## MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD
LaMarr Anderson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach
Dan Bush
Justin Hatley, Alt #1
Vacant, District Seat #7
Vacant, Alt #2



PLATTING DIVISION
Fred Wagner, Platting Officer
Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

Assembly Chambers of the Dorothy Swanda Jones Building 350 E. Dahlia Avenue, Palmer

JANUARY 21, 2021 REGULAR MEETING 1:00 P.M.

Ways to participate in Platting Board meetings:

**IN PERSON**: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is required that you wear a mask if you attend in person in all Mat-Su Borough Buildings.

IN WRITING: You can submit written comments by email to <u>platting@matsugov.us</u> or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

#### TELEPHONIC TESTIMONY:

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear "Joining conference" when
  you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear "Your hand has been raised."
- When it is your turn to testify you will hear "Your line has been unmuted."
- State your name for the record, spell your last name, and provide your testimony.

## 1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

#### VOTE FOR CHAIR & VICE CHAIR

### 2. APPROVAL OF MINUTES

A. December 17, 2020

## 3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. PERSONS TO BE HEARD (Three minutes per person for Items not scheduled for public hearing)

#### 4. UNFINISHED BUSINESS

(There is no Unfinished Business)

## 5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

- 6. PUBLIC HEARINGS
- Platting Board Chair to read the Ex-Parte & Interest Memo.
  - A. GARIC HAYES GENERAL CONTRACTOR LLC: The request is to vacate a 4' X 63' portion of the alleyway north of Lot 16, Block 1, Riverside, Plat 7-160, and add to Lot 16, to be known as LOT 16A, RIVERSIDE, containing .18 acres +/-. The plat is located north of E. Eagle Avenue and east of N. Bonanza Street, (Tax ID # 53031B01L016); within the SW ¼ SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City of Palmer. Community Council: NA. Assembly District #2: Stephanie Nowers. Continued from January 7, 2021 platting board hearing.
- Platting Board Chair to read the Ex-Parte & Interest Memo.
  - B. RUSSELL & JANET WHITFIELD, JACK & LONA SIMS, and SCOTT STERLING: The request is to create 6 lots from US Survey 3519 Lots 1, 2, & 27 and Lacher Subdivision Lots 1 & 2, Block 1 to be known as LATITUDE 62 NORTH, containing 18 acres +/-. This plat will mitigate the substandard nature of three of the original lots. W. Horseshoe Lake Road, new internal rights-of-way (ROW), and construction of borough standard roads will provide legal and physical access to the new lots. Petitioners request vacations of: (1) Two public ROWs being replaced by proposed access; (2) A 50' public ROW on US Govt. Lot 3 (Tax Parcel A1) and; (3) A 50' public ROW along the shore of Horseshoe Lake. The property is located along the north shore of Horseshoe Lake (Tax ID #U03519000L01, U03519000L02, U03519000L27, 2636B01L001, 2636B01L002, 17N04W12A001); lying within the N½ Section 12, Township 17 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Big Lake and in Assembly District: #5 Dan Mayfield. Continued from November 19, 2020 & December 17, 2020 platting board hearing.
- Platting Board Chair to read the Ex-Parte & Interest Memo.
  - C. PATTERSON CONSTRUCTION, LLC: The request is to create a 41-lot, 5-phase master plan from Tax Parcels C3 & C4 to be known as PARADISE RIDGE, containing 120.0 acres +/-. Interior streets will be dedicated and constructed to borough standards and a public use easement is proposed. The property is located north of E. Paradise Lane, west of N. Wasilla-Fishhook Road, southwest of E. Pamela Drive and east of N. Bull Moose Drive (Tax ID # 18N01W24C003 & 18N01W24C004); lying within the SW ¼ Section 24, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: N/A and in Assembly District #6: Jesse Sumner
- Platting Board Chair to read the Ex-Parte & Interest Memo.

- D. JAMES & SUSAN KELLARD: The request is to divide Lots 21 and 38, Paper Subdivision, Plat 66-3, into 6 lots to be known as KELLARD FAMILY SUBDIVISION, containing 15.03 acres +/-. The petitioner also requests to vacate the 15' wide utility easement along the south boundary and replace it with a 15' wide utility easement adjacent to the proposed right-of-way. The property is located west of S. Talkeetna Spur and north of E. Woodpecker Road, (Tax ID #2888000L021 & 2888000L038); lying within the SE ¼ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve
- Platting Board Chair to read the Ex-Parte & Interest Memo.
  - E. RICHARD WOOD: The request is to divide Lot 1, Treeline, Plat 2014-35, into two lots, vacate the section line easement along the north side of proposed Lot 2 and dedicate 300' of right-of-way for W. Glenn Hwy. State of Alaska has provided preliminary approval for the Section Line Easement vacation. This subdivision is to be known as BUG LAKE, containing 14.64 acres +/-. The property is bisected by W. Glenn Highway, just east of mile 111 (Tax ID #7284000L001); lying within the NE ¼ Section 25, Township 20 North, Range 10 East, Seward Meridian, Alaska. In Community Council: Glacier View and in Assembly District #1 Tim Hale

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

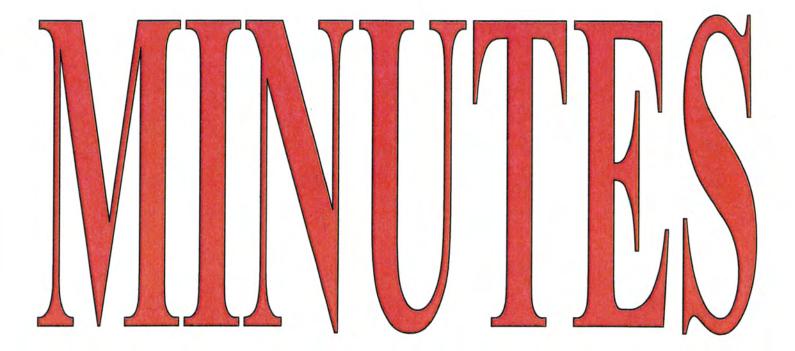
## 8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (if needed)
  - <u>Definition</u>: Law. To hear and settle an issue or a question regarding code.
- B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Sloan Von Gunten)
  - Introduction for the Febuary 4, 2021 Platting Board Hearing (Informational Only Subject to change)
    - Adams Rib, Case 2020-174
    - View Pt @ the Ranch Add 1, Case 2020-189
    - Brittany Estates, Case 2020-169 (continued from 1/7)
    - Jays Landing, Case 2020-170 (continued from 1/7)

#### 9. BOARD COMMENTS

#### 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT <u>1:00 P.M.</u> on <u>January 21, 2021</u> in the <u>Assembly Chambers</u> of the <u>Dorothy Swanda Jones Building</u>, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: <u>www.matsugov.us/boards/platting</u>. Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.



REGULAR MEETING DECEMBER 17, 2020

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 17, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Vice Chair Wilfred Fernandez.

#### 1. CALL TO ORDER

## A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1

Mr. LaMarr Anderson, Assembly District #2

Mr. Dennis Vau Dell, Assembly District #5

Mr. Wilfred Fernandez, Assembly District #6, Vice Chair

Mr. George Thompson, Assembly District #7

Mr. Justin Hatley, Alternate

## Platting Board members absent and excused were:

Mr. John Shadrach, District #3

Mr. Jordan Rausa, Assembly District #4, Chair

VACANT, Alternate

#### Staff in attendance:

Mr. Fred Wagner, Platting Officer

Ms. Sloan Von Gunten, Platting Administrative Specialist

Ms. Peggy Horton, Platting Technician

Ms. Amy Otto-Buchanan, Platting Technician

#### B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Justin Hatley.

## C. APPROVAL OF THE AGENDA

Chair Rausa inquired if there were any changes to the agenda.

• Platting Member Vau Dell asked to move 6B to be first on the agenda and 15 minute period to review the new handout from the petitioner.

GENERAL CONSENT: The agenda was approved with changes without objection.

Mr. Thompson arrived to meeting by video conference.

TIME: 1:15 P.M. CD: 0:09:19

15 Minute Break

TIME: 1:30: P.M.

CD: 0:25:49

REGULAR MEETING DECEMBER 17, 2020

#### 2. APPROVAL OF MINUTES

Chair Rausa inquired if there were any changes to the minutes for November 19, 2020.

GENERAL CONSENT: The minutes for November 19, 2020 were approved without objections.

- 3. AUDIENCE PARTICIPATION & PRESENTATIONS (Three minutes per person, for items not scheduled for public hearing)
  - A. Persons to Be Heard (There is no persons to be heard)

## 4. UNFINISHED BUSINESS: Quasi-Judicial Matters

(There is no Unfinished Business)

## 5. RECONSIDERATIONS/APPEALS

(There is no Reconsideration/Appeals)

## 6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. ANTHONY'S ACRES: The request is to create three lots from Parcel C, MSB Waiver 1999-33-PWm, recorded at Book/Page 1025/961, to be known as ANTHONY'S ACRES, containing 10 acres +/-. The plat is located directly west of S. Sylvan Lane and north of W Hollywood Road, (Tax ID # 217N02W21D010); within the N ½ S ½ SE ¼ SE ¼ Section 21, Township 17 North, Range 02 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District # (TBA) (Owner/Petitioner: Jennifer R. Woods; Surveyor: Acutek; Staff: Amy Otto-Buchanan)

### Vice Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.
- Read the case title and description into the record.

## Ms. Von Gunten provided the mailing report:

Stating that 91 public hearing notices were mailed out on November 24, 2020.

## Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-163.
- Staff recommends approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

Ms. Tina Justme, the petitioner, gave a brief overview.

REGULAR MEETING DECEMBER 17, 2020

Vice Chair Fernandez:

• Opened the public hearing for public testimony.

· There being no one to be heard, the chair closed the public hearing.

Invited the petitioner or their representative to provide their comments.

Ms. Tina Justme, the petitioner, agrees with all the recommendations and had no comments.

Vice Chair Fernandez closed petitioner's comments and discussion moved to the Platting Board.

MOTION: Platting Member Anderson moved to approve the preliminary plat for Anthony's

Acres, with 9 recommendations. The motion was seconded by Platting Member

Thompson.

VOTE: The motion passed with all in favor by general consent. There are 7 findings of

fact.

TIME: 1:40:00 P.M.

CD: 0:35:35

B. LATITUDE 62 NORTH: The request is to create 6 lots from US Survey 3519 Lots 1, 2, & 27 and Lacher Subdivision Lots 1 & 2, Block 1 to be known as LATITUDE 62 NORTH, containing 18 acres +/-. This plat will mitigate the substandard nature of three of the original lots. W. Horseshoe Lake Road, new internal rights-of-way (ROW), and construction of borough standard roads will provide legal and physical access to the new lots. Petitioners request vacations of: (1) Two public ROWs being replaced by proposed access; (2) A 50' public ROW on US Govt. Lot 3 (Tax Parcel A1) and; (3) A 50' public ROW along the shore of Horseshoe Lake. The property is located along the north shore of Horseshoe Lake (Tax ID #U03519000L01, U03519000L02, U03519000L27, 2636B01L001, 2636B01L002, 17N04W12A001); lying within the N½ Section 12, Township 17 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Big Lake and in Assembly District: #5 Dan Mayfield. Continued from November 19, 2020 platting board hearing. (Owner/Petitioner: Russell & Janet Whitfield, Jake & Lona Sims, and Scott Sterling; Surveyor: Whitfield; Staff: Peggy Horton)

## Vice Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record:
- Mr. Vau Dell received a phone call from Big Lake Trail Community Council on this
  case. Directed the person to call the Borough Office and did not discuss anything further
  on the case. There was no objection noted by the platting board for him to stay.
- Read the case title and description into the record.

## Ms. Von Gunten provided the mailing report:

Stating that 29 public hearing notices were mailed out on October 29, 2020.

## Ms. Peggy Horton:

- Gave an overview of the case, #2020-153, 156, 157, 158.
- Staff recommends approval of the case with findings of fact and conditions.

REGULAR MEETING DECEMBER 17, 2020

Answered questions from the platting board.

Discussion by staff and the Platting Board if a continuance is needed regarding clarification on the case and changes that were brought forward at the last minute by the petitioner in a handout.

Vice Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview and if they would like to continue the case.

Mr. Russell Whitfield, the petitioner, agrees with the continuance in working with staff to finalize the conditions.

Vice Chair Fernandez:

- · Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.

Vice Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Anderson moved to continue the preliminary plat for Latitude 62

North and vacations to January 21, 2021. The motion was seconded by Platting

Member Cottini.

VOTE: The motion passed with all in favor by general consent.

TIME: 2:05 P.M. CD: 1:01:25

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

A. 2021 Platting Board Meeting Schedule.

 The Platting Clerk gave a brief overview of the schedule and answered questions from the board.

MOTION: Platting Member Cottini moved to approve the 2021 Platting Board Meeting

Schedule. The motion was seconded by Platting Member Hatley.

VOTE: The motion passed with all in favor by general consent.

## 8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (if needed)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on January 7, 2020. Updated everyone on the Title 43 whiteboard list and asked the board what order on the agenda they preferred to vote for the Chair and Vice Chair at the next meeting. The Platting Board would like to vote for the Chair and Vice Chair at the beginning of the meeting.

REGULAR MEETING DECEMBER 17, 2020

Ms. Von Gunten let the board members know that they will be receiving the new SCM packet by the next meeting. Those members who are terming out, we have a certificate of appreciation for them for everyone to sign. The new contact list will be updated by the clerk's office in January.

#### 9. BOARD COMMENTS

- Platting Member Vau Dell had no comments and wished everyone a Merry Christmas.
- Platting Member Hatley will be serving until new alternates are signed up. Will be gone for the month of January.
- Platting Member Anderson had no comments and wished everyone a Merry Christmas.
- Platting Member Cottini would like to see a notation if the case being heard is under the old SCM or the new SCM when staff does the report.
- Platting Member Thompson thanked the board and staff in serving with everyone for his last term.
- Platting Member Fernandez thanked the platting board and staff for their work and wished everyone happy holidays.

#### 10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Wilfred Fernandez adjourned the meeting at 2:14 p.m. (CD: 01:10:55)

	WILFRED FERNANDEZ, Platting Board Vice Chair
ATTEST:	
SLOAN VON GUNTEN, Platting Board Clerk	
Minutes approved:	_

## STAFF REVIEW AND RECOMMENDATIONS PUBLIC HEARING JANUARY 21, 2021

PRELIMINARY PLAT: RIVERSIDE ALLEY (VAC)

LEGAL DESCRIPTION: SEC 28, T18N, R02E, SEWARD MERIDIAN AK

PETITIONERS: GARIC HAYES GENERAL CONTRACTORS LLC

SURVEYOR: ALL POINTS NORTH

ACRES: .18 ± PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-176/177

This case was continued from January 7, 2021, to allow time for the posting of the vacation.

**REQUEST**: The request is to vacate a 4' X 63' portion of the alleyway north of Lot 16, Block 1, Riverside, Plat 7-160, and add to Lot 16, to be known as **LOT 16A**, **RIVERSIDE**, containing .18 acres +/-. The plat is located directly north of E. Eagle Avenue and directly east of N. Bonanza Street; within the SW ¼ SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the city limits of Palmer.

#### EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs		
Petition for Vacation of Right-of-Way	EXHIBIT B – 4 pgs		

#### AGENCY COMMENTS

Department of Public Works Operations & Maintenance	EXHIBIT C-1 pg
City of Palmer	EXHIBIT $D-1$ pg
Utilities	EXHIBIT $E - 2 pgs$
Public Comment	EXHIBIT $F-1$ pg

<u>DISCUSSION</u>: The proposed subdivision is within the City of Palmer, directly north of E. Eagle Avenue and directly east of an unconstructed portion of N. Bonanza Street. The purpose of the vacation is to alleviate a setback encroachment by the newly constructed house on Lot 16. Lot is served by City of Palmer water and sewer, so a soils report was not required. The City of Palmer has no objections to the vacation.

