

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 13, 2021**

ABBREVIATED PLAT: **STONERIDGE HEIGHTS RSB B/4 L/11**

LEGAL DESCRIPTION: **SEC 28, T18N, R1W, SEWARD MERIDIAN, AK**

PETITIONER: **PETER & ELENA DROBKOV**

SURVEYOR: **BULL MOOSE SURVEYING**

ACRES: 2.04 PARCELS: 2

REVIEWED BY: CHERYL SCOTT

CASE: 2020-185

REQUEST

The request is to create two lots from Lot 11, Block 4, Stoneridge Heights, Plat #77-141 to be known as STONERIDGE HEIGHTS, LOTS 11A & 11B, BLOCK 4, containing 2.04 acres more or less. Located directly east of N. Tamar Road, north of W. Seldon Road and west of N. Lucille Street within the SW ¼ Section 28, Township 18 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps
Soils Report

Exhibit A
Exhibit B

COMMENTS

Development Services
Planning
Department of Public Works
Fire Code
MTA
Enstar
MEA

Exhibit C
Exhibit D
Exhibit E
Exhibit F
Exhibit G
Exhibit H
Exhibit I

DISCUSSION

Access: The proposed lots have access from borough maintained N. Tamar Road. All access requirements are met pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. The proposed lots meet the frontage requirements consistent with MSB 43.20.320 *Frontage* and MSB 43.20.300(E) *Flag Lots*.

Soils: Pioneer Engineering, LLC provided a soils report including one testhole log and testhole location map at **Exhibit B**. One testhole was excavated in the center of the property on 9/15/2020 to a depth of 12 feet. The testhole showed approximately 2' of topsoil overlaying 10' of sands & gravels (SP/GP). There was no groundwater encountered in the testhole. The proposed lots have very few limitations on areas defined by MSB code as useable septic area or useable building area. Based on the available soils & water table information, topography, MSB Title 43 code definitions and observations on site, each lot will have at least 10,000 sq. ft. of useable building area and at least 10,000 sq. ft. of useable septic area as required by MSB 43.20.281, *Area*.

As-Built: The surveyor provided topographic and as-built information on the preliminary plat as required by MSB 43.15.016. The as-built shows a residential structure, outbuildings, driveway, well and septic systems. The structures appear to be compliant with all setbacks requirements per MSB 17.55 *Setbacks*. A driveway permit is required for the existing driveway. **(Recommendation #4)**

Comments:

Development Services noted the existing driveway requires a driveway permit. **(Exhibit C)**

Planning has no comment. **(Exhibit D)**

Department of Public Works has no comment. **(Exhibit E)**

Fire Code thinks the lots are small and they foresee problems building the pole portion of the flag. **(Exhibit F)** *Staff notes this plat meets the requirements for lot size, flag lot design and frontage.*

MTA has no comments. **(Exhibit G)**

Enstar has no comments or recommendations. **(Exhibit H)**

MEA requested all easements of record be shown on the plat. **(Exhibit I)**

There were no other comments received from any outside agencies, borough departments or the public at the time of this staff report.

CONCLUSION:

The preliminary plat of Stoneridge Heights RSB B/4 L/11 is consistent with AS 29.40.070 *Preliminary Plats* and MSB 43.15.025 *Abbreviated Plats*. 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 requirements are met pursuant to MSB 43.20.320 *Frontage* and MSB 43.20.300(E) *Flag Lots*. Useable area requirements are consistent with MSB 43.20.281 *Area*. There were no objections received from any outside agencies, borough departments or the public.

