

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 RESOLUTION NUMBER 2025-150, DATED 10/17/2025, 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

John S. [Signature] November 6, 2025
PLANNING AND LAND USE DIRECTOR DATE

ATTEST: *[Signature]*
(PLATTING CLERK)

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.

[Signature] 10/30/25
JOHANN HANSON
Member
JOHANN HANSON, LLC
BARRY SPRINGS, AK

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF Oct 2025

FOR *John E. Hinds*

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: June 11, 2028



LEGEND

- RECOVERED 2" OLD BRASS CAP ON IRON PIPE
- RECOVERED 2" ALUMINUM POST MONUMENT
- RECOVERED 1/2" ALUMINUM CAP ON 3/4" REBAR
- RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED 3/8" REBAR
- SET PLASTIC CAP ON 3/4" x 30" REBAR AT CORNERS, P.T.'S, AND P.C.'S.
- COMPUTED DATA
- MEASURED DATA



NOTES

- ALL DISTANCES SHOWN ARE GROUND 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 28 & 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 OF WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBERED BY M.F.A. BLANKET EASEMENT, RECORDED ON JULY 23, 2016 AT DOCUMENT # 2016-012257-0

5. This Subdivision is encumbered by M.T.A. Blanket Easement recorded on July 11, 2016 at Document # 2016-012417-0 and # 2016-012418-0.

7. This Subdivision is encumbered by A. Broder National Gas Blanket Easement recorded on July 1, 2006 at document # 2006-012021-0

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	308.77	320.05	59°16'34"	296.93	N62° 26' 17"E	167.59
(C1)	308.72	320.00	59°16'36"	296.89	N62° 26' 49"E	167.56

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 12/31/2025, DUE AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

[Signature] 11/5/25
TAX COLLECTION OFFICIAL DATE
(MATANUSKA-SUSITNA BOROUGH)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

[Signature] 10/20/25
JOHANN E. HINDS
3880 N. CARIBOU ST.
WASILLA, AK 99654

[Signature] 10/20/25
JOSEPH A. HINDS
3880 N. CARIBOU ST.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF Oct 2025

FOR *Joann E. Hinds*
Joseph A. Hinds

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: 05/10/28

CERTIFICATE OF OWNERSHIP AND DEDICATION

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[Signature] 10-20-25
DEANNA L. ARTHUR
4289 N. CARIBOU ST.
WASILLA, AK 99654

DATE

[Signature] 10/20/25
DAVID M. ARTHUR
4289 N. CARIBOU ST.
WASILLA, AK 99654

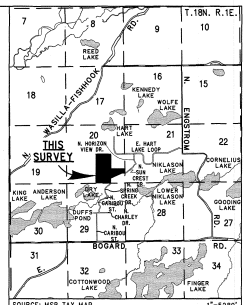
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF Oct 2025

FOR *David M. Arthur*
Deanna L. Arthur

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: 05/10/28



SOURCE: MSB TAX MAP
WASILLA, WADZ, WAD7, & WAD8

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[Signature] 10-20-25
MICHELLE F. BERRY
1170 E. SENECA AVE.
WASILLA, AK 99654

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF Oct 2025

FOR *Michelle F. Berry*

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: 05/10/28



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 THIS PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL INFORMATION AND OTHER DETAILS ARE TRUE AND CORRECT.