<u>Petition to Vacate Right-of-Way</u>: (Exhibit B) Pursuant to MSB 43.15.035(B)(1)(a-c), a dedication to the public use may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall ordinarily approve vacations if:

the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected (B)(1)(a);

the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed (B)(1)(b);

or the right-of-way is not being used, a road is impossible or impractical to construct and alternative access has been provided (B)(1)(c).

A newly constructed house is in setback on the northern boundary of Lot 16. The house is required to be 25' back from the alleyway.

Pursuant to MSB 43.15.035(B)(1)(c), the alleyway is impractical to construct due to the topography. N. Bonanza Street and No. Chugach Street north of E. Eagle Avenue are not constructed to any street standard. It is unlikely that the alleyway would be constructed for access to any of the existing lots in Riverside, as lots have legal access from N. Bonanza Street, N. Chugach Street and E. Zero Avenue. The 4' X 63' vacation of the alleyway will be replaced by a utility easement.

Pursuant to MSB 43.10.065(G), notice of right-of-way vacation shall be posted and maintained by the petitioner for 30 days prior to the public hearing. The notices shall state the date, time, and place of the public hearing and be located in a manner clearly visible to the public. The petitioner shall submit an affidavit verifying this posting has been made. Petitioner has provided the posting affidavit at **Exhibit B-3.** 

<u>Comments</u>: Department of Public Works Operations & Maintenance (Exhibit C) has no comments. City of Palmer (Exhibit D) notes no changes necessary and has no further comments.

<u>Utilities</u>: (Exhibit E) MTA has no comments. Enstar has no comments, recommendations or objections. MEA and GCI did not respond.

<u>Public Comment</u>: (Exhibit F) Marcia Hansen, owner of Lot 14, Block 1, Gold Key Estates Addition #1, objects: "How can a sane person even consider this? Is Hayes Construction greasing your palm? Give everyone in every alley and street in Palmer an additional four feet, if you do this. What happens to ability of vehicles to pass through a restricted space, once you do so? This is outrageous. Even considering it is thievery and crooked. Business as usual for Palmer Platting Board."

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Emergency Services, Assessments, Planning, Pre-Design Division or Development Services; GCI or MEA.

**CONCLUSION**: The preliminary plat of Riverside Alley is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the vacation from the public in response to the Notice of Public Hearing. A soils report was not required, as lot is served by City of Palmer sewer and water.

#### FINDINGS OF FACT

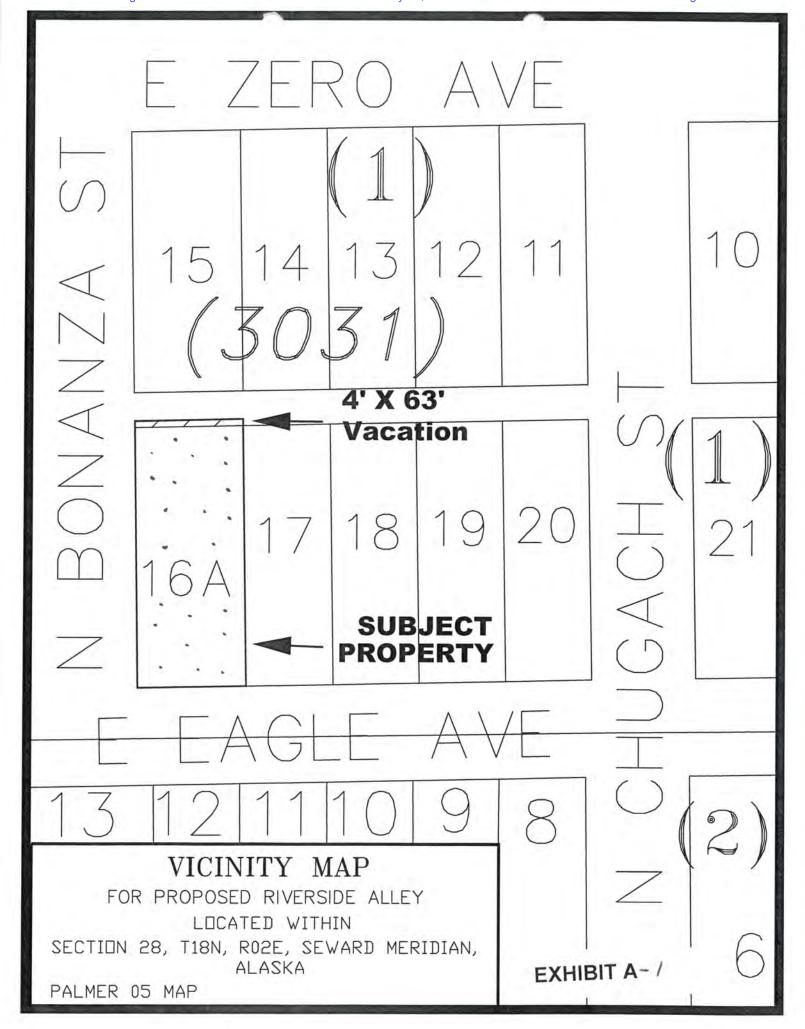
- The plat of Riverside Alley is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
- 2. The vacation of the alleyway is consistent with MSB 43.15.035(B).
- 3. A soils report was not required, as lots are served by City of Palmer water and sewer.
- 4. Petitioner provided the affidavit of posting of the right-of-way, pursuant to MSB 43.10.065(G).

- At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Emergency Services, Assessments, Planning, Pre-Design Division or Development Services; GCI or MEA.
- 6. There were no objections from any federal or state agencies, or Borough departments.
- 7. There was one objection from the public in response to the Notice of Public Hearing.

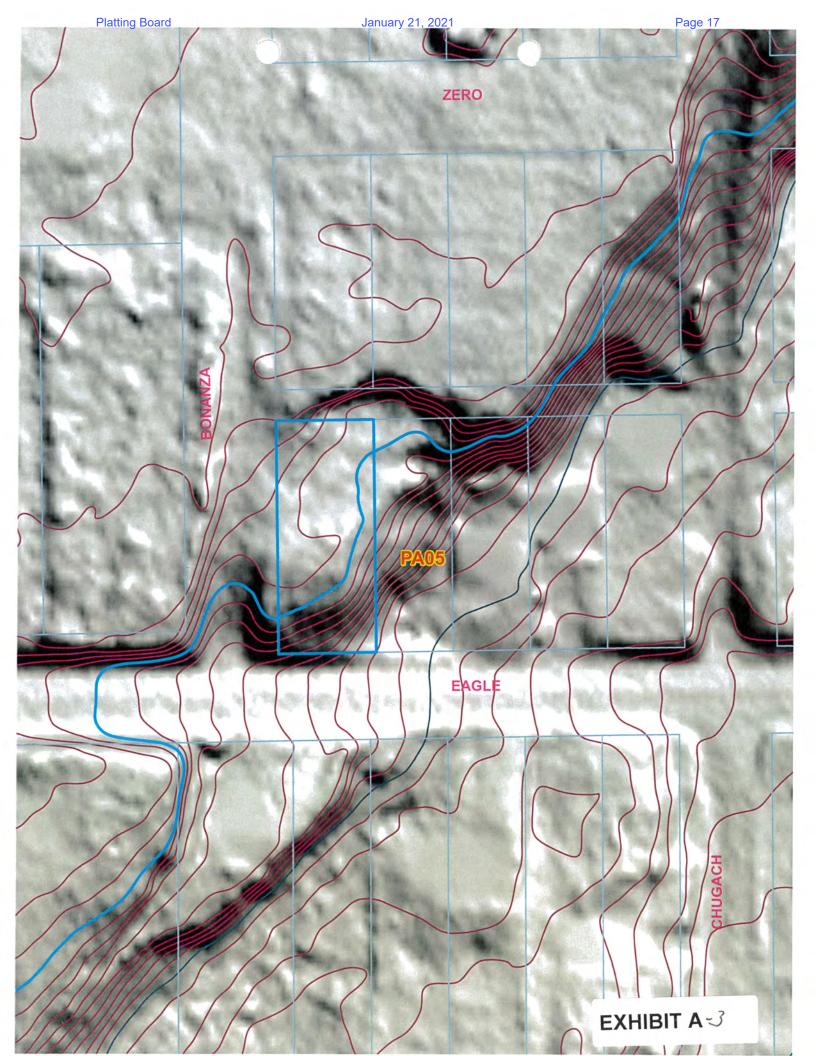
## RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Riverside Alley and the vacation of the 4' X 63' portion of the alleyway, Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

- 1. Obtain City of Palmer approval of the vacation within 30 days of the written approval of the Platting Board.
- 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.
- 3. 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.
- 4. Pay postage and advertising fees.
- 5. Show all easements of record on final plat.
- 6. Submit recording fees, payable to Department of Natural Resources (DNR).
- 7. Submit final plat in full compliance with Title 43.









Matanuska-Susitna Borough Telephone (907) 861-7874 350 East Dahlia Avenue Palmer, Alaska 99645-6488

## PETITION FOR VACATION OF RIGHT-OF-WAY

	undersigned, 6A				, and peti	
to-wit:	itna Borough to vac					property,
BLOCK	1, REVISED	PLAT of	RIVERSIDE	SUBD.	BK 11	P6247
	y being more fully d			feet of	THE ALL	EY
	TS 15/16, BLO			TO THE	NORTH	
LINE OF	LOT 16, BLO	CKI (SEG	PRGLIMINA	IRY PLAT	7)	
	(ATT	TACH SUPPLEMENTA	L SHEET IF APPLICABLE		Transaction of	
				141	-( <del>  [</del>	1
Submitted here	with are the following	g:		NO	OV 2 4 202	90
<ol> <li>A record</li> <li>\$250.00</li> </ol>	f the plat showing th ed public easement Right-of-Way Vacat for Stand Alone Vac	creating the pul ion Fee with Re	olic right-of-way; a	nd P	AFFIN	t <sub>y</sub>
The action soug	tht by this petition is	for the following	g reason(s): (ATTA	CH PAGES, IF	NEEDED)	
TO MEET	CITY OF PA	LMER MSB	SETBALK	REQUIREME	Wis	
(NOTE: THE		WILL BE			EASAGI	T, SEE
PRELIMINARY	PLAT)					
APPLICANT	Name: Gasy	Hayos Ge	eneral Cont E	mail: <u>ex</u>	nghgi	(Togmai
OR	Mailing Address	s: 189 E Ne	Ison Ave a	xisila :	Zip: <u>99</u>	654
OWNER	Contact Person	Ean Fa	6 F	hone:	-795-	9319
SURVEYOR	Name (FIRM):_	ALL POINTS	NORTH E	mail: Max 7	a all points	nothus
	Mailing Address	s: Po Box 1	4207, PALME	R, AK	Zip: 996	54
	Contact Person	: MAX SCHIL	LWGER P	hone: 90 T	7-746-	4185

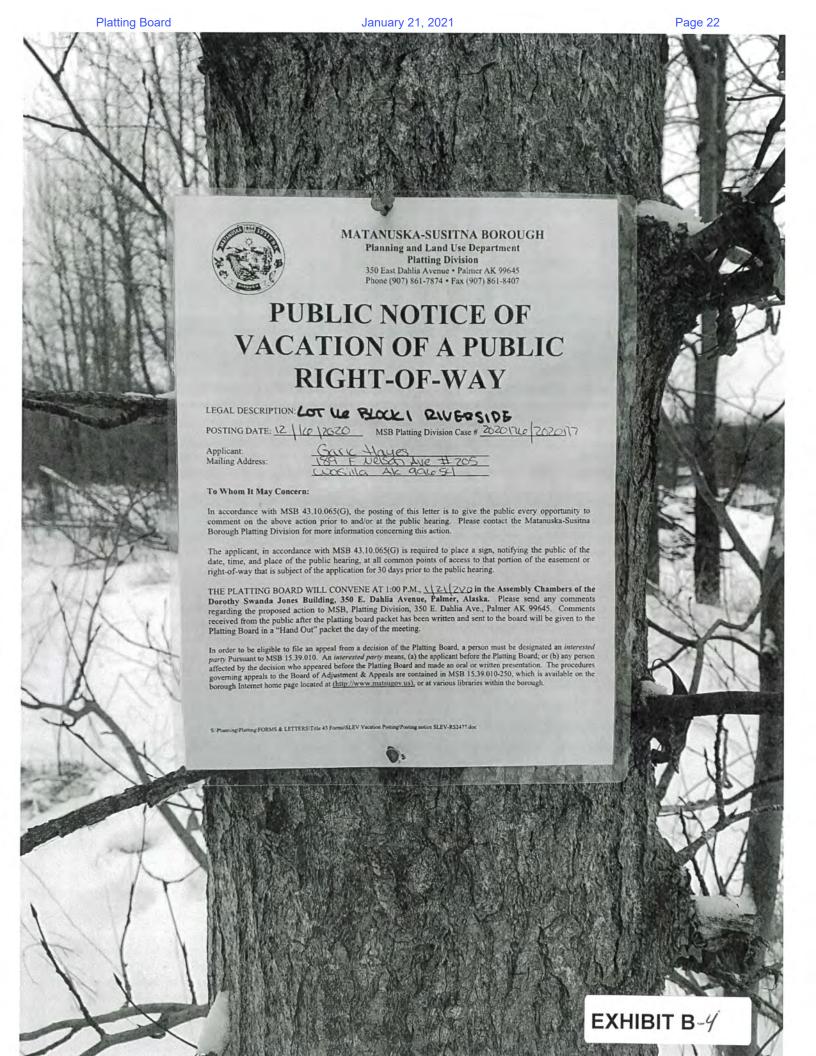
SIGNATURES OF PETITIONER(S):	
And John	
En Fer	
NOTE: In accordance with MSB 43.15.035 subject to consent of the City Council or Borough Assembly has 30 days from the which to veto	Borough Assembly. The City Council or date of Platting Board written decision in
THIS AREA TO BE COMPLETED BY	THE MATANUSKA-SUSITNA BOROUGH
THE APPLICATION HAS BEEN REVIEWED AN NOTED ABOVE.	ND FOUND TO MEET SUBMITTAL STANDARDS AS
11/24/2020	Com a Oth Duch
D'ATE '	PLATING DIVISION REPRESENTATIVE
SCHEDULED FOR PLATTING BOARD MEETING OF:	1/7/21

## RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted the prescribed vacation notice for 30 days prior to the public hearing along the boundary of the property at all common points of access to that portion of the proposed right-of-way vacation.

Date Posted: 12 1 (e   20)	20 Platting Case #: 2026 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	2017
Public Hearing date: 1/71/2	15021	
GLEIC Hayes	Au Sk	
Printed Name	Signature	
189 E Welson Ave # Mailing Address	265 90H - 795 - 9319 Phone Number	-
Wasilla Alc zip:	99654	
NOTARY CERTIFICATION	OFFICIAL SEAL Lacey Hayes Notary Public State of Alaska  OFFICIAL SEAL Lacey Hayes Notary Public State of Alaska My Comm Expires of Chart	3
District Allerdia	Notary Public-State of Alaska My Comm. Expires: 05/28/2024	
State of Alaska )		
Third Judicial District )		
SUBSCRIBED and SWORN to (or 20_10, by/ (name of sig	(signature and seal of notary)	
	My commission expires: 05/28/2	024

This form must be signed, notarized and submitted to the Platting Division prior to the public hearing.



## **Amy Otto-Buchanan**

From:

Jamie Taylor

Sent:

Monday, December 7, 2020 4:46 PM

To:

Amy Otto-Buchanan

Subject:

RE: RFC Riverside Alley #2020-176/177

OK, I don't have any comments.

