2022-132)



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

CERTIFICATE OF OWNERSHIP

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.

HATCHER PASS VILLAGE, INC. DATE _____
PRENTICE N. FOX (OWNER, MANAGER)
8260 DUCHESS DR.
PALMER, AK 99645

HATCHER PASS VILLAGE, INC DATE _____
DEBORAH H. FOX (OWNER, MANAGER)
8260 DUCHESS DR.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
OCT 30 2024
Agenda Copy PLATTING

A PLAT OF
HATCHER PASS VILLAGE PHASE IX
A SUBDIVISION OF
TRACT A-7
HATCHER PASS VILLAGE PHASE VIII (PLAT 2022-132)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 33, T. 19N. R. 1E. SM, AK
CONTAINING 9.74 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738