CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	276.87	225.00	70°30'14"	159.03	259.73	N34° 32' 15"W
C2	217.16	225.00	55°17'55"	117.87	208.83	S42° 08' 25"E
C3	59.71	225.00	15°12'18"	30.03	59.54	S6° 53' 18"E
C4	59.50	225.00	15°09'05"	29.92	59.33	S83° 05' 05"W
C5	355.52	225.00	90°32'00"	227.10	319.68	N44° 04' 22"W
C6	177.12	225.00	45°06'12"	93.44	172.58	S66° 47' 16"E
C7	178.40	225.00	45°25'48"	94.19	173.77	S21° 31' 16"E
C8	351.55	225.00	89°31'13"	223.12	316.86	N45° 57' 15"E
C9	175.77	225.00	44°45'37"	92.65	171.34	S23° 34' 26"W
C10	175.77	225.00	44°45'37"	92.65	171.34	S68° 20' 03"W
C11	192.02	255.00	43°08'44"	100.82	187.52	S48° 13' 00"E
C12	40.76	30.00	77°50'48"	24.23	37.70	S65° 34' 03"E
C13	24.91	255.00	5°35'48"	12.46	24.90	N78° 18' 27"E
C14	42.52	255.00	9°33'17"	21.31	42.47	S85° 52' 59"W
C15	17.37	255.00	3°54'12"	8.69	17.37	N87° 23' 16"W
C16	129.33	255.00	29°03'33"	66.09	127.95	N70° 54' 24"W
C17	40.73	30.00	77°47'45"	24.21	37.68	S84° 43' 30"W
C18	43.36	60.00	41°24'35"	22.68	42.43	S25° 07' 20"W
C19	28.68	60.00	27°23'06"	14.62	28.41	S18° 06' 36"W
C20	66.10	60.00	63°07'11"	36.85	62.81	S63° 21' 45"W
C21	72.14	60.00	68°53'15"	41.15	67.87	N50° 38' 02"W
C22	71.17	60.00	67°57'50"	40.44	67.07	N17° 47' 31"E
C23	37.14	60.00	35°27'46"	19.18	36.55	S69° 30' 19"W
C24	43.36	60.00	41°24'35"	22.68	42.43	S66° 31' 55"W
C25	40.79	30.00	77°53'52"	24.25	37.72	S6° 52' 42"W
C26	120.80	255.00	27°08'32"	61.55	119.67	S18° 29' 59"E
C27	51.74	255.00	11°37'32"	25.96	51.65	S27° 59' 18"W
C28	40.76	30.00	77°50'48"	24.23	37.70	S5° 07' 21"E
C29	43.36	60.00	41°24'35"	22.68	42.43	S64° 45' 02"E
C30	83.01	60.00	79°15'55"	49.69	76.54	S45° 49' 22"E
C31	58.31	60.00	55°40'55"	31.69	56.04	S21° 39' 03"W
C32	76.03	60.00	72°36'07"	44.08	71.04	N85° 47' 34"E
C33	57.88	60.00	55°16'12"	31.41	55.66	S30° 16' 17"E
C34	43.36	60.00	41°24'35"	22.68	42.43	S23° 20' 28"E
C35	40.76	30.00	77°50'48"	24.23	37.70	S82° 58' 09"E
C36	78.72	255.00	17°41'16"	39.68	78.41	N66° 57' 04"E
C37	66.40	255.00	14°55'10"	33.39	66.21	N83° 15' 17"E
C38	47.12	30.00	90°00'00"	30.00	42.43	N45° 42' 52"E
C39	44.60	30.00	85°11'18"	27.58	40.61	N41° 52' 47"W
C40	49.64	30.00	94°48'42"	32.63	44.17	S48° 07' 13"W

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 2025-034 DATED 11/18, 2024, 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: October 2, 2025

ATTEST: (PLATTING CLERK)