Thanks, Jamie

From: Amy Otto-Buchanan < Amy. Otto-Buchanan@matsugov.us>

Sent: Monday, December 7, 2020 4:33 PM
To: Jamie Taylor < Jamie. Taylor@matsugov.us>
Subject: RE: RFC Riverside Alley #2020-176/177

A utility easement - which was definitely not clear on the plat. A.

From: Jamie Taylor < Jamie. Taylor@matsugov.us>

Sent: Monday, December 7, 2020 4:30 PM

To: Amy Otto-Buchanan < Amy. Otto-Buchanan@matsugov.us>

Subject: RE: RFC Riverside Alley #2020-176/177

What kind of replacement easement is being proposed?

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: Amy Otto-Buchanan < Amy.Otto-Buchanan@matsugov.us>

Sent: Monday, November 30, 2020 11:46 AM

To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov;

bahanson@palmerak.org; jpatterson@palmerak.org; dmenses@palmerak.org; John Aschenbrenner < John.Aschenbrenner@matsugov.us>; Stephanie Nowers < stephanienowersdistrict2@gmail.com>; Fire Code

<a href="mailto:spin-aschenbrenner@mailto:spin-aschenbrenner.

<a href="mailto:spin-aschenbrenner@mailto:spin-aschenbrenne

<a href="mailto:sugov.us"><a href="mailto:su

Jenson < James. Jenson@matsugov.us >; Jamie Taylor < Jamie. Taylor@matsugov.us >; Charlyn Spannagel

<<u>Charlyn.Spannagel@matsugov.us</u>>; Planning <<u>MSB.Planning@matsugov.us</u>>; Joseph Metzger <<u>Joseph.Metzger@matsugov.us</u>>; Alex Strawn <<u>Alex.Strawn@matsugov.us</u>>; Fred Wagner

< Frederic. Wagner@matsugov.us >; Permit Center < Permit.Center@matsugov.us >; Mark Whisenhunt

**Platting Board** 

January 21, 2021

Page 24

#### DEPARTMENT OF COMMUNITY DEVELOPMENT



## **MEMORANDUM**

Brad Hanson Director

David Meneses Building Inspector

> Beth Skow Library Director

TO: Fred Wagner, Chief of Platting

FROM: Nichole Degner, Community Development Specialist

DATE: December 8, 2020

SUBJECT: Preliminary Plat Request for Riverside Alley

☑ Inside City Limits
☐ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

- 1. City Manager: No comments
- 2. Building Inspector: No changes necessary
- 3. Community Development: No changes necessary
- 4. Fire Chief: No changes necessary
- 5. Public Works: No changes necessary
- Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the January 21, 2021 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

Platting Board January 21, 2021 Page 25

## Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>

Sent: Tuesday, December 1, 2020 8:43 AM

To: Amy Otto-Buchanan

Subject: RE: RFC Riverside Alley #2020-176/177

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

MTA has reviewed the plat for Riverside Alley. 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: Amy Otto-Buchanan < Amy. Otto-Buchanan@matsugov.us>

Sent: Monday, November 30, 2020 11:46 AM

To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; bahanson@palmerak.org; jpatterson@palmerak.org; dmenses@palmerak.org; John Aschenbrenner

<John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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; Right of Way Dept. <row@mtasolutions.com>;

andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>;

row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>

Subject: RFC Riverside Alley #2020-176/177

The following link contains a Request for Comment to vacate an alleyway in the City of Palmer. Comments are due by December 14, 2020. Please let me know if you have any questions. Thanks, A.



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

December 14, 2020

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 and preliminary plats and has no comments or recommendations.

- Green Way (MSB Case # 2020-173)
- Adam's Rib (MSB Case # 2020-174)
- Riverwide Alley Vacation (MSB Case # 2020-176 \* 177)
- Paradise Ridge Master Plan (MSB Case # 2020-168)
- Shady Grove (MSB Case # 2020-178)
- Gold Rush Est. Unit 2 RSB B/2 L47 & 48 (MSB Case # 2020-180)

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

Sincerely,

Skylar Shaw

ROW & Compliance Technician ENSTAR Natural Gas Company

## MATANUSKA-SUSITNA BOROUGH LATTING DIVISION

50 EAST DAHLIA AVENUE PALMER, ALASKA 99645





52478B01L014 HANSEN MARCIA PO BOX 3865 PALMER, AK 99645-3865

FIRST CLASS

PNOTIFICATION OF PUBLIC HEARING POPULATION

80

The Matanuska-Susitna Borough Platting Board will consider the following:

#### PETITIONER/OWNER: GARIC HAYES GENERAL CONTRACTOR LLC

**REQUEST:** The request is to vacate a 4' X 63' portion of the alleyway north of Lot 16, Block 1, Riverside, Plat 7-160, and add to Lot 16, to be known as **LOT 16A**, **RIVERSIDE**, containing .18 acres +/-. The plat is located north of E. Eagle Avenue and east of N. Bonanza Street, (Tax ID # 53031B01L016); within the SW ¼ SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City of Palmer. Community Council: NA. Assembly District #2: Stephanie Nowers

The Matanuska-Susitna Borough <u>Platting Board</u> will hold a public hearing in the <u>Assembly Chambers</u> at the <u>Dorothy Swanda Jones Building</u>, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed <u>Subdivision</u>. The public hearing is scheduled for <u>January 7, 2021</u>, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail his notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: <a href="mailto:platting@matsugov.us">platting@matsugov.us</a>. Comments receive rom the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Han Dut" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. <a href="mailto:All public comments are due one (1) day prior, by 12:00 p.m">p.m</a> To request additional information please contact the Platting Technician, <a href="mailto:Amy Otto-Buchanan">Amy Otto-Buchanan</a> at (907) 861-7872.

To participate via Telephonic and view the agenda or meeting packet please go to the following link:

www.matsugov.us/boards/platting. Please follow all public protocols in relation to the mandates regarding

Covid-19 for public participation.

[ ] No Objection | Objection | Concern

Name: MARCIA HANSEN Address: 430 FALCON WAY

Comments: How CAN A SANE PENSON EVEN CONSIDER THIS? IS HAYES CONSTRUCTION

GREASING YOUR PALM? GIVE EVERYONE IN EVERY ALLEY & STREET IN PALMEN

AN ADDITIONAL 4 FEET, IF YOU DO THIS. WHAT HAPPENS TO ABILITY

OF VEHICLES TO PASS THROUGH A RESTRICTED SPACE, DNCE YOU I

503 THIS IS OUTRAGEOUS, EVEN CONSIDERING IT IS THIE SCREY U

Case # 2020-176 AOB

Note: Vicinity map Located on Reverse Side

\$ CROOKED

BUSINESS AS US AGA FOR PALMER PLATTING BOARS

**EXHIBIT F** 

Sheet: 1 of 1

Scale: 1"=20'

Date: 11-23-2020



## STAFF REVIEW AND RECOMMENDATIONS PUBLIC HEARING JANUARY 21, 2021

PRELIMINARY PLAT: LATITUDE 62 NORTH W/ROW VACATIONS

LEGAL DESCRIPTION: SEC 12, T17N, R4W, SEWARD MERIDIAN, AK

PETITIONER: RUSSELL & JANET WHITFIELD, JACK & LONA SIMS, and

SCOTT STERLING

SURVEYOR/ENGINEER: RUSSELL WHITFIELD, PLS/BRISTOL ENGINEERING

ACRES: 17.99 PARCELS: 6

REVIEWED BY: PEGGY HORTON CASE: 2020-153, 156, 157, 158

REQUEST: The request is to create 6 lots from US Survey 3519 Lots 1, 2, & 27 and Lacher Subdivision Lots 1 & 2, Block 1 to be known as Latitude 62 North, containing 18 acres +/-. This plat will mitigate the substandard nature of three of the original lots. S. Horseshoe Lake Road, new internal rights-of-way (ROW), and construction of borough standard roads will provide legal and physical access to the new lots. Petitioners request vacations of; (1) Two public ROWs being replaced by proposed access; (2) A 50' public ROW on US Govt. Lot 3 (Tax Parcel A1) and; (3) A 50' public ROW along the shore of Horseshoe Lake. The property is located along the north shore of Horseshoe Lake; lying within the N½ Section 12, Township 17 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS:		COMMENTS:	
Vicinity Maps	Exhibit A	Public Works	Exhibit H
Petitioner's Discussion	Exhibit B	Land Management	Exhibit I
Engineer's Report	Exhibit C	Development Svs	Exhibit J
Drainage Plan	Exhibit D	West Lakes Fire Chief	Exhibit K
2003 MSB Quitclaim Deed	Exhibit E	ADF&G	Exhibit L
SOA Patent	Exhibit F	MTA	Exhibit M
Shoreline aerial	Exhibit G	MEA	Exhibit N
		Enstar	Exhibit O
		Public	Exhibit P

#### DISCUSSION:

The petitioner provided a discussion about this preliminary plat, amendment of older plats and the ROW vacations being requested along with photos, evidence of other public accesses to Horseshoe Lake, public access constructability data, site distance data, and structure location on properties whose owners have objected to the vacations (Exhibit B). Also provided are photos of the year round maintained public boat launch on Lot 2, North Horseshoe Lake, Plat 2003-64; photos of proposed new right-of-way from S. Horseshoe Lake Road and from W. Batten Place; and photos of the existing access road. After discussions with staff, the petitioners have pulled the request to grant a 50' winter access easement across the common lot line of proposed Lots 1

& 2, Block 1. The petitioners have decided to find an alternate way of granting the easement they want (Exhibit B-).

Lot and Block Design and Frontage: MSB 43.15.065, Waiver of Standards for Resubdivision of Substandard Lots, allows for resubdividing lots that were lawfully created but do not meet the current design standards. Proposed Lots 1, 2, & 3, Block 3 are being heard under this section of code. This plat will mitigate the substandard nature of those current lots and create lots that meet current standards for water frontage, lot size, and road frontage. Two of the proposed lots will also meet the 3:1 lot width to depth ratio and a structural setback violation will be removed.

Proposed Lots 1 & 2, Block 1 and Lot 1, Block 2 are all over 40,000 sq. ft., meet lot and block design standards and have more than the required road frontage.

<u>As-built Info:</u> The petitioner provided as-built information on the topographic map. Information is shown within and outside the boundary as required by MSB 43.15.016.

Access: The dedication and construction of W, Banyan Street and cul-de-sac for W. Batten Place will provide legal and physical road access for five of the lots. Lot 1 and Lot 2, Block 1 have approved driveway permits and currently take direct access to S. Horseshoe Lake Road. The plat also shows a dedication of 30' for S. Horseshoe Lake Road, matching the 30' wide dedication along the west side within Muskrat Cove. Govt. Lot 3 is not a part of the proposed subdivision and will continue to take direct access from S. Horseshoe Lake Road.

Useable Area: The engineer's report provided by Bristol Engineering explained the investigation for useable area on Lots 1 & 2, Block 1 and Lot 1 Block 1 included three test pits, one on each of these lots (Exhibit C). The test holes were in excess of 12 feet with an organic mat and strata of GP, SM, and SW soils based on a visual classification. No groundwater, impermeable layers, or evidence of saturated soils were encountered. Based on the best available information there is 10,000 square feet contiguous useable septic area as defined in MSB 43.20.281. Useable building area exists as there is adequate area outside of any structural setbacks, public easements, existing septic systems, etc. to provide for building area.

**Drainage:** A drainage plan was provided by Russell Whitfield, PLS, meeting the Subdivision Construction Manual (SCM) standards (**Exhibit D**). The drainage plan shows the drainage along the proposed roads and general drainage patterns along S. Horseshoe Lake Road. Proposed culverts and infiltration points are also shown. The petitioner is suggesting granting drainage easements along both sides of the new road at the intersection with S. Horseshoe Lake Road. *Staff notes that drainage plans may change during road construction and a final drainage plan is required at the end of construction according to Dept. of Public Works published policy.* 

<u>Vacations:</u> The petitioner requests vacation of four ROWs and discusses them in Exhibit B.

- A 50' Public Access Easement upland from and along the ordinary high water mark of Horseshoe Lake on Lot 2, USS 3519 reserved by MSB in a quitclaim deed.
- A 50' ROW and utility easement by US Patent 1235307 along the west boundary of Govt. Lot
   The petitioner proposes a 15' wide utility easement along the west boundary of Govt. Lot 3.

- A 25° ROW dedicated on Lacher Subdivision Plat #83-289 that provided access to Lot 27 within US Survey (USS) 3519.
- 4. A 50' ROW and utility easement by US Patent 1227124 along the east boundary of Lot 27, USS 3519.

Staff notes the petitioners have stated that if the three ROW vacations requested on Govt. Lot 3 and proposed Lot 3, Block 3 are not approved, they will not be moving forward with this project as proposed.

## Title 43, Vacations

MSB 43.15.035(B) A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall review applications for vacations as follows:

- (1) The platting board shall ordinarily approve vacations of public rights-of-way if:
- (a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation; or
- (b) the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; or
- (c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided;
- (2) The platting board shall not ordinarily approve vacations of public interests in land if:
- (a) the surrounding area in which the vacation is sought is undeveloped or is developing and equivalent or better access is not provided;
- (b) the vacation is of a public right-of-way providing access to a lake, river, or other area with public interest or value, unless alternate or better access is provided or exists;
- (c) the proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
- (d) objections to the vacation are made by persons with an interest in land adjacent to or affected by the vacation, or by any government agency or department which has a responsibility to the public which may be affected by the vacation;
  - (i) the platting board may approve the vacation if the following conditions are met:
  - (aa) there are currently no existing improvements within the subject easement of the easement beneficiary or a portion of the easement will remain which includes the improvements;
    - (bb) if necessary a substitute easement is provided; and
    - (cc) findings of facts support granting the vacation;
- (3) In other cases, the platting board shall review requested vacations on a case-by-case basis to determine whether the property is necessary or desirable for present or future public use. Public rights-of-way in areas shall be assumed to have a public use unless proven otherwise.

Vacation number 1 is an easement along the shoreline of proposed Lots 1 & 2, Block 1 and was created by an MSB quitclaim deed reservation in 2003 (Exhibit E). The 1997 Patent from State of Alaska to MSB for Lots 1 & 2, USS 3519 stated that as a result of a settlement agreement between the State and MSB, the Borough agreed not to reserve a public access if a dedicated public access

easement already exists within a distance of not more than one mile (Exhibit F). A developed and maintained year-around Public Boat Launch and Lake Access with dry fire hydrant for Emergency Services is provided to Horseshoe Lake on Lot 2, North Horseshoe Lake Subdivision, Plat 2003-64, and is located approximately one-half mile from subject property. Staff notes the easement proposed for vacation does not provide access to the lake from the public road system; it runs only along the shoreline. Staff notes there is an existing cabin and outbuilding within this easement on the south part of proposed Lot 2. Staff recommends vacating a portion of the easement surrounding the cabin and outbuilding (Recommendation A1). Staff received objections to the vacation.

Vacation number 2 above would remove public access to the current road into this peninsula neighborhood. Staff does not support the vacation of this ROW as it does contain improvements and public access is valuable. We agree with the petitioners that the developed year-around Public Boat Launch and Lake Access within Lot 2, North Horseshoe Lake, located approximately one-half mile from subject property does provide alternate or better access to the lake as required by MSB 43.15.035(B)(2)(b). The petitioners stated their reasons for the vacation is that they want to limit the use of this road as it is on their land. Mr. Wagner contacted the Richard Gaffey, Big Lake Trails President by phone, and Mr. Gaffey seemed to think that this easement would not be easily traversable nor used by snowmachiners. Staff notes that on a sight visit 1/8/2021, Mr. Wagner discovered a gate blocking access to the lake, within the easement. The gate is not shown on the asbuilt.