FINDINGS OF FACT:

1. The plat of Stoneridge Heights RSB B/4 L/11 is consistent with AS 29.40.070 *Preliminary Plats* and MSB 43.15.025 *Abbreviated Plats*.
2. Frontage requirements are consistent with MSB 43.20.320, *Frontage* and MSB 43.20.300(E) *Flag Lots*.
3. The proposed lots contain 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area consistent with MSB 43.20.281, *Area*.
4. N. Tamar Road provides access to the proposed lots pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
5. The existing structures shown on the As-built are compliant with MSB 17.55 *Setbacks*.
6. There were no objections from any borough departments, outside agencies or the public.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Stoneridge Heights RSB B/4 L/11, contingent upon:

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit a driveway application to the MSB Permit Center for the existing driveway onto N. Tamar Road. Notify Platting when the application has been submitted.
5. Show all easements of record on the final plat.
6. Submit recording fees, payable to DNR.
7. Submit final plat in full compliance with Title 43.

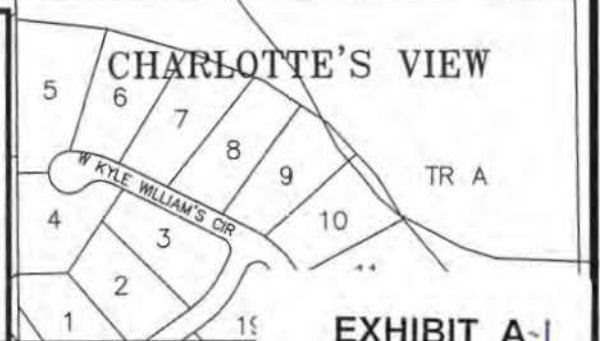
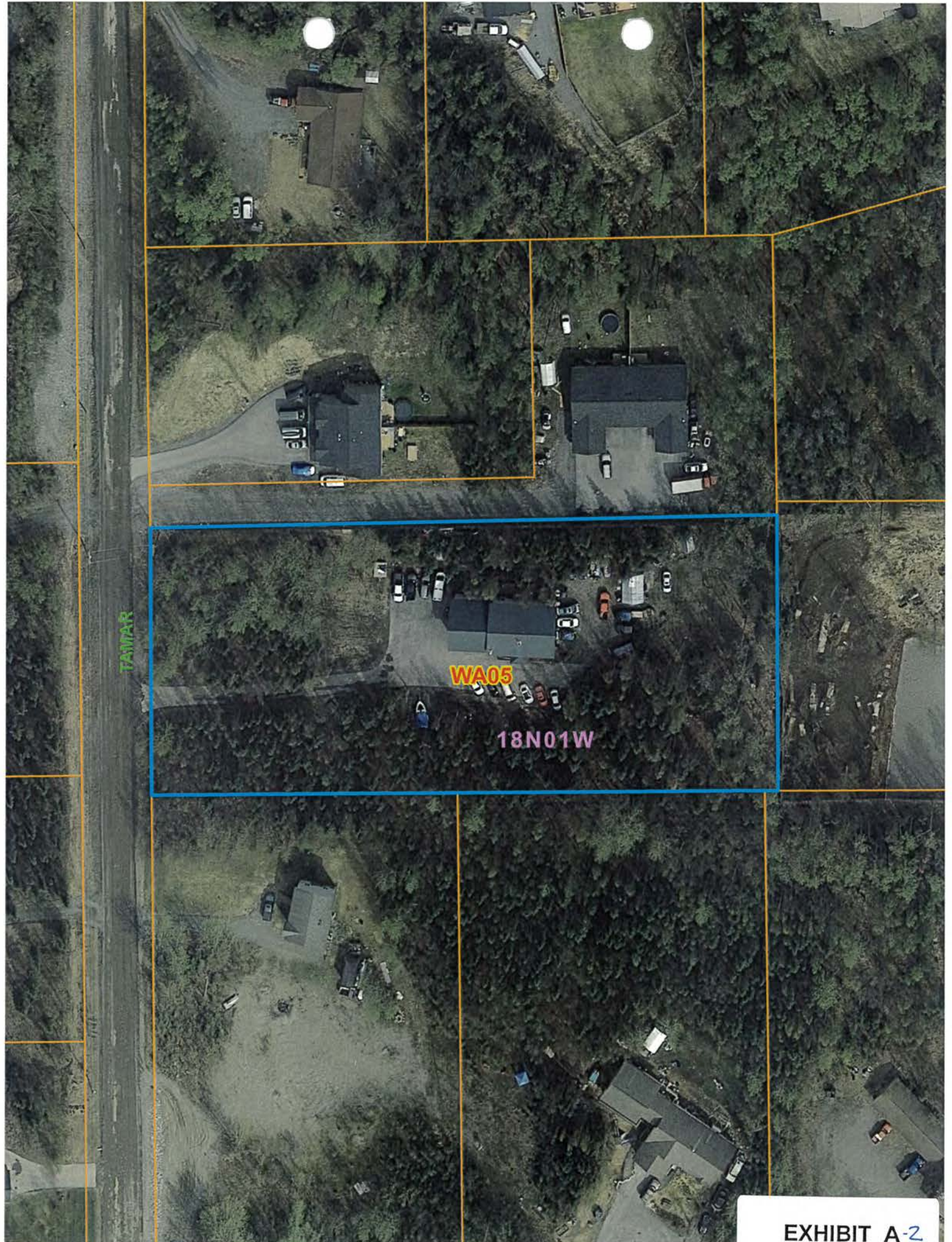
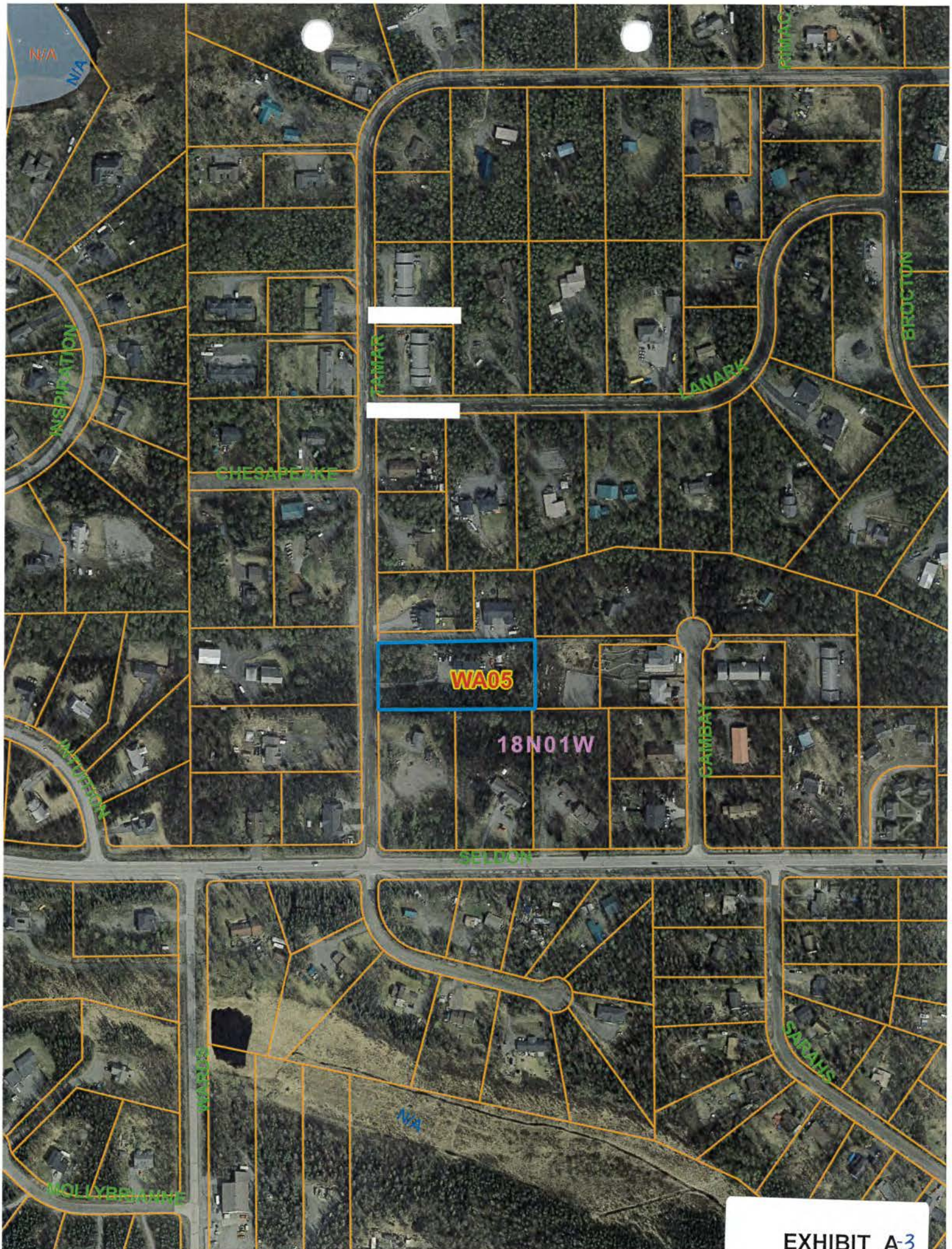