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD SEAL STATE OF ALASKA

NOTES

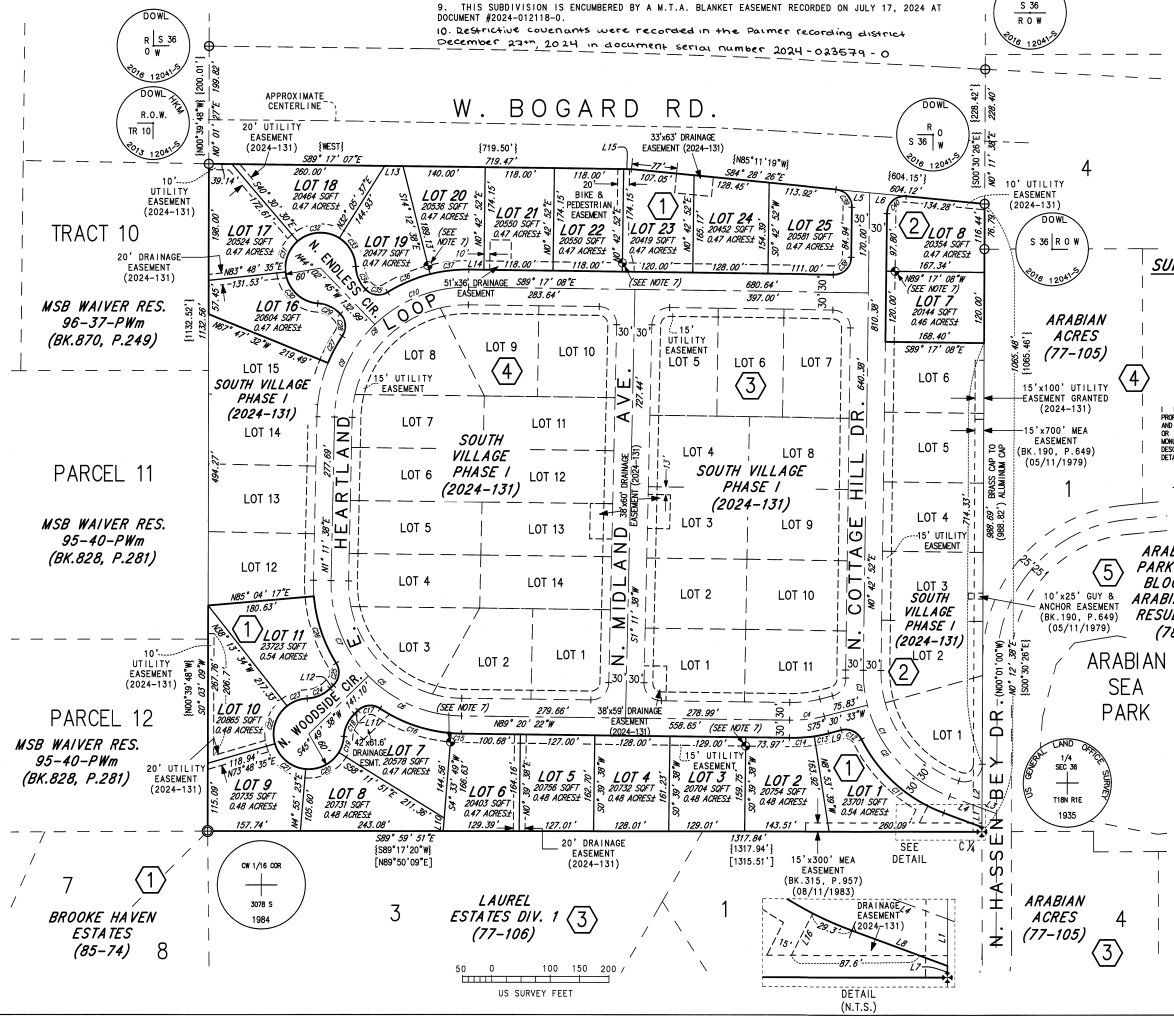
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE CENTER 1/4 CORNER OF SECTION 36, T. 18N. R. 1E., A BRASS CAP MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°36'23.96"N 149°11'36.68"W
3. ALL LOTS ARE SERVICED BY CITY OF PALMER WATER. NO INDIVIDUAL WATER SUPPLY SYSTEMS ARE ALLOWED ON ANY LOT.
4. NO INDIVIDUAL 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.
5. NO DIRECT ACCESS TO W. BOGARD ROAD SHALL BE GRANTED TO ANY LOT UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AUTHORITY.
6. 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.
7. FIRE HYDRANTS INSTALLED WERE ALL LOCATED ON LOT CORNERS SO THAT MONUMENTS COULD NOT BE SET AT CORNER POSITIONS. INSTEAD, ON-LINE WITNESS CORNERS WERE SET AT THE EDGE OF THE 15' UTILITY EASEMENT FOR EACH CORNER WHERE A HYDRANT WAS FOUND.
8. THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON SEPTEMBER 24, 2024 AT DOCUMENT #2024-016961-0.
9. THIS SUBDIVISION IS ENCUMBERED BY A M.T.A. BLANKET EASEMENT RECORDED ON JULY 17, 2024 AT DOCUMENT #2024-012118-0.
10. Restrictive covenants were recorded in the Palmer recording district December 23rd, 2024 in document serial number 2024-023679-0