Dedication of Banyan Street and Batten Place would be contingent upon the vacation. This ROW could be an alternate access for this neighborhood. It also provides access to the lake within this neighborhood, although the route to the water has topographic challenges. The aerial photo of this area shows docks constructed on proposed Lot 3, Block 3 and on Govt. Lot 3, which provides some evidence that the slope is traversable although it does not appear a road or public boat launch would be feasible (Exhibit G). The petitioners stated as part of their discussion with the West Lakes Fire Chief, that if the easement is vacated, they would put a Knox Box at the east end of W. Batten Place to allow for emergency ingress or egress to the existing road. Staff notes that private emergency only access is not equal or better to public access.

Staff does not dispute the fact that there are nearby public access points to the lake, and that one of them at least provides better access as it is constructed and well used. However, just because there is alternate and better access does not mean that every other nearby access should be vacated and that is why the code is written to allow the platting board to make an informed and thoughtful decision. MSB 43.15.035(B) clearly mandates that vacation is only appropriate "if the dedication is no longer necessary for present or future use." Staff contends that it may be needed for future use as an alternate access out of this neighborhood and perhaps the future owners of Govt. Lot 3, which is 7 acres +/- would use as a proposed road for future subdivision.

Staff notes there is a structure within this ROW within Govt. Lot 3, which will need removal if the easement remains in place (Recommendation B2). Staff received two public objections to this vacation and three public comments in support.

Retaining this ROW would create an intersection of less than 70 degrees with the proposed ROW of W. Batten Place. This would require providing a radial curve on the southeast corner of proposed

Lot 1, Block 2 to create a minimum 70-degree intersection as required by the SCM (Recommendation B3). Staff proposes that the existing access road would not have to be upgraded.

Vacation numbers 3 and 4 above, staff notes the proposed lots will have better road access with a constructed ROW and turnaround. Constructed access to the lake is available within one-half mile with the developed and improved Horseshoe Lake Public Boat Launch. The 25' platted easement is no longer necessary with the proposed arraignment of the lot lines. The 50' roadway and utility easement was recorded on the patent to provide upland properties access. Upland property access to the lake is no more than .5 miles from the area with the public boat launch and closer with the 50' roadway and public utility easement within Govt. Lot 3, if it is retained. The current driveway to the structure on proposed Lot 3, Block 3 is constructed within a portion of the 50' roadway and public utility easement within Govt. Lot 3, which staff recommends be left in place (Vacation number 2). The petitioner stated that if the vacations are approved, they intend to provide a private easement for the existing driveway to Lot 3, Block 3. Staff also agrees the vacation meets MSB 43.15.035(B)(1)(a) and MSB 43.15.035(B)(2)(b) as the plat will show equal or better access to the lake with the public boat launch and the 50' easement within Govt. Lot 3, if it remains in place.

**COMMENTS:** Staff notes the petitioner pulled the request to grant a 50' wide public use easement over proposed Los 1 & 2, Block 1, so please ignore any comments concerning that item.

Borough: Public Works requested dedication of 50' ROW for Horseshoe Lake Road to match with the ROW to the east and would like to know what kind of drainage facilities would be constructed within the drainage easements shown (Exhibit H). Public Works stated a road drainage plan prepared by a civil engineer will be required for the preconstruction conference as a matter of Public Works policy. DPW also suggested that if the 50' roadway and public utility easement on the west side Govt. Lot 3 remains, the intersection with W. Batten Place would need a curve radius to allow for a minimum 70 degree intersection angle as required in the SCM (Recommendation D2). Staff notes the ROW for S. Horseshoe Lake Road is a 50' ROW on the north side, granted by Knikatnu to MSB in 1985. This plat is showing a 30' wide dedication matching the 30' wide dedication on Muskrat Cove plat to the west. S. Horseshoe Lake Road is paved road currently maintained by MSB.

Land Management does not support acceptance of the 50' public access – winter or otherwise – over wetlands which may or may not be jurisdictional, based on the following (Exhibit I):

- The Borough does not have the ability to control or assure the proposed public access crossing
  private land will not be detrimental to either the land within or outside of the easement extents.
- The proposed access, in our opinion, does not meet "alternate equal access" as defined under MSB 43.15.035(B)(2).
- There is existing constructed access controlled by the state on the west side of Horseshoe Lake which appears to provide adequate public parking and access to the lake.
- The Borough could potentially support alternate upland access but is not required under code to accept a public dedication if it is not in the best interest of the Borough.

Land Management does not object to the subdivision, but leaves the proposed vacation of ROWs to the adjudication of the Borough platting authority.

MSB Floodplain Manager stated Horseshoe Lake has a Community Wildfire Protection Plan that should be consulted if applicable for activities and development (Exhibit J). Staff notes Appendix

G of the recently approved 2020 MSB Hazard Mitigation Plan contains the Community Assessment and Wildfire Protection Plan (CWPP) for the Horseshoe Lake Road Area, which mentions protecting ingress/egress routes.

Tawnya Hightower, West Lakes Fire Chief believes the subdivision, and ROW vacations along with the new improved road will improve their ability to respond and arrive to all affected properties (Exhibit K). West Lakes Fire Dept. supports the petitioners and has no fire safety concerns.

State: ADF&G does not have any comments or objections regarding the newly proposed lot configurations (Exhibit L). Horseshoe Lake is identified in ADF&Gs Anadromous Waters Catalog and providing rearing habitat for Coho salmon. Moderate fishing of trout and pike also occur in the lake. The petitioner points outs, additional legal public access exists through Lot 2, North Horseshoe Lake Subdivision, managed by ADF&G. While they generally oppose reducing the quantity or quality of public access, this parcel is well used and within a half mile of the proposed vacation and likely meets the standard of equal or better access required for ROW vacation.

ADF&G objects to the request to vacate the 50' ROW upland of ordinary high water of Horseshoe Lake within Lots 1 & 2, USS 3519. The weedy shoreline found at this site provides suitable habitat for northern pike. Vacating the 50' easement here would eliminate a potential opportunity to fish along this shoreline. Additionally an identified anadromous stream enters Horseshoe Lake through Lots 1 and 2. This stream should be identified in the plat. ADF&G also stated a trail across an anadromous water body should be avoided, and if granted so that it crosses the above referenced stream, it will require a Fish Habitat Permit from ADF&G, even for winter use. As nearly the entirety of Lots 1 and 2 are wetlands, there is the potential for habitat degradation, even without crossing the anadromous stream.

<u>Utilities:</u> MTA has no objections to the plat (**Exhibit M**). MEA comments were to include the attached easements in the plat notes (**Exhibits N**). Enstar has no comments or recommendations (**Exhibit O**).

<u>Public:</u> Todd Palin, nearby owner, objects to the proposed new road because the straight-in MSB maintained road would increase traffic and jeopardize the safety of our quite (sic) low traffic subdivision (Exhibit P-1 & 2). Mr. Palin emailed a separate comment opposing the proposed vacations of the public ROW to the lake.

Darcy and Erick Quam, nearby owners, have concerns and objections (Exhibit P-3 to 9). They commented on the removal of a very adequate and safe existing road (with photos), the borough taking on a new road to maintain, paying for an unnecessary access road, increased road noise, decreased property value, traffic issues, possible trespassing, an invitation to site seers, and removal of one of the few lake access easements. They feel the existing access road is adequate and should not be changed. In a separate comment, he stated W. Batten Place would not have as much site distance when pulling out onto S. Horseshoe Lake Road. He stated when the three easements are combined they provide a decent sized public lake access. Would like to have the possibility to develop this lake access and install a Fire Truck filling station similar to the one on Lot 2 N. Horseshoe Lake Subdivision Plat #2003-64. Also the neighborhood is still developing so vacating any of the easement, limits the possibilities of future development.

Brian McJunkin wrote in as a resident of Horseshoe Lake and frequent visitor to the neighborhood (Exhibit P-10). He supports the replacement right-of-way due to the current road being too narrow, and the intersection with W. Battan Place being too sharp to turn safely, especially with a trailer.

Jeffry D. Justice wrote in support of the proposed right-of-way vacations involved in this subdivision (Exhibit P-11). The existing road into the neighborhood is too narrow, road is no longer safe to walk on as the traffic has increased, emergency vehicle access is unavailable to all properties. He has personal knowledge that lake access easement on Lot 3 has never been used by pedestrians since the current owners obtained the property in the late 80's. The terrain is not easily accessible, is steep, and does not provide safe access to the lake.

Frank Paulson wrote in support of the subdivision (Exhibit P-12). It creates access with a borough standard road for fire trucks. This looks to be a well thought out subdivision cleaning up descripenties (sic) on other lots.

### CONCLUSION:

The preliminary plat for Latitude 62 North is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plat will create six lots and mitigate the substandard nature of three existing lots consistent with MSB 43.15.065. The petitioner has requested ROW vacations of four public access easements consistent with MSB 43.15.035. The petitioner proposes a new access road into this peninsula neighborhood and dedicating ROW for S. Horseshoe Lake Road.

A professional engineer stated the proposed lots contain the required useable septic and useable building area on the northern lots. A drainage plan was submitted which meets the SCM standards. There were no objections from Borough Departments for the subdivision. ADF&G objected to one of the vacations and commented on another. Objections and comments of support were received from the public for the proposed road and for the vacations.

Staff suggests the Platting Board separate the four vacations and the preliminary plat for clarity.

# A. FINDINGS OF FACT for VACATION OF THE 50' PUBLIC ACCESS EASEMENT UPLAND FROM AND ALONG THE SHORE OF PROPOSED LOTS 1 & 2, BLOCK 1:

- A1. The requested vacation is consistent with MSB 43.20.035, Vacations.
- A2. The petitioner requested a vacation of all that portion of the 50' wide public access easement upland from and along the ordinary high water mark of Horseshoe Lake on USS 3519 Lots 2 reserved on a quitclaim deed recorded at 2003-031215-0.
- A3. USS 3519 Lots 1 & 2 are two of the parent parcels of this portion of the plat.
- A4. The State of Alaska Patent No. 16124 to the MSB for Lots 1 & 2, USS 3519, recorded December 1997, stated that as a result of a settlement agreement between the State and the Borough, the

- Borough agreed not to reserve a public access if a dedicated public access easement already exists within a distance of not more than one mile.
- A5. The Borough, in October 2003, deeded Lots 1 & 2, USS 3519 and reserved a 50' wide public access easement upland from and along the ordinary high water mark of Horseshoe Lake Alaska.
- A6. A developed year-around Public Boat Launch and Lake Access with dry fire hydrant for Emergency Services is provided to Horseshoe Lake on Lot 2, North Horseshoe Lake Plat #2003-64, and is located approximately one-half mile from subject property.
- A7. The petitioner contends the Public Boat Launch, and the other public accesses to Horseshoe Lake from the public road system show alternate or better access exists as required by MSB 43.15.035(B)(2)(b).
- A8. MSB 43.15.035(B)(2)(b) states the Platting Board shall not ordinarily approve vacations of public interests in land if the vacation is of a public right-of-way providing access to a lake, river, or other area with public interest or value, unless alternate or better access is provided or exists.
- A9. MSB 43.15.035(B)(2)(d) states the Platting Board shall not ordinarily approve vacations of public interests in land if objections to the vacation are made by persons with an interest in land adjacent to or affected by the vacation, or by any government agency or department which has a responsibility to the public which may be affected by the vacation;
  - (i) the platting board may approve the vacation if the following conditions are met:
  - (aa) there are currently no existing improvements within the subject easement of the easement beneficiary or a portion of the easement will remain which includes the improvements;
    - (bb) if necessary a substitute easement is provided; and
    - (cc) findings of facts support granting the vacation;
- A10. MSB 43.15.035(B)(3): In other cases, the platting board shall review requested vacations on a case-by-case basis to determine whether the property is necessary or desirable for present or future public use. Public rights-of-way in areas shall be assumed to have a public use unless proven otherwise.
- All. ADF&G objects to vacating this easement. They state the vacation would eliminate a potential opportunity to fish along this shoreline. The shoreline provides suitable habitat for pike.
- A12. ADF&G stated an anadromous stream enters Horseshoe Lake through Lots 1 & 2 as shown on the topographic map.
- A13. Proposed Lot 2, Block 1 has existing structures along the lake as described in MSB Shoreline Setback Exemption 2003-025828-0, recorded September 2003. These structures are within the public access easement.
- A14. Borough staff supports vacating an area surrounding the existing cabin and 10'x14' building on proposed Lot 2, Block 1.

A15. The petitioners states the shoreline is wet, unstable and inaccessible by foot traffic. It is habitat for fish, nesting birds and waterfowl. It is accessible only by small-unmotorized watercraft as it borders a shallow lily pad infested cove.

# A. RECOMMENDATIONS for CONDITIONS OF APPROVAL for VACATION OF THE 50' PUBLIC ACCESS EASEMENT UPLAND FROM AND ALONG THE SHORE OF PROPOSED LOTS 1 & 2, BLOCK 1:

Recommended motion: "I move to approve the vacation of the 50' public access easement upland from and along the shore of proposed Lots 1 & 2, Block 1, Latitude 62 North contingent on the following staff recommendations:"

- A1. Show the vacation of the easement only from the south terminus of Line 12 to the east terminus of Line 5 as shown on the preliminary plat, for the existing cabin and outbuilding shown on the topographic map on proposed Lot 2, Block 1. No other portion of the easement will be vacated.
- A2. Obtain Assembly approval for the vacation within 30 days of the written notification of Platting Board decision in accordance with MSB 43.10.065(F).

# B. <u>FINDINGS OF FACT for VACATION OF 50' ROADWAY AND PUBLIC UTILITY EASEMENT ALONG THE WEST SIDE OF GOVT. LOT 3, AS STATED ON THE U.S. PATENT 1235307:</u>

- B1. The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035 Vacations.
- B2. The petitioner submitted a petition to vacate a 50' wide roadway and public utility easement on the western boundary of Govt. Lot 3, as stated on U.S. Patent 1235307.
- B3. MSB 43.15.035(B)(1) The platting board shall ordinarily approve vacations of public rights-of-way if:
  - (a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation; or
  - (b) the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; or
  - (c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided;
- B4. MSB 43.15.035(B)(2) The platting board shall not ordinarily approve vacations of public interests in land if:
  - (a) the surrounding area in which the vacation is sought is undeveloped or is developing and equivalent or better access is not provided;
  - (b) the vacation is of a public right-of-way providing access to a lake, river, or other area with public interest or value, unless alternate or better access is provided or exists;

- B5. MSB 43.15.035(B)(2) The platting board shall not ordinarily approve vacations of public interests in land if:
  - (d) Objections to the vacation are made by persons with an interest in land adjacent to or affected by the vacation, or by any government agency or department which has a responsibility to the public which may be affected by the vacation;
    - (i) the platting board may approve the vacation if the following conditions are met:
  - (aa) there are currently no existing improvements within the subject easement of the easement beneficiary or a portion of the easement will remain which includes the improvements;
    - (bb) if necessary a substitute easement is provided; and
    - (cc) findings of facts support granting the vacation;
- B6. MSB 43.15.035(B)(3) In other cases, the platting board shall review requested vacations on a caseby-case basis to determine whether the property is necessary or desirable for present or future public use. Public rights-of-way in areas shall be assumed to have a public use unless proven otherwise.
- B7. Govt. Lot 3 is a 7-acre parcel with lake frontage on Horseshoe Lake and road frontage along S. Horseshoe Lake Road. Lot 25, US Survey 3519 is a 6.16-acre parcel with lake frontage also. Both properties are largely undeveloped.
- B8. The existing access road from S. Horseshoe Lake Road into the neighborhood lies within this ROW providing a potential secondary access route in and out of the area if the proposed roads are constructed. Dedication and construction of Banyan Street and Batten Place would be contingent upon the vacation.
- B9. The proposed ROWs will provide better road access to the proposed parcels within the subdivision as the petitioner would construct them to residential standards and they would receive borough maintenance.
- B10. The Subdivision Construction Manual does not require a secondary access to serve this neighborhood. The Average Daily Traffic (ADT) potential with the current proposal is less than 200. If over 200 ADT, a secondary access or loop street would be required.
- B11. International Fire Code D107.1: One or Two-Family dwellings in a Residential development. Fewer than 30 dwelling units require only one fire apparatus access road.
- B12. Proposed W. Banyan Street aligns with the 20' wide right-of-way of S. Horseshoe Lake Place should the owner of Lot 25, US Survey 3519 wish to increase the right-of-way width of S. Horseshoe Lake Place in the future.
- B13. Tawnya Hightower, West Lakes Fire Chief believes the subdivision, and ROW vacations along with the new improved road will improve their ability to respond and arrive to all affected properties. West Lakes Fire Dept. supports the petitioners and has no fire safety concerns. As discussed with the West Lakes Fire Chief, the petitioners stated that if the vacation were approved, they would put a Knox Box on the eastern side of W. Batten Place to allow for emergency access to the existing road.