[Signature] 10/25
REGISTERED LAND SURVEYOR

A PLAT OF

BARRY SPRINGS PHASE I

A SUBDIVISION OF

BARRY'S SPRING CREST (PLAT 2021-100, RE-FILED AS 2022-16) AND THE SW 1/4 SEC 20, T.18N. R.1E, SEC 20 T.18N. R.1E

PALMER RECORDING DISTRICT

THIRD JUDICIAL DISTRICT

STATE OF ALASKA

LOCATED WITHIN

SEX SEC. 20, T.18N. R.1E. SW, AK

CONTAINING 99.85 ACRES MORE OR LESS

HANSON

LAND SOLUTIONS

ALASKA BUSINESS LICENSE #1525

305 EAST FIREWEED AVENUE

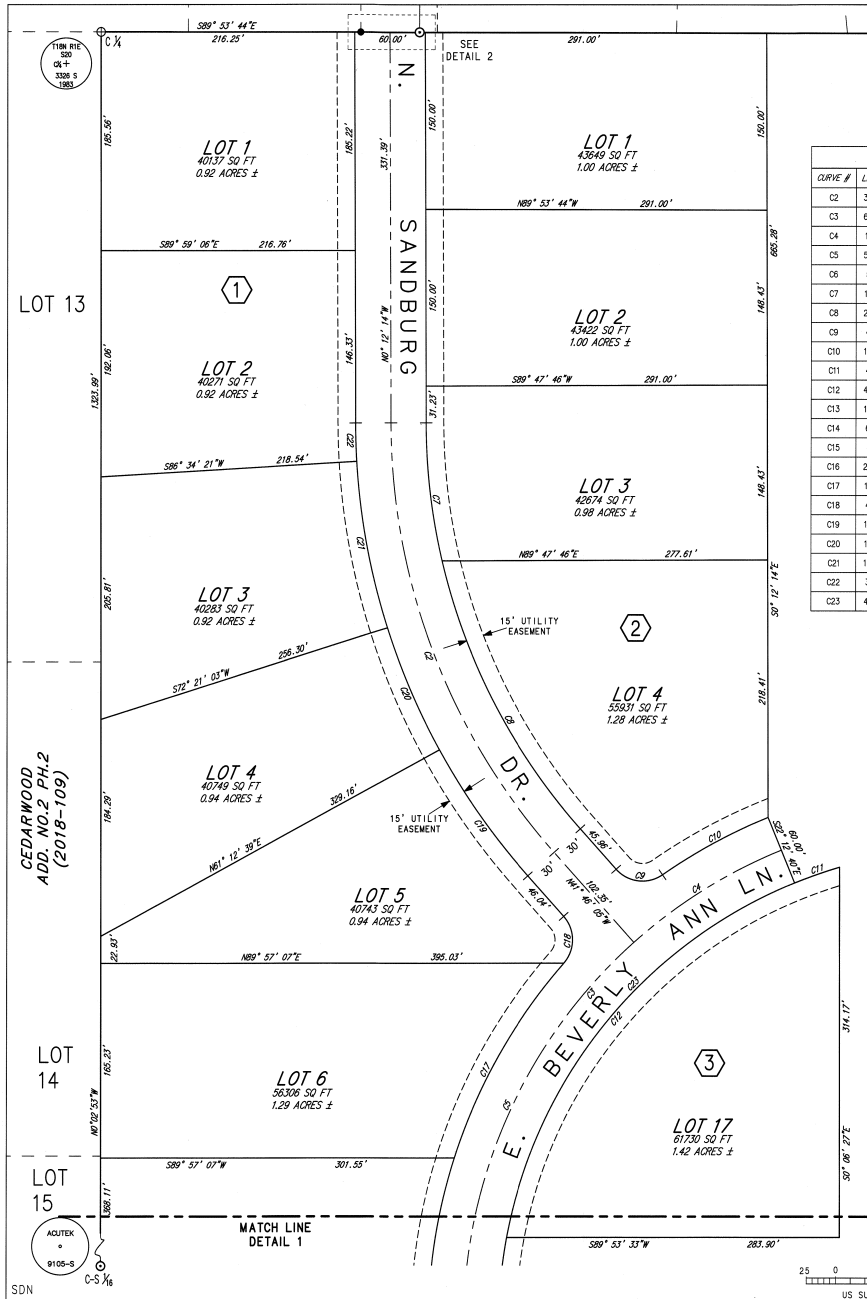
PALMER, ALASKA 99645

(907) 746-7738

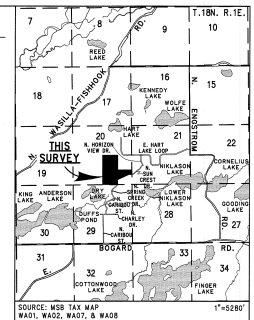
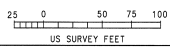
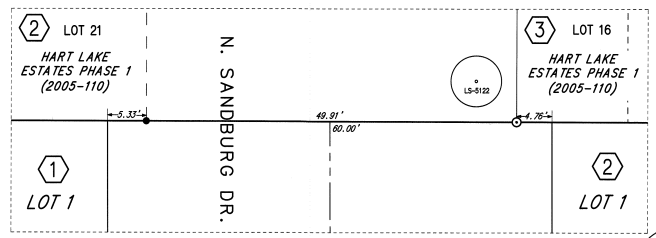
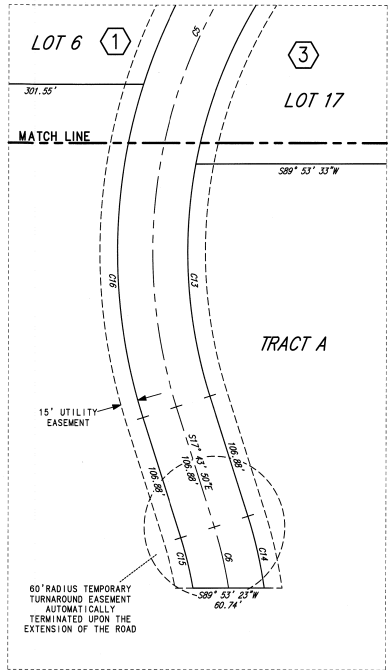
FILE: 1923-262 DC: C21 SCALE: 1"=200' 09/18/25(1) OF 2

Palmer Recording District PL 2025-150

2025-150
Plat # 88
Palmer
Rec Dist
11-7
Date
9/19/25



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C2	398.99	550.00	41°33'50"	208.73	390.29	N20° 59' 10"W
C3	649.28	435.00	85°31'10"	402.25	590.67	S25° 01' 45"W
C4	148.81	435.00	19°38'02"	75.14	148.09	S57° 59' 19"W
C5	500.47	435.00	65°55'08"	282.05	473.32	S15° 13' 44"W
C6	53.18	350.00	8°42'19"	26.64	53.13	S13° 22' 40"E
C7	118.22	520.00	13°01'35"	59.37	117.97	S6° 43' 02"E
C8	250.00	520.00	28°32'15"	132.24	256.33	N27° 29' 57"W