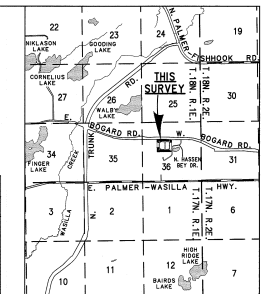
CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH December 31, 2025 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) — DATE: 10/1/25

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0° 12' 38"W	31.93
L2	S0° 12' 38"W	74.85
L3	N89° 47' 22"W	26.60
L4	N89° 47' 22"W	58.80
L5	S84° 28' 26"E	57.69
L6	S84° 28' 26"E	62.74
L7	S0° 12' 38"W	7.94
L8	S69° 47' 22"E	69.72
L9	N75° 30' 33"E	22.22
L10	S4° 33' 49"W	22.07
L11	S45° 49' 38"W	8.17
L12	S45° 49' 38"W	8.07
L13	N89° 17' 07"W	31.00
L14	S89° 17' 08"E	25.64
L15	S89° 17' 07"E	13.33
L16	S26° 47' 17"W	32.13





CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, ALASKA, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

9-9-25

MICHAEL E. THOMPSON (OWNER) — DATE
WM CONSTRUCTION, LLC
P.O. BOX 4042
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF Sept, 2025,
FOR Michael E. Thompson

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: 05/03/28

HANNAH HANSON Notary Public State of Alaska My Commission Expires May 3, 2028

SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49TH CRAIG E. HANSON LS 12313 PROFESSIONAL LAND SURVEYOR 9/9/25

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

HANSON LAND SOLUTIONS 2024 LS 12313 TYPICAL SET 1¾" PLASTIC CAP

LEGEND

- RECOVERED 2½" GLO BRASS CAP ON IRON PIPE
- RECOVERED ¾" ALUMINUM POST MONUMENT
- RECOVERED 2" ALUMINUM CAP ON ⅝" REBAR
- SET PLASTIC CAP ON ⅝"x30" REBAR AT ALL LOT CORNERS, PC'S AND PT'S
- SET WITNESS CORNER PLASTIC CAP ON ⅝"x30" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) [254.70'] RECORD PER PLAT (77-105) ARABIAN ACRES
- [N74°45'W] [254.70'] RECORD PER PLAT (77-106) LAUREL ESTATES
- {N74°45'W} [254.70'] RECORD PER WARRANTY DEED (2010-013191-0)
- (1) BLOCK NUMBER

SDN

2025-128
Plat # Palmer
Rec Dist
10/3/2025
Date
Time 11:49 AM

A PLAT OF

SOUTH VILLAGE PHASE II

A SUBDIVISION OF TRACTS A, B, & C SOUTH VILLAGE PHASE I (PLAT 2024-131)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW¼ SEC. 36, T.18N. R.1E. SM, AK
CONTAINING 11.00 ACRES MORE OR LESS

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

FILE: FB23-227 | CK: CEH | SCALE: 1"=100' | 08/22/25 | 1 OF 1