- B14. The existing driveway to the structure on proposed Lot 3, Block 3 runs within this easement. The petitioner proposes to provide a private easement to allow the driveway to remain in place.
- B15. A developed, year-around Public Boat Launch and Lake Access with dry fire hydrant for Emergency Services is provided to Horseshoe Lake on Lot 2, North Horseshoe Lake Plat #2003-64 and is located approximately one-half mile from subject property. This easement provides equal or better access to the lake as it is developed and well used.
- B16. The petitioner provided evidence of six (6) other 50-foot wide dedicated rights-of-way to the lake.
- B17. Petitioner proposes granting a 15' wide utility easement along the western side of Govt. Lot 3. There is an existing Enstar natural gas line in that location.
- B18. According to the petitioner, access to the lake is not used and the topographic evidence shows a steep slope along the lake.
- B19. On a site visit 1/8/2021, the Platting Officer found a gate blocking access to the lake.
- B20. The aerial imagery with topographic contours shows docks constructed along the water frontage of proposed Lot 3, Block 3, and Govt. Lot 3, providing evidence that the access is traversable although possibly not constructible for boat launch or parking.
- B21. There is a 2-story cabin lying within the 50' public access easement on Govt. Lot 3. The petitioner stated the cabin would be moved.
- B22. Todd Palin, owner of two lots in this area, objects to the proposed vacations of the public right-ofway to the lake and the to the proposed W. Banyan Street as the straight in, 60' wide MSB maintained road would increase traffic and jeopardize the safety of the quite (sic), low traffic subdivision. The petitioner stated Mr. Palin's structures are more than 900 feet south and lower in elevation of W. Batten Place.
- B23. Eric & Darcy Quam, owners of three lots in this area, object to the removal of the existing access route and to the proposed new road due to increase in traffic, road noise. They also noted that removal of the easement would remove one of the few lake access easements that currently remain on the lake. They further stated the existing three easements, when combined provide a decent sized public lake access. The petitioner stated the Quam's structures are more than 400' south and lower in elevation of W. Batten Place.
- B24. Jeffry D. Justice wrote in support of the proposed right-of-way vacations. The terrain is not easily accessible, is steep, and does not provide safe access to the lake.
- B25. ADF&G Comments: Horseshoe Lake is identified in ADF&Gs Anadromous Waters Catalog and providing rearing habitat for Coho salmon. Moderate fishing of trout and pike also occur in the lake. The petitioner points outs, additional legal public access exists through Lot 2, Horseshoe Lake Subdivision, managed by ADF&G. While they generally oppose reducing the quantity or quality of

- public access, this parcel is well used and within a half mile of the proposed vacation and likely meets the standard of equal or better access required for ROW vacation.
- B26. Within the 2020 MSB Hazard Mitigation Plan, Appendix G is the Community Assessment and Wildfire Protection Plan (CWPP) for the Horseshoe Lake Road Area, which mentions protecting ingress/egress routes.
- B27. As the area requested to be vacated is outside of the subdivision plat, the vacation would be recorded as a platting board resolution with an exhibit depicting the vacated area, if approved.
- B. <u>RECOMMENDATIONS for CONDITIONS OF APPROVAL for VACATION OF 50' ROADWAY AND PUBLIC UTILITY EASEMENT ALONG THE WEST SIDE OF GOVT. LOT 3, AS STATED ON THE U.S. PATENT 1235307:</u>

Recommended motion: "I move to approve the vacation of the 50' wide Roadway and Public Utility Easement along the west side of Govt. Lot 3, as stated on the U.S. Patent 1235307, Section 12, Township 17 North, Range 4 West Seward Meridian, Alaska:"

Staff recommends denial based on the findings of fact. If the Platting Board sees fit to approve the vacation, the following recommendations for conditions of approval are below.

- B1. Obtain Assembly approval for the vacation within 30 days of the written notification of Platting Board decision in accordance with MSB 43.10.065(F).
- B2. Record the vacation simultaneously with the plat of Latitude 62 North.
- B2. Move or remove the 2-story cabin no foundation on Govt. Lot 3 a minimum of 25 feet outside of any public access easement and also a minimum of 75 feet away from the ordinary high water mark of Horseshoe Lake or obtain a shoreline setback exemption. Provide surveyor's stamped letter or asbuilt as proof.
- B3. Record a platting board vacation resolution along with a graphic exhibit showing the area vacated.
- C. <u>FINDINGS OF FACT for VACATION OF 50' ROADWAY AND PUBLIC UTILITY EASEMENT ON THE EAST SIDE OF LOT 27, U.S. SURVEY 3519, AS STATED ON THE U.S. PATENT 1227124 AND VACATION OF THE 25' PLATTED RIGHT-OF-WAY ON LACHER SUBDIVSION, PLAT 83-289:</u>

C1. The vacations are pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035 Vacations.

- C2. The petitioner submitted a petition to vacate a 50' wide roadway and public utility easement on the eastern boundary of Lot 27, USS 3519 as stated on the U.S. Patent 1227124.
- C3. The petitioner submitted a petition to vacate a 25' platted ROW dedicated on the plat of Lacher Subdivision, Plat 83-289.
- C4. MSB 43.15.035(B)(1) The platting board shall ordinarily approve vacations of public rights-of-way if:
  - (a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation; or
  - (b) the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; or
  - (c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided;
- C5. MSB 43.15.035(B)(2) The platting board shall not ordinarily approve vacations of public interests in land if:
  - (a) the surrounding area in which the vacation is sought is undeveloped or is developing and equivalent or better access is not provided;
  - (b) the vacation is of a public right-of-way providing access to a lake, river, or other area with public interest or value, unless alternate or better access is provided or exists;
- C6. MSB 43.15.035(B)(2) The platting board shall not ordinarily approve vacations of public interests in land if:
  - (d) Objections to the vacation are made by persons with an interest in land adjacent to or affected by the vacation, or by any government agency or department which has a responsibility to the public which may be affected by the vacation;
    - (i) the platting board may approve the vacation if the following conditions are met:
  - (aa) there are currently no existing improvements within the subject easement of the easement beneficiary or a portion of the easement will remain which includes the improvements;
    - (bb) if necessary a substitute easement is provided; and
    - (cc) findings of facts support granting the vacation
- C7. MSB 43.15.035(B)(3) In other cases, the platting board shall review requested vacations on a caseby-case basis to determine whether the property is necessary or desirable for present or future public use. Public rights-of-way in areas shall be assumed to have a public use unless proven otherwise.
- C8. The plat of Lacher Subdivision dedicated the 25' wide ROW to provide access to Lot 27, USS 3519. That ROW is no longer necessary as the design of the proposed subdivision provides road frontage to all lots.
- C9. Govt. Lot 3 is a 7-acre parcel with lake frontage on Horseshoe Lake and road frontage along S. Horseshoe Lake Road. Lot 25, US Survey 3519 is a 6.16-acre parcel with lake frontage also. Both properties are largely undeveloped.

- C10. A developed year-around Public Boat Launch and Lake Access with dry fire hydrant for Emergency Services is provided to Horseshoe Lake on Lot 2, North Horseshoe Lake Plat #2003-64, and is located approximately one-half mile from subject property provides alternate or better access and is well used.
- C11. The petitioner provided evidence of six (6) other 50-foot wide dedicated rights-of-way to the lake.
- C12. The 50' roadway and public utility easement on the west side of Govt. Lot 3 would remain in place, providing equal or better access to the lake, if retained.
- C13. The existing driveway to the structure on proposed Lot 3, Block 3 originates on the 50' roadway and public utility easement on the west side of Govt. 3. The petitioners stated they will record a private use easement for this access.
- C14. According to the petitioner, access to the lake is not used and the topographic evidence shows a steep slope along the lake.
- C15. The aerial imagery with topographic contours shows docks constructed along the water frontage of proposed Lot 3, Block 3, and Govt. Lot 3 providing evidence that the access is traversable although possibly not constructible for boat launch or parking.
- C16. Todd Palin, owner of two lots in this area, objects to the proposed vacations of the public right-of-way to the lake and the to the proposed W. Banyan Street as the straight in, 60' wide MSB maintained road would increase traffic and jeopardize the safety of the quite (sic), low traffic subdivision. The petitioner stated Mr. Palin's structures are more than 900 feet south and lower in elevation of W. Batten Place.
- C17. Eric & Darcy Quam, owners of three lots in this area, object to the removal of the existing access route and to the proposed new road due to increase in traffic and road noise. They also noted that removal of the easement would remove one of the few lake access easements that currently remain on the lake. They further stated the existing three easements, when combined provide a decent sized public lake access. The petitioner stated the Quam's structures are more than 400' south and lower in elevation of W. Batten Place.
- C18. ADF&G Comments: Horseshoe Lake is identified in ADF&Gs Anadromous Waters Catalog and providing rearing habitat for Coho salmon. Moderate fishing of trout and pike also occur in the lake. The petitioner points outs, additional legal public access exists through Lot 2, Horseshoe Lake Subdivision, managed by ADF&G. While they generally oppose reducing the quantity or quality of public access, this parcel is well used and within a half mile of the proposed vacation and likely meets the standard of equal or better access required for ROW vacation.
- C. RECOMMENDATIONS for CONDITIONS OF APPROVAL for THE VACATION OF 50' ROADWAY AND PUBLIC UTILITY EASEMENT ON THE EAST SIDE OF LOT 27, U.S. SURVEY 3519, AS STATED ON THE U.S. PATENT 1227124 AND VACATION OF THE 25' PLATTED RIGHT-OF-WAY ON LACHER SUBDIVSION, PLAT 83-289:

Recommended motion: "I move to approve the vacation of 50' Roadway and Public Utility Easement on the east side of Lot 27, U.S. Survey 3519, as stated on the U.S. Patent 1227124 and vacation of the 25' platted right-of-way on Lacher Subdivsion, Plat 83-289, contingent on the following staff recommendations:"

- C1. Obtain assembly approval for the vacation within 30 days of the written notification of Platting Board decision in accordance with MSB 43.10.065(F).
- C2. Show the vacated area on the final plat.

## D. FINDINGS of FACT for APPROVAL OF THE PRELIMINARY PLAT:

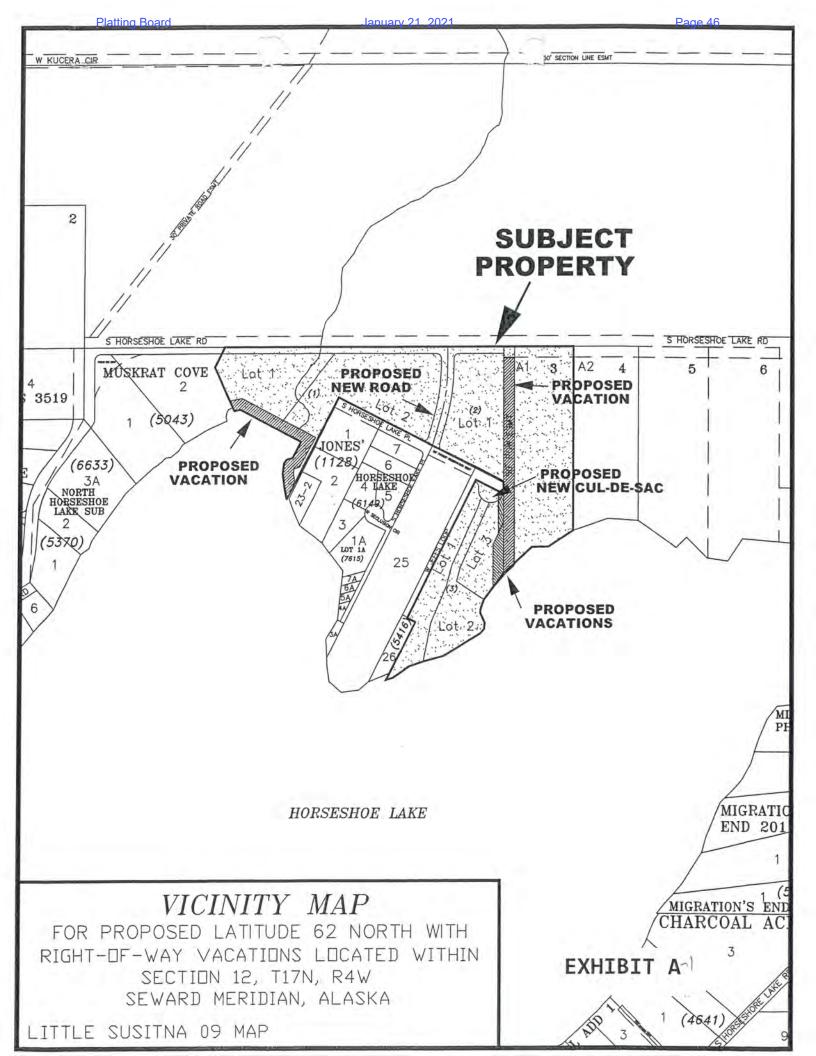
- D1. The plat of Latitude 62 North is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval.
- D2. Lot sizes and block lengths are consistent MSB 43.20.300(A), Lot and Block Design.
- D3. Frontage to all lots are consistent with MSB 43.20.320, Frontage.
- D4. A professional engineer stated useable area is available for wastewater disposal and building on Lots 1 & 2, Block 1, and Lot 1, Block 2 in compliance with MSB 43.20.281.
- D5. Lots 1, 2, & 3, Block 3 lot size, water frontage and road frontage will be up to current standards consistent with MSB 43.15.065, Waiver of Standards for Resubdivision of Substandard Lots.
- D6. Adjusting the lot line between Lot 2, Lacher Subdivision and Lot 27, USS 3519 alleviates a structural setback violation.
- D7. Petitioner is dedicating a 30° ROW for S. Horseshoe Lake Road, matching the 30' dedication on Muskrat Cove, Plat 2000-91.
- D8. The existing access road to the neighborhood lies within the 50' roadway and public utility easement on the west side of Govt. Lot 3 providing a potential secondary access route in and out of the area.
- D9. There is a 2-story cabin lying within the 50' public access easement on Govt. Lot 3. The petitioner stated the cabin would be moved.
- D10. West Lakes Fire Chief supports the petitions and has no fire safety concerns. She believes the subdivision, and ROW Vacations along with the new improved road will improve their ability to respond and arrive to all affected properties.
- D11. Three persons commented in support of the creation of the new road, enhancing safety and allowing for emergency vehicle access.

D12. Two owners of property object to the new access road and have concerns about additional traffic and road noise.