EXHIBIT A-1







Pioneer Engineering LLC
Professional, Reliable, Local

November 16, 2020

RE: Usable Area Report
T18N R1W Section 28
Stoneridge Heights, Lot 11 Block 4

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with Bull Moose Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to create 2 lots from the parent parcel which is approximately 2.04 acres. The new lots will be roughly equal at 1.1 for Lot 11A and .9 acres for Lot 11B.

Test Hole: One test hole was excavated on 9-15-20. The test hole was 12' deep and was sited in the center of the parcel to best represent the soil conditions for both future parcels. The test hole showed approximately two feet of topsoil overlaying 10' of sands & gravels. Groundwater was not encountered in the test hole. The test hole log is attached.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



SOIL LOG

Job Number: 2020-SW-177

Project Location: Stoneridge Heights, Lot 11 Block 4

Logged By: Steve Wilson

Date: 9-15-20

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Sand & gravel (SP/GP)
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



Matanuska-Susitna Borough



Legend

- Road Mileposts
- Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitive Road
 - Private Road
- Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- Address Numbers
- Parcels
- Government Lot Lines
- ROW and Easements
 - ROW Road
 - ROW RR
 - ROW Easement
 - Section line easement
- Lakes and Rivers
- Streams
- 100 year Flood Zone
- Section Lines

1:2,257



Notes

This map was automatically generated using Geocortex Essentials.

0.1 0 0.04 0.07 Miles

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VGS_1984_Web_Mercator_Auxiliary_Sphere
Matanuska-Susitna Borough

Reported on 11/16/2020 10:44 PM

This map is solely for informational 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.

Cheryl Scott

From: Permit Center
Sent: Thursday, December 17, 2020 5:03 PM
To: Cheryl Scott
Subject: RE: RFC Stoneridge Hts RSB (CS)

Hello,

They need a driveway permit for their existing access. Please have them apply or call me if they have any questions.

Thank you,

*Jennifer Monnin, CFM
MSB Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
907-861-7822
Jennifer.monnin@matsugov.us*

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 15, 2020 11:53 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; John Fairchild <John.Fairchild@matsugov.us>; browne@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stoneridge Hts RSB (CS)

All ~

Below is a link to a Request for Comments for Stoneridge Heights RSB B/4 L/11, MSB Case #2020-185. RSA #28 Gold Trail.

Comments are due January 4, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EvOWq_fMUQtOt6pZbYYT0BEBJeHn9FZ28kh3Hdquvt4LmA?e=eu4Mx4

Cheryl Scott

From: Adam Bradway
Sent: Monday, December 28, 2020 11:15 AM
To: Cheryl Scott
Cc: Karol Riese
Subject: RE: RFC Stoneridge Hts RSB (CS)

Hi Cheryl,

I have no comments to make on this plat. Thank you for the opportunity to comment.