C9	43.50	30.00	83°04'36"	26.58	39.79	N83° 18' 23"W
C10	102.53	465.00	12°38'01"	51.47	102.32	S61° 28' 20"W
C11	40.46	405.00	5°43'23"	20.25	40.44	N70° 39' 04"E
C12	445.58	405.00	63°02'12"	248.36	423.45	N41° 59' 41"E
C13	199.38	405.00	28°12'25"	101.75	197.37	S3° 37' 37"E
C14	62.44	390.00	9°24'51"	31.29	62.37	S13° 01' 24"E
C15	43.91	320.00	7°51'42"	21.99	43.87	N13° 47' 59"W
C16	287.33	465.00	35°24'16"	148.42	282.78	N0° 01' 42"W
C17	191.19	465.00	23°33'28"	96.96	189.84	S29° 27' 09"W
C18	43.46	30.00	82°59'57"	26.54	39.76	S0° 16' 06"E
C19	131.38	580.00	12°56'44"	65.97	131.10	S35° 16' 43"E
C20	112.77	580.00	11°08'25"	56.56	112.59	N23° 13' 09"W
C21	143.96	580.00	14°13'17"	72.35	143.59	N10° 32' 18"W
C22	32.63	580.00	3°13'25"	16.32	32.63	S1° 48' 57"E
C23	405.12	405.00	57°18'46"	221.33	388.44	S39° 07' 58"W



MSR WAIVER RES.
2007-0174 PM/11
(2007-014879-0)

2025-180
Plat #
Palmer
Rev. Date
11-7-25
Time
9:19 A.M.

A PLAT OF
BARRY SPRINGS PHASE I
A SUBDIVISION OF
LOT 1
BARRY'S SPRING CREST
(PLAT 2021-100, RE-FILED AS 2022-16)
AND THE SW¼ SE¼ AND THE NW¼ SE¼
SEC. 20 T.18N. R.1E.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SEC. 20, T. 18N., R. 1E., S.M., AK
CONTAINING 99.85 ACRES MORE OR LESS

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