# D. RECOMMENDATIONS for CONDITIONS OF APPROVAL for THE PRELIMINARY PLAT:

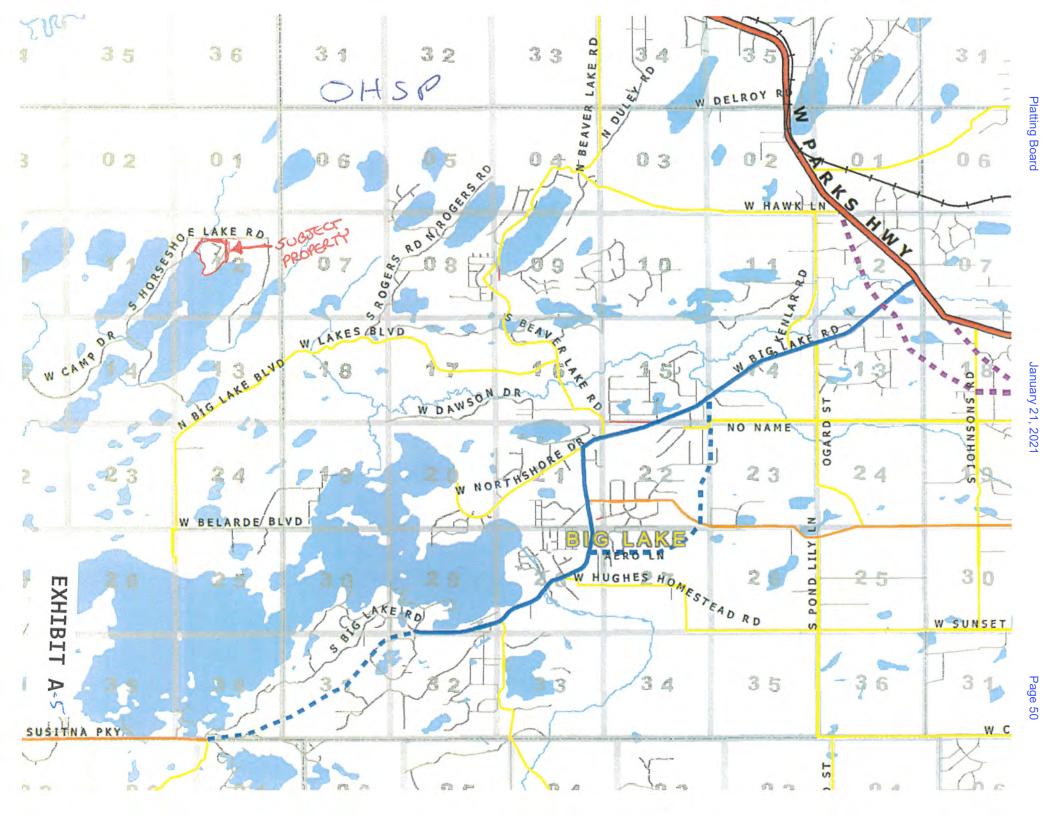
Recommended motion: "I move to approve the preliminary plat of Latitude 62 North within Section 12, Township 17 North, Range 4 West, Seward Meridian, Alaska contingent on the following staff recommendations:"

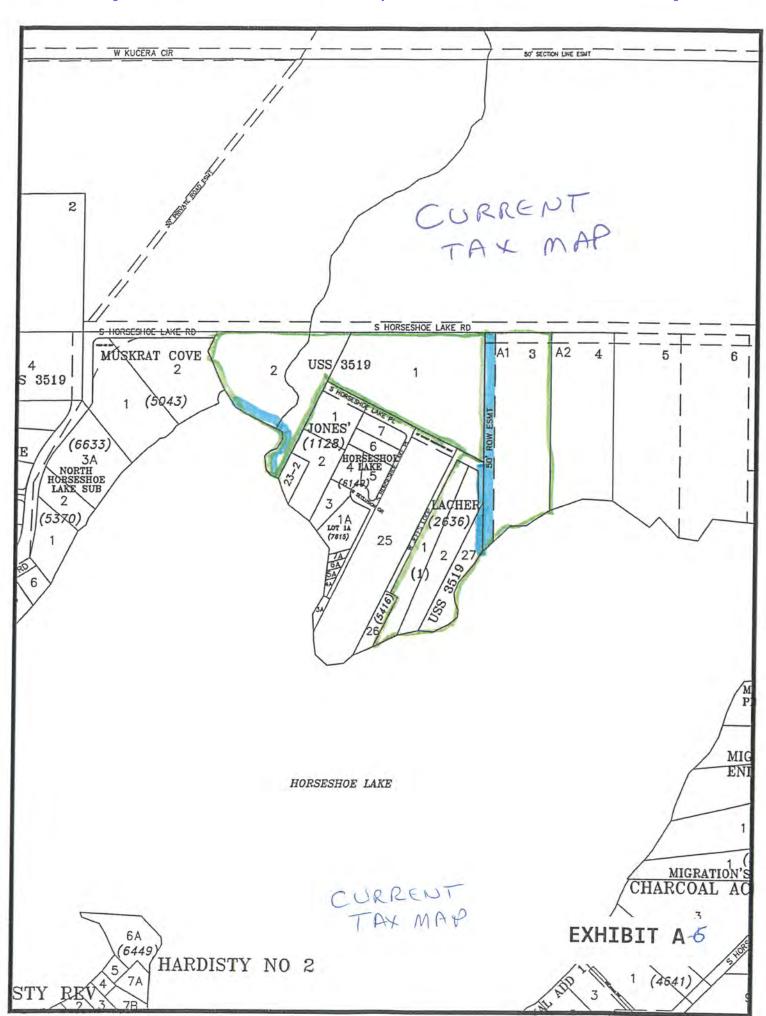
- D1. Pay mailing and advertising fees.
- D2. Place a curve radius at the southeast corner of Lot 1 Block 2 to create an intersection angle greater than 70 degrees between Batten Place and the 50' roadway and public utility easement on Govt. Lot 3.
- D3. Move or remove the 2-story cabin no foundation on Govt, Lot 3 a minimum of 25 feet outside of any public access easement and also a minimum of 75 feet away from the ordinary high water mark of Horseshoe Lake or obtain a shoreline setback exemption. Provide surveyor's stamped letter or asbuilt as proof.
- D4. Submit construction cost estimate, schedule pre-construction meeting with Public Works Engineer, pay inspection fee, and obtain Notice to Proceed prior to any road or drainage construction in compliance with SCM, Section E.
- D5. Construct the interior roads to minimum residential standards. Provide engineer's final inspection report along with verification from an RLS that the constructed roadways are located within the proposed ROW per MSB 43.20.140 and obtain Public Works Engineer signoff.
- D6. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
- D7. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
- D8. Submit recording fee, payable to the State of Alaska, DNR.
- D9. 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.
- D10. Submit final plat in full compliance with Title 43.





2017 AERIAL





#### Application For Approval of Preliminary Plat

Janet Whitfield PO Box 520882 Big Lake, Ak 99652-0882 907-232-0744 apex@gci.net

#### Proposed:

Latitude 62 North Subdivision

A Resubdivision of USS 3519 Lots 1, 2 & 27 and Lots 1 & 2, Block 1 Lacher Subdivision Plat #83-289, a Vacation of (2) 50' R.O.W. & Utility Easements, a 25' Road R.O.W., and 50' Upland of OHW Public Access Easement, and dedication of R.O.W.'s and Access Easements, within Section 12, T17n, R4W, S.M.

#### Tax Account #:

U03519000L01, U03519000L02, U03519000L27, 2636B01L001, 2636B01L002, 17N04W12A001

#### Owners:

Russell Whitfield, Janet Whitfield, Scott Sterling, Lona Sims, E. Jack Sims, Jr.

#### Purpose of Action:

Submit 43.15.065 Waiver of Standards for Resubdivision of Subsandard Lots.
 USS Lot 27 and Lots 1 & 2, Block 1 of Lacher Subdivision are all substandard lots.

Creating 2 usable lots from 2 substandard lots and increasing shoreline distance to meet MSB requirements.

- 2. Creating 3 lots from USS 3519 Lots 1 & 2.
  - a. Proposed Lot 1, Block 1 has an existing cabin and meets lake setback requirements, proposed R.O.W. dedication and side lot line setback requirements. A driveway currently exists and Driveway Permit No: 23780 was applied for 12/11/2019.
  - b. Currently snow machines travel between proposed Lots 1 & 2, Block 1 from W. Horseshoe Lake Road to Horseshoe Lake. Granting a 50' wide winter access easement along this lot line will alleviate trespass from Horseshoe Lake to W. Horseshoe Lake Road and provide and alternate winter access.
  - c. Within this area there are substandard lots with substandard access to them. Proposed in this platting action is dedication of 30' R.O.W. along W. Horseshoe Lake Road which adjoins the 30' R.O.W. dedication of Muskrat Cove Plat #2000-91. This will provide 80' R.O.W. access for W. Horseshoe Lake Road in conjunction with 50' R.O.W. existing on the north side of W. Horseshoe Lake Road.

- d. Dedication of a 60' R.O.W. depicted as W. Banyan Street, will provide a MSB standard road with year-round maintenance and better access for all within the area to W. Horseshoe Lake Road.
  - e. A dedication of 10' R.O.W. along tangents and 60' radius cul-de-sac at the east end of W. Batten Place is proposed making that portion compliant to current standards for 60' R.O.W. This dedication will provide Lots 1, 2, & 3, Block 3 Legal Access according to current standards.
  - f. Proposed Lot 2, Block 1 has existing structures along the lake as described in MSB Shoreline Setback Exemption 2003-025828-0, 9/5/2003. A driveway currently exists to the cabin and Driveway Permit No: 23718 was applied for on 12/11/2019.
- 3. Submit 43.15.035 Vacation of:
  - a. 25' Road R.O.W.
     With the reconfiguration the 25' access to USS Lot 27 is no longer needed
  - Vacation of 50' Public Access Easement upland from and along ordinary high water of Horseshoe Lake
  - c. 43.15.035 Vacation of 50' R.O.W. Easement by US Patent 1227124, June 1, 1962: East 50' of USS Lot 27 and Vacation of 50' R.O.W. Easement by US Patent 1235307, March 3, 1964: West 50' of US Lot 3

#### Petition for Vacation of Right-Of-Way

Janet Whitfield PO Box 520882 Big Lake, Ak 99652-0882 907-232-0744 apex@gci.net

#### Proposed:

Latitude 62 North Subdivision

A Resubdivision of USS 3519 Lots 1, 2 & 27 and Lots 1 & 2, Block 1 Lacher Subdivision Plat #83-289, a Vacation of (2) 50' R.O.W. & Utility Easements, a 25' Road R.O.W., and dedication of R.O.W.'s and Access Easements, within Section 12, T17n, R4W, S.M.

#### Tax Account #:

U03519000L01, U03519000L02, U03519000L27, 2636B01L001, 2636B01L002, 17N04W12A001

#### Purpose of Action:

1) 43.15.035 Vacation of 25' Road R.O.W.

Lacher Subdivision dedicated 25' Road R.O.W. along the east boundary of Lot 2, Block 1 for access to USS 3519 Lot 27. With the reconfiguration by changing the lot lines of Lot 2, Block 1 and USS 3519 Lot 27, the 25' access to USS Lot 27 is no longer needed. The two (2) reconfigured lots will have access on proposed W. Batten Place.

- 2) 43.15.035 Vacation of 50' R.O.W. Easement by US Patent 1227124, June 1, 1962: East 50' of USS Lot 27 and Vacation of 50' R.O.W. Easement by US Patent 1235307, March 3, 1964: West 50' of US Lot 3
  - a. Vacate patent reservations for R.O.W. and Utility Easements. Grant utility easement on the West 15 feet of US Lot 3. An Enstar Natural gas utility is installed within the Easement on Lot 27 along the west 5' of the north 850' of US Lot 3. Telephone and electric exist through Horseshoe Lake.
  - b. The R.O.W.'s have never been used to the lake. The slope ranges from 30-57% along the lake. A developed year-around Public Boat Launch and Lake Access is provided to Horseshoe Lake by Alaska DNR on Lot 2, N. Horseshoe Lake Subdivision Plat #2003-64 and is located 0.5 miles from this R.O.W. Easement at threshold on W. Horseshoe Lake Road to the boat launch. Residents and visitors of the lake use the public boat launch in winter and summer. When conditions permit, an ice road is plowed from the boat launch to cabins.
  - c. Within this area there are twelve (12) substandard lots. All lots have interconnective access to W. Horseshoe Lake Road via W. Jeffs Loop and a 50' R.O.W. easement on the West 50' of

US Lot 3. Current access is substandard construction and seasonally inaccessible to all 13 lots for EM Services. Maintenance and snow removal is privately maintained.

#### 43.20.320 Frontage

This plat is dedicating W. Banyan Street and an increase in R.O.W. width and a cul-de-sac at the eastern terminus of W. Batten Place to provide a MSB legal and physical access to W. Horseshoe Lake Road to current road standards which will result in year-round maintenance and access providing accessibility for EM Services. There are twelve (12) parcels serviced by this proposal, all are small, substandard lots with no ability for large development. International Fire Code (IFC) Chapter 5 requires one fire apparatus access road for 30 or fewer one- or two-family dwelling units.

An on-site inspection of the project site was made with Fire Chief Hightower and Lt. Roistacher. Proposed R.O.W. dedications and R.O.W. vacations were discussed to amend substandard access and to provide MSB year-round maintenance and snow removal. Plans for installation of gates with Knox boxes for EM Services at the east terminus of W. Batten Place and the north end of vacated Easement, West 50' of US Lot 3, were discussed and accepted.

- 3) Vacation of 50' Public Access Easement upland from and along ordinary high water of Horseshoe Lake:
  - a. The State of Alaska Patent No. 16124 to the MSB (Book 927, Page 733-735) for US Survey Lots 1 and 2 reads:

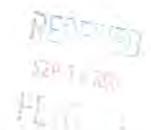
#### Subject to:

The Borough, by recordation of the Settlement Agreement in *Matanuska-Susitna Borough v. State of Alaska*, *et al.*, (3AN-91-8375 Civil) covenants and agrees to identify and provide, by suitable reservations and dedications, easements to ensure public access in perpetuity pursuant to AS 38.05.127 along all navigable or public water bodies previously determined by the State and identified in each attached patent, or identified by mutual agreement during the Borough land entitlement audit, and to such water bodies for the nearest existing public easement, which may include roads, trails, surveyed or protracted section line easements dedicated under AS 19.10.010 and any surveyed, protracted, or dedicated quarter-section easement, at intervals of approximately one mile in conformity with AS 38.05.127(f), or by metes and bounds descriptions provided in individual instruments.

The Borough further covenants and agrees that the free public access easements to and along the identified water bodies will be reflected in any subsequent land surveys subdivisions plat notes, and/or conveyances by the Borough pertaining to any land conveyance by the State's patents which is adjacent to such water bodies;

Provided, however, that public access shall not be reserved by the Borough if a dedicated public access easement to any such water body already exists across land owned by the State, by the Borough or by a third party within a distance of not more than one mile from the land conveyed to the Borough under the Act.

- b. The MSB, by Quitclaim Deed (2003-031215-0, 10/22/2003) Reserved an easement for upland access on proposed Lot 1 and 2, Block 1:
  - RESERVING UNTO THE GRANTOR, its successors and assigns, pursuant to as 38.05.127, a public access easement in perpetuity by fifty feet (50') in width located upland from and along the ordinary high water mark of Horseshoe Lake.
- c. A developed year-around Public Boat Launch and Lake Access is provided to Horseshoe Lake by Alaska DNR on Lot 2, N. Horseshoe Lake Subdivision Plat #2003-64 and is located 0.4 miles from the driveway threshold on W. Horseshoe Lake Road for the small cabin described in Shoreline Setback Exception, aka Proposed Lot 2, Block 1, to the Public Boat Launch and less from the larger cabin's driveway on Proposed Lot 1, Block 1.
- d. Vacation is constant with 43.15.035 Vacations (B)(2)(b) states: The platting board shall not ordinarily approve vacations of public interest in land if: the vacation is of a public right-of-way providing access to a lake, river, or other area with public interest or value, unless alternate or better access is provided or exists.