Adam Bradway

Matanuska-Susitna Borough: Planner II
E Dahlia Ave, Palmer, Alaska
(907) 861-8608

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 15, 2020 11:53 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; John Fairchild <John.Fairchild@matsugov.us>; browne@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stoneridge Hts RSB (CS)

All ~

Below is a link to a Request for Comments for Stoneridge Heights RSB B/4 L/11, MSB Case #2020-185. RSA #28 Gold Trail.

Comments are due January 4, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EvOWq_fMUQtOt6pZbYYT0BEBJeHn9FZ28kh3Hdquvt4LmA?e=eu4Mx4

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Cheryl Scott

From: Jamie Taylor
Sent: Tuesday, January 5, 2021 6:22 PM
To: Cheryl Scott
Subject: RE: RFC Stoneridge Hts RSB (CS)

No comment.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 15, 2020 11:53 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; John Fairchild <John.Fairchild@matsugov.us>; browne@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stoneridge Hts RSB (CS)

All ~

Below is a link to a Request for Comments for Stoneridge Heights RSB B/4 L/11, MSB Case #2020-185. RSA #28 Gold Trail.

Comments are due January 4, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EvOWq_fMUQtOt6pZbYYT0BEBJeHn9FZ28kh3Hdquvt4LmA?e=eu4Mx4

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Cheryl Scott

From: Fire Code
Sent: Monday, December 28, 2020 2:41 PM
To: Cheryl Scott
Subject: RE: RFC Stoneridge Hts RSB (CS)

Cheryl,

This plat seems to me to be pretty small. I can see problems with building the pole portion of the flag wide enough.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 15, 2020 11:53 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; John Fairchild <John.Fairchild@matsugov.us>; browne@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stoneridge Hts RSB (CS)

All ~

Below is a link to a Request for Comments for Stoneridge Heights RSB B/4 L/11, MSB Case #2020-185. RSA #28 Gold Trail.

Comments are due January 4, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EvOWq_fMUQtOt6pZbYYT0BEBJeHn9FZ28kh3Hdquvt4LmA?e=eu4Mx4

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, December 15, 2020 3:14 PM
To: Cheryl Scott
Subject: RE: RFC Stoneridge Hts RSB (CS)

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

MTA has reviewed the plat for Stoneridge Heights. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 15, 2020 11:53 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; John Fairchild <John.Fairchild@matsugov.us>; browne@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stoneridge Hts RSB (CS)

All ~

Below is a link to a Request for Comments for Stoneridge Heights RSB B/4 L/11, MSB Case #2020-185. RSA #28 Gold Trail.



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
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

January 4, 2021

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

To whom it may concern:

ENSTAR Natural gas company has reviewed the following abbreviated plat and has no comments or recommendations.

- **Stoneridge Heights RSB B/4 L/11**
(MSB Case # 2020-185)

If you have any questions, please feel free to contact me at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Skylar Shaw".

Skylar Shaw
ROW & Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT H

Cheryl Scott

From: Cindy A. Coughlin <Cindy.Coughlin@mea.coop>
Sent: Thursday, January 7, 2021 9:33 AM
To: Cheryl Scott
Subject: RE: RFC Stoneridge Hts RSB (CS)
Attachments: 2015 -012717-0.pdf

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

Good Afternoon Cheryl,
MEA has no comment. Please include the attached easement in the plat notes.

Document Number: 2015-012717-0 Recorded June 19, 2015 Palmer Recording District.

Thank you,

Cindy Coughlin
ROW Supervisor
Matanuska Electric Association
cindy.coughlin@mea.coop
Office Phone: 907-761-9265
Cell Phone: 907-707-4915

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 15, 2020 11:53 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.i.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; John Fairchild <John.Fairchild@matsugov.us>; browne@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stoneridge Hts RSB (CS)

CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All ~

Below is a link to a Request for Comments for Stoneridge Heights RSB B/4 L/11, MSB Case #2020-185. RSA #28 Gold Trail.