#### Petition to Amend or Alter a Plat

Janet Whitfield PO Box 520882 Big Lake, Ak 99652-0882 907-232-0744 apex@gci.net

#### Proposed:

Latitude 62 North Subdivision

A Resubdivision of USS 3519 Lots 1, 2 & 27 and Lots 1 & 2, Block 1 Lacher Subdivision Plat #83-289, a Vacation of (2) 50' R.O.W. & Utility Easements, a 25' Road R.O.W., and dedication of R.O.W.'s and Access Easements, within Section 12, T17n, R4W, S.M.

#### Tax Account #:

U03519000L01, U03519000L02, U03519000L27, 2636B01L001, 2636B01L002, 17N04W12A001

#### Purpose of Action:

43.15.065 Waiver of Standards for Resubdivision of Subsandard Lots.
 USS Lot 27 and Lots 1 & 2, Block 1 of Lacher Subdivision are all substandard lots.

# Creating 2 MSB standard lots from 2 substandard lots:

Resubdividing Lot 2 Lacher Subdivision and USS Lot 27 allows for 2 building sites with 100' water setback and 10,000 s.f. contiguous area for septic and 75' water setback and side lot setbacks requirements for buildings, whereas currently both lots are unusable under 43.15.065(B). By changing the configuration these lots meet requirements of 43.15.065(A)(3), 43.15.065(4), 43.15.065(4)(b), 43.15.065(A)(5) no additional lots are being created, it is eliminating structure setback violations bringing both lots into conformity of 42.20.281 Area. No new non-conforming issues are being created, width to length ration will be alleviated and requirement for 125' along shoreline is met.

USS 3519 Lot 27 does not meet the width to length ratio, the 100' setback and 10,000 s.f. contiguous area for septic and is unusable for building except for appx. 4000 s.f. split into 2 areas. A portion of existing cabin sits within one of those locations. The cabin straddles the lot line of USS Lot 27 and Lot 2, Block 1 of Lacher Subdivision.

Lot 2, Block 1 of Lacher Subdivision does not meet width to length ratio or 125' shoreline frontage frontage requirements. Both lots are owned by the Sims.

The owner of Lot 1, Block 1 of Lacher Subdivision is dedicating a portion of the north of his lot to increase right-of-way to current standards and to provide minimum 45' cul-de-sac frontage for proposed Lot 2, Block 3 flag access for the Sims, adjusting his lot lines also alleviates structural setback violations for the Sims while providing flag access to proposed Lot 2, Block 3, and increasing lake frontage on proposed Lot 1, Block 3.

43.20.320 Frontage is proposed by this action as well as an increase in right-of-way dedication to current standards: 60' wide R.O.W. and 60' Radius at cul-de-sac along the north portion of proposed lots referred to as W. Batten Place. A dedication of additional 10' R.O.W. along tangents and 60' radius cul-de-sac at the east end of W. Batten Place is proposed making that portion compliant to current standards for 60' R.O.W. This dedication will provide Lots 1, 2, & 3, Block 3 will bring access to current standards.

### 2. 43.15.035 Vacation of 25' Road R.O.W.

See Petition for Vacation of Right-Of-Way. 1)

The Lacher Subdivision dedicated 25' Road R.O.W. for access to USS Lot 27. With the reconfiguration the 25' access to USS Lot 27 is no longer needed. Telephone and electric exist through W. Horseshoe Lake. New conforming legal access is proposed by dedication on north boundary of proposed lot configuration.

#### Peggy Horton

From: Janet Whitfield <apex@gci.net>
Sent: Friday, October 9, 2020 1:21 PM

To: Peggy Horton

Subject: Fwd: Latitude 62 North - 2nd try

Attachments: 00a\_Lat62North\_SepticCert\_r1\_7Oct2020.pdf; Petition for Vacation of Right-of-way

10-7-20.pdf; Drainage Latitude 62 North.pdf

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

Begin forwarded message:

From: Janet Whitfield < janetwhitfield@me.com>

Subject: Latitude 62 North

Date: October 7, 2020 at 4:07:51 PM AKDT

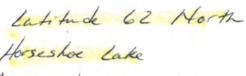
To: Peggy Horton < Peggy. Horton@matsugov.us >

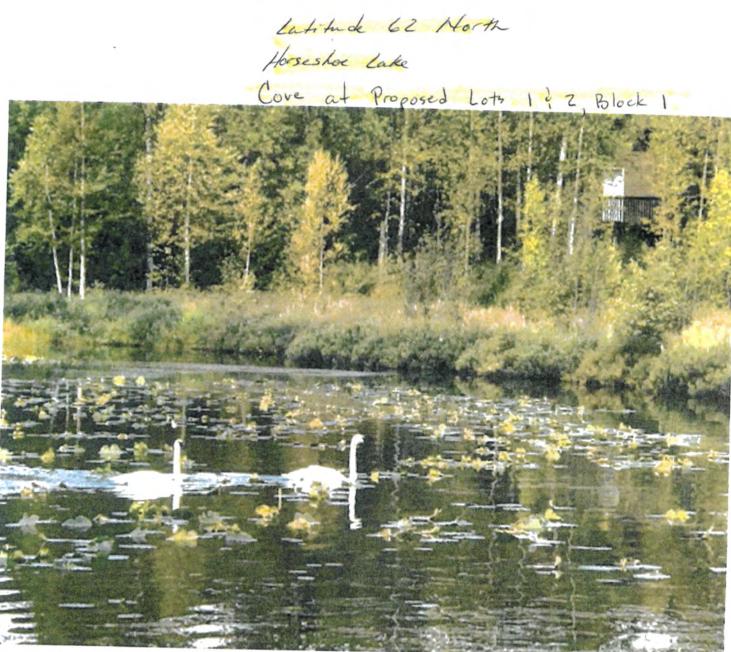
Peggy,

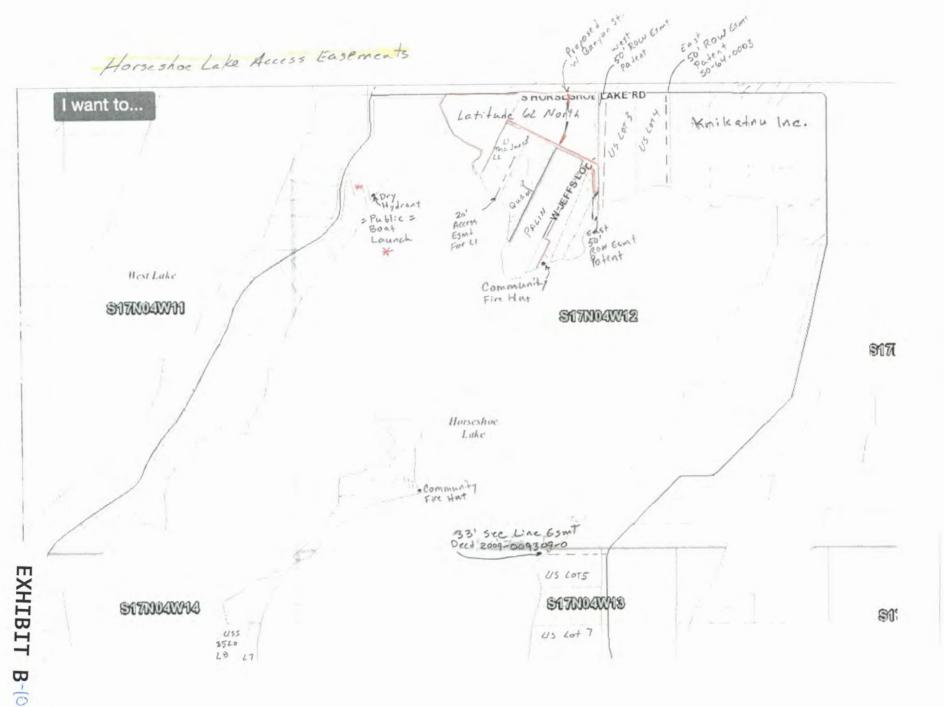
- 1. On proposed Lot 2, Block 1 there is a "Septic Inclusion Area" which will appear on the final plat. Surrounding lots are being developed which could limit septic installation locations.
- 2. Electric and Telephone are provided to properties through Horseshoe Lake. Proposed Lot 1 & 2, Block 1 have electric utilities installed. Proposed Lot 1, 2 and 3, Block 3 have electric utilities installed. Natural Gas utilities are installed on these lots as well and provided from W. Horseshoe Lake Road and along the West 5 feet of US Lot 3. With this action a utility easement is proposed along the West 15 feet of US Lot 3. Electric and telephone will have to be provided through the Lake, along proposed easement to service Proposed Lot 1, Block 2.
- 3. I have a call into Joe Metzger about the cabin on US Lot 3 regarding it's location to Horseshoe Lake. We purchased the property in 1991 and a cabin was in that location but burned down in the Miller's Reach Fire in 1996. The cabin was reconstructed in the same location in 1997. We plan to move the cabin to comply with 75 setback requirement from the Lake.
- 4. Attached is the Engineer's soil report, Petition for Vacation of Right-of-way attachment, and Drainage Plan of proposed subdivision.

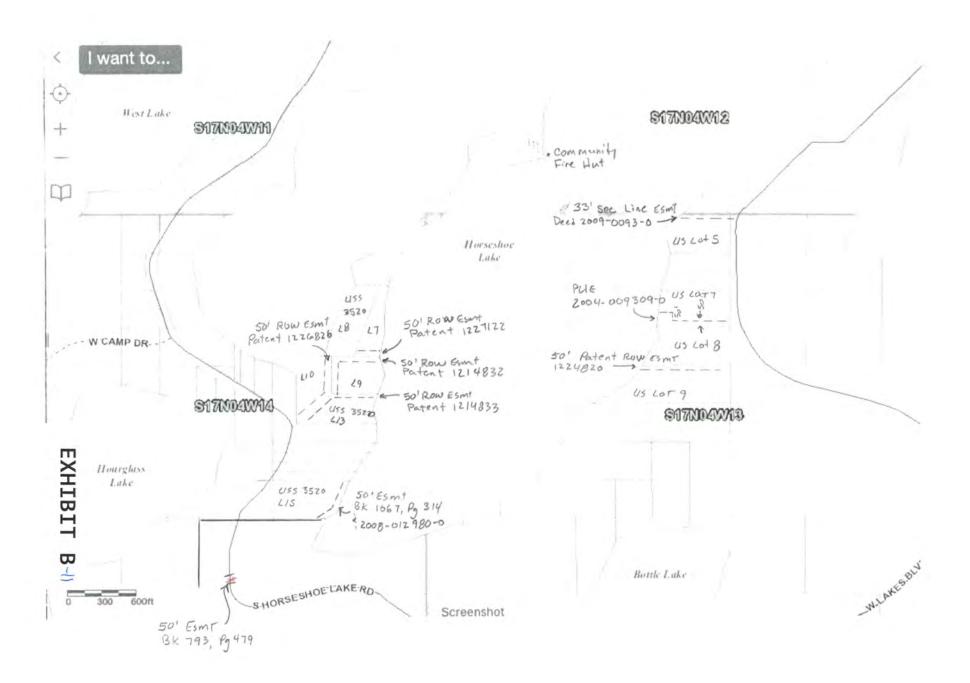
Please contact me if you have any questions, comments, or need additional information.

Sincerely, Janet Whitfield 907-232-0744









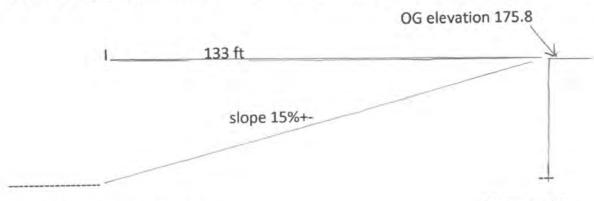
#### **ROW Requirement for Lake Access Parking**

Proposed ROW vacations on the west 50 feet of US Lot 3 and the east 50 feet of USS 3519 Lot 27. These ROW easements, 100-feet-wide combined, extend 133 ft from shoreline upland then reduces to 50 feet wide continuing north. Today, this ROW terminates at the lake with a 20 foot plus drop down to the lake's shoreline.

MSB 1991 Construction Manual's minimum standards for construction of a shore access parking area is detailed below with reference to existing conditions. Side to side minimum construction width is 66 feet with ditching and 2:1 back slope would exceed existing 100 foot ROW.

The existing ROW is inadequate for construction of car parking access as outlined in the MSB 1991 Construction Manual. In addition, such construction would eliminate the current access to USS 3519 Lot 27 and Lot 3, Block 1 Lacher Subdivision.

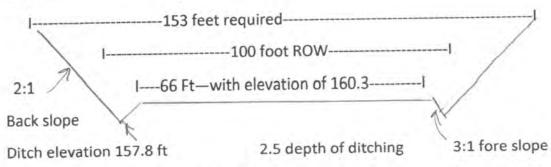
## Profile shows the minimum profile grade to develop a boat access within existing ROW:



Lake Edge elevation 155.8 ft

20 vertical ft

Cross Section: Minimum parking width is 66 feet per manual design OG elevation 175.8 ft



Bluff is 30 feet upland from shore. At 15 % ramp grade the ramp floor would be 4.5 feet higher than shore or ramp elevation of 160.3 ft. Assumed ditching at road construction standards 2.5 ft depth 3:1 fore slope and 2:1 back slope.