Comments are due January 4, 2021.



**MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Peter Drobkov and Elena Drobkov

whose address is 3075 N Tamar Rd Wasilla AK 99654

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

Within Block 4, Lot 11, Stoneridge Heights Subdivision (Plat 77-141); as follows: a 20' wide by 30' long easement in the north west corner.

being in Section 28, Township 18 N, Range 1W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record as of the date set forth below, and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 26th day of May, 2015.

Peter Drobkov Grantor

Elena Drobkov Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 26th day of May, 2015 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Peter Drobkov

Elena Drobkov

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written

Notary Public in and of Alaska

My commission expires 10-1-16

SEAL

State of Alaska
NOTARY PUBLIC
Shirley Glass

W/O 110312 Subd 1370 Plat 77-141
P/S P Misc _____ Map _____ Quad _____
Pole _____ Easement 20150411

Return to: MEA, PO Box 2929, Palmer, AK 99645

Rev.2/06

ALASKA

2015-012717-0

Recording District 311 PALMER

06/19/2015 03:00 PM

Page 1 of 2



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Peter Drobkov and Elena Drobkov

whose address is 3075 N Tamar Rd Wasilla AK 99654

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

Within Block 4, Lot 11, Stoneridge Heights Subdivision (Plat 77-141); as follows: a 20' wide by 30' long easement in the north west corner.

being in Section 28, Township 18 N, Range 1W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.


The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record as of the date set forth below, and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 26th day of May, 2015.

 Grantor
Peter Drobkov

 Grantor
Elena Drobkov

STATE OF ALASKA)SS-

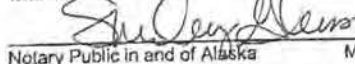
THIS IS TO CERTIFY that on this 26th day of May, 2015 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Peter Drobkov

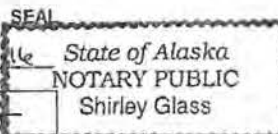
Elena Drobkov

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written


Notary Public in and of Alaska

My commission expires 10-1-16



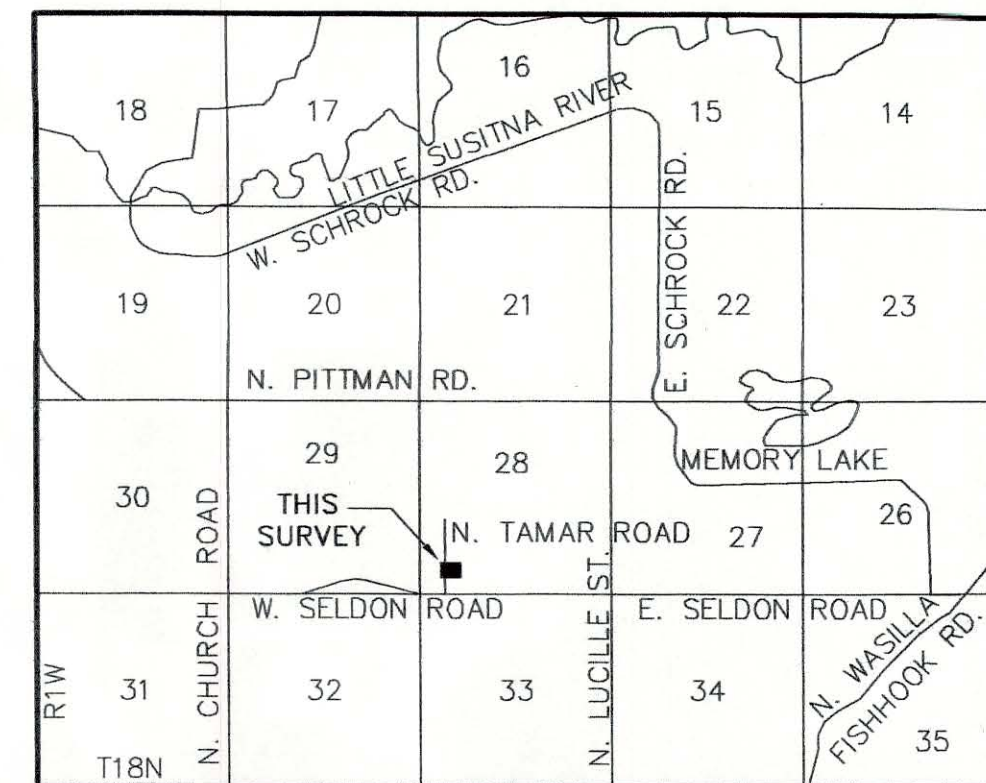
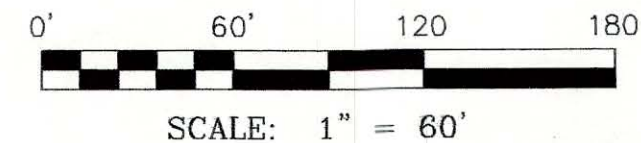
W/O 110312 Subd 1370 Plat 77-141
P/S P Misc Map Quad
Pole Easement 20150411

Return to: MEA, PO Box 2929, Palmer, AK 99645

Rev 2/05

LEGEND:

- FOUND 1/2" REBAR
- FOUND 5/8" REBAR WITH PLASTIC CAP (CLS-LS7074)
- (R) RECORD VALUE PER STONERIDGE HEIGHTS (PLAT #77-141)
- (R1) RECORD VALUE PER STONERIDGE HEIGHTS LOT 10A & 10B BLOCK 4 (PLAT #2015-11)
- (R2) RECORD VALUE PER STONERIDGE HEIGHTS LOTS 16A & 16B, BLOCK 4 (PLAT #2006-189)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)



VICINITY MAP: 1" = 1 MILE

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT 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 NO. _____

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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT

PETER DROBKOV _____ DATE _____
3075 N. TAMAR ROAD
WASILLA, AK 99654

ELENA DROBKOV _____ DATE _____
3075 N. TAMAR ROAD
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR PETER DROBKOV _____

FOR ELENA DROBKOV _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

RECEIVED
DEC 8 2020

PLATTING

A PLAT OF
STONERIDGE HEIGHTS
LOTS 11A & 11B BLOCK 4

A REPLAT OF:
LOT 11, BLOCK 4
STONERIDGE HEIGHTS
PLAT #77-141

LOCATED WITHIN:
SECTION 28, T18N R1W
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 2.04 ACRES MORE OR LESS

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957
200 HYGRADE LANE
WASILLA, ALASKA 99654 bob@bullmoosesurveying.com

DRAWN BY: TGC	DRAWING SCALE:
DATE: 12/7/2020	1"=60'
CHECKED BY: RSH	SHEET
	1 OF 1

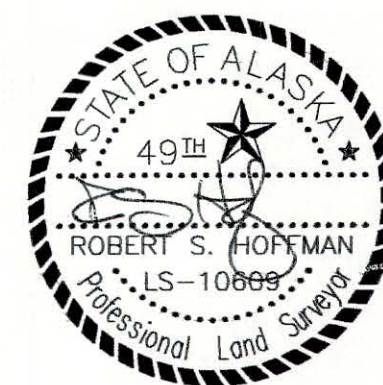
PRELIMINARY

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.

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR

12/7/2020
DATE



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.

DATE

BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. 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.
2. 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 GOVERN THOSE SYSTEMS.
3. 20'x30' POCKET EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 19, 2015 IN RECEPTION NO.: 2015-012717-0
4. COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED NOVEMBER 1, 1977, BOOK 151, PAGE 887 AMENDED BY INSTRUMENT ON DECEMBER 2, 1977 IN BOOK 154, PAGE 477