Table A-2: Recommended and Minimum Intersection Sight Distance

Design Speed or Posted Speed Limit (whichever is greater)	S <sub>d</sub> Recommended	S <sub>d</sub> Minimum
MPH	ft	ft
25	370	(280)
30	450	335
35	580	390
40	750	445
45	950	500
50	1180	555
55	1450	610
60	1750	665
65	2100	720

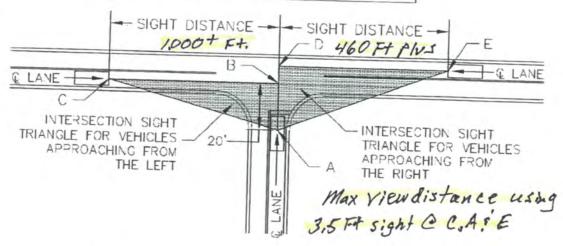


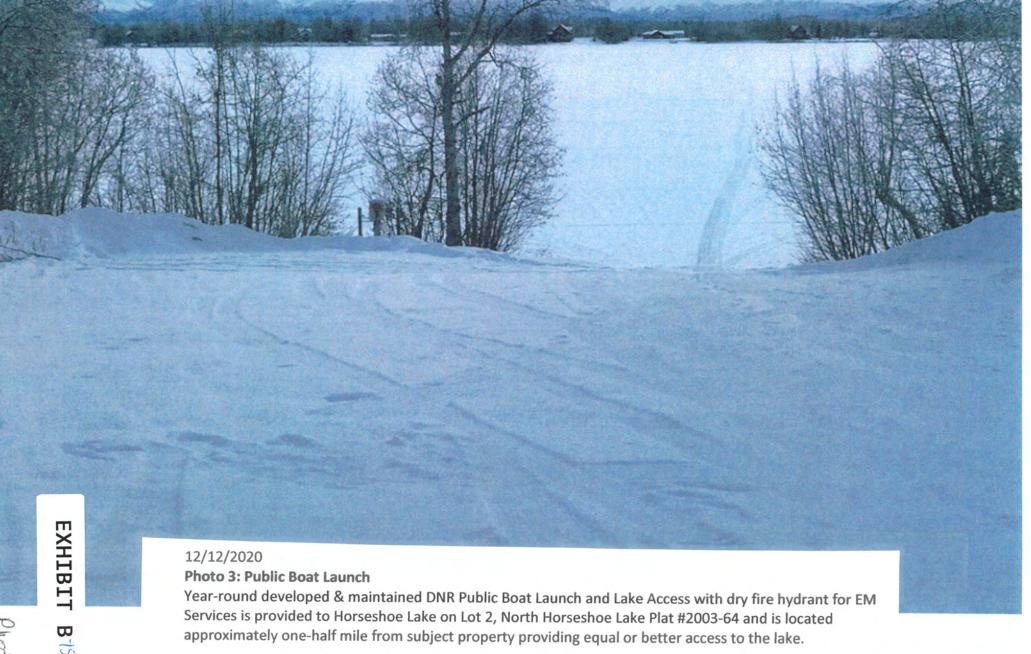
Figure A-6: Intersection Sight Distance

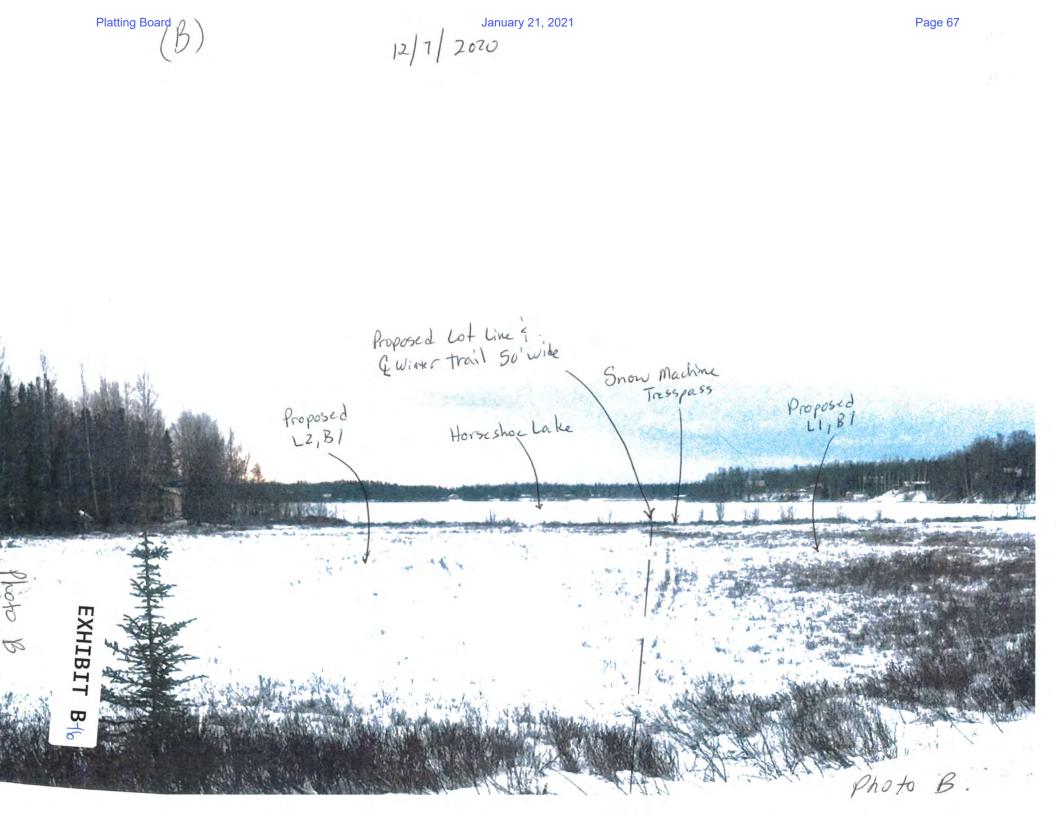
#### A09.2 Intersection Spacing

- (a) Minimum centerline to centerline distance between intersections on the same side or opposing sides of the through street shall be:
  - (1) 155 feet on Residential streets;
  - (2) 200 feet on Residential Subcollector streets;
  - (3) 300 feet on Residential Collectors and Minor Collectors; or
  - (4) 650 feet on higher order streets where other access standards do not exist.
- (b) If the above spacing along the through street cannot be met, intersections shall be aligned directly across from each other. Intersections on opposing sides of the through street may be offset up to 30 feet, with a preference for a left-right offset, as shown in Figure A-7.

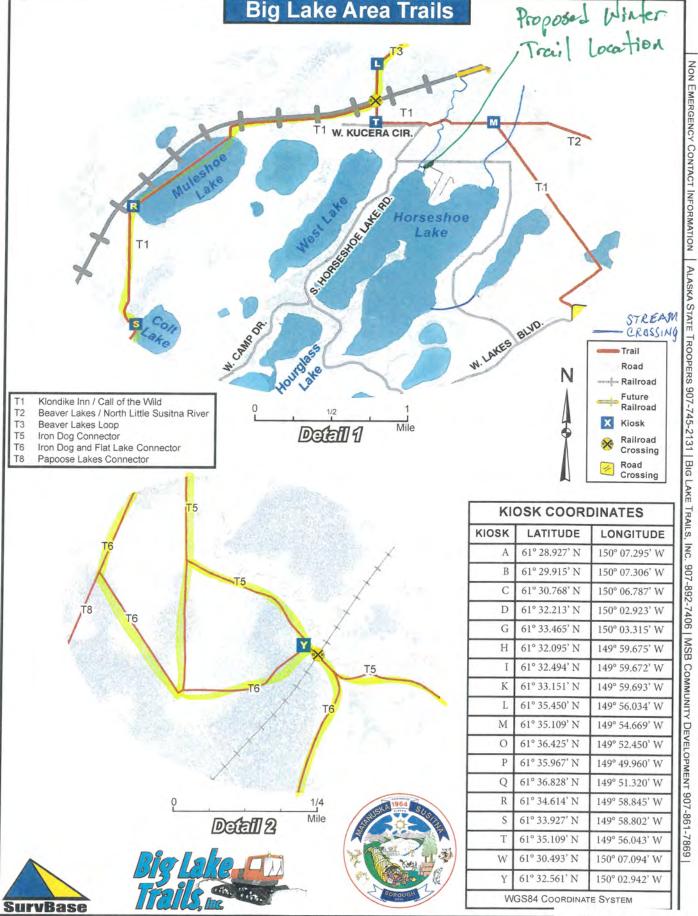
Site distance for proposed W. Banyan St. onto W. Horse shoe Lake Rd.

**EXHIBIT** B-15





PLEASE RESPECT PRIVATE PROPERTY - STAY ON DESIGNATED TRAILS



PLEASE RESPECT PRIVATE PROPERTY - STAY ON DESIGNATED TRAILS

EXHIBIT BY

Yellow highlights are groomed Trails

4 Miles

149°56'W

149°54'W

149°52'W

149°58'W

0.5

150°2'W

150°0'W

150°4'W

907.338,7878

150°10'W

150°8'W

150°6'W

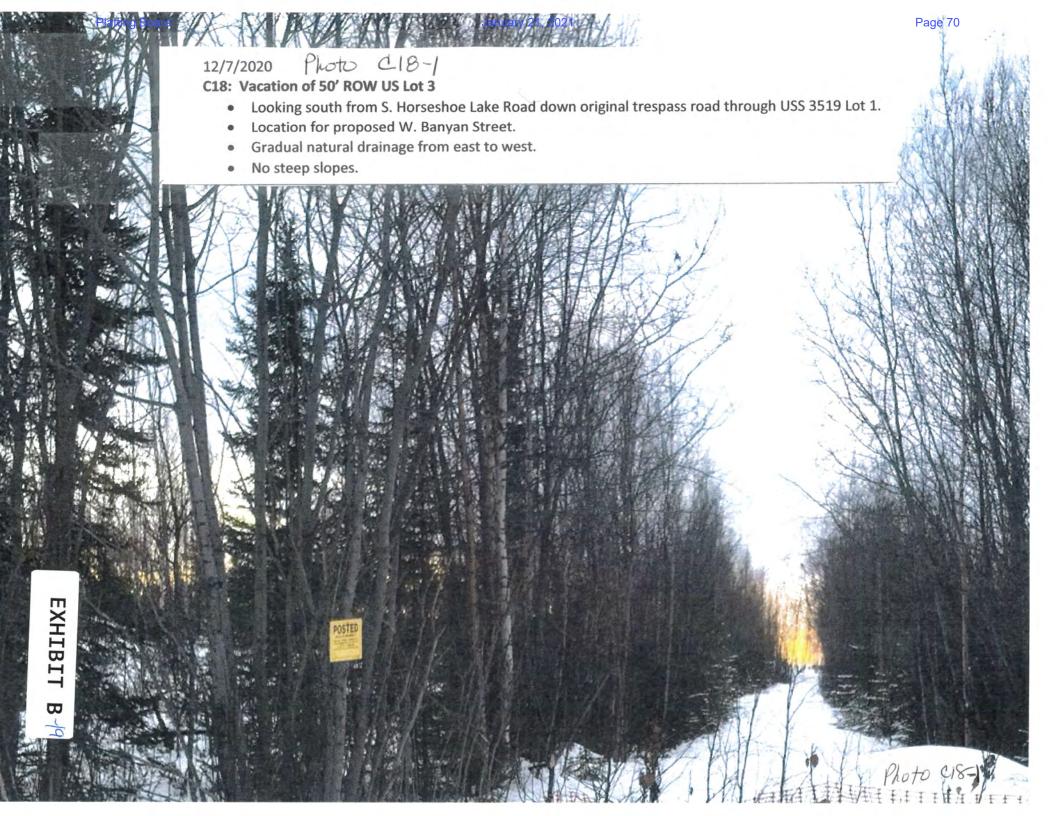
150°12'W

149°48'W

61

Parking

149°50'W



#### 12/12/2020

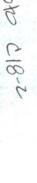
#### C18: Vacation of 50' ROW US Lot 3

• Looking north from Intersection of W. Batten Place & S. Horseshoe Lake Place down trespass road through USS 3519 Lot 1 toward S. Horseshoe Lake Road.

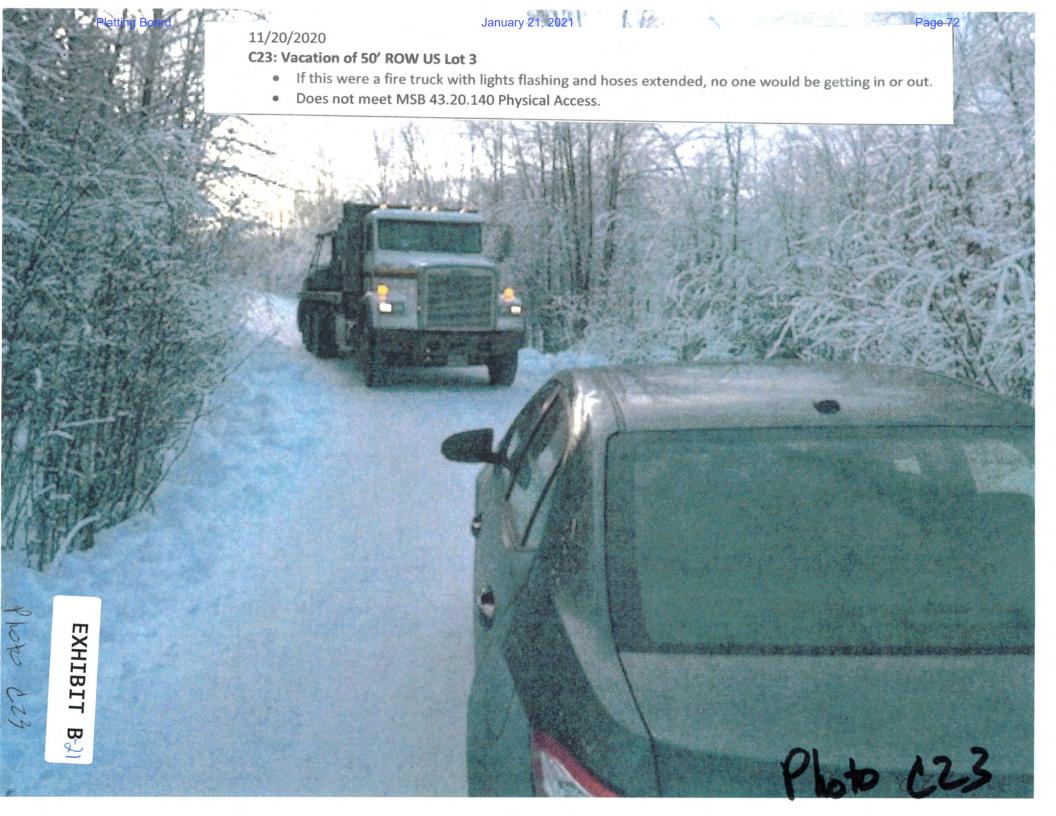
• Location for W. Banyan Street.

Gradual natural drainage from east to west.

No steep slopes.



**EXHIBIT** 



# OUT BOUND TRAFFIC ON WHITFIELD SO'ROW



January 21, 2021 25 / 2020 S. Horses Lor Lake Place Platting Board 20' wide Row CZS EXHIBIT B3

Mission Statement from Big Lake Trails Organization Website https://biglaketrails.org/about-us

Big Lake Trails, Inc. was born out of involvement of our members in the Big Lake Comprehensive Plan. That work began in October of 2007 and continues to this day. Early in the comprehensive planning process, many of the values of the community were identified. One of the very important values was the preservation and development of recreational trails in our community. These trails were found to be an important part of economic health of the area. At the same time, there was an observation that many of our historical trails have been lost due to past development. Many more are now in immediate danger of being lost to the future development of Borough lands, private lands, rail belts and roadways Concerns grew as we discovered many of our current trails do not have easements to assure continued use into the future.

Seeing the need for immediate action, Dan Mayfield, Dan Kruse, Viki Kaas, Monica Thomas, Ina Mueller and Cathy Mayfield began work to investigate how we could best rally the community effort behind trails. Todate, our efforts have involved working closely with the Big Lake Community Council, the Big Lake Chamber of Commerce, continued involvement with the Comprehensive Planning Team and several public meetings with community residents. We gained great insight from this team approach. The present Board members, concerned for the future of all trail user groups in the community, resolved to put in place a perpetual non-profit corporation to ensure trail needs within the Big Lake area are addressed. Big Lake Trails, Inc. is the result of those efforts.

From: Janet Whitfield <apex@gci.net>
Sent: Friday, January 8, 2021 9:42 AM

To: Peggy Horton

Subject: Re: Latitude 62 North Big Lake Trails

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

Yes. But I would like it noted why it's being pulled.

Thank you Janet

Sent from my iPhone

```
> On Jan 8, 2021, at 9:38 AM, Peggy Horton < Peggy. Horton@matsugov.us> wrote: >
```

> Janet,

> Are you and Russell willing to pull the request for the public use easement over proposed Lot 1 & 2, Block 1? Since our discussion concluded with what I thought was going to be an alternate way of you granting the easement you want.

> Please attach to additional information for Latitude 62 North the Mission and Purpose statement for Big Lake Trails.

> Peggy

> ----Original Message-----

> From: Janet Whitfield <apex@gci.net>
> Sent: Friday, January 8, 2021 6:40 AM

> To: Peggy Horton < Peggy. Horton@matsugov.us>

> Subject: Latitude 62 North Big Lake Trails

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

> Peggy,

>

> https://biglaketrails.org/about-us

> Thank you,

> Janet Whitfield

> 907-232-0744

>

> Sent from my iPhone



111 W. 16<sup>th</sup> Avenue, Third Floor Anchorage, AK 99501-5169 phone (907) 563-0013 fax (907) 563-6713 www.bristol-companies.com

November 16, 2020

Matanuska Susitna Borough Platting Department 350 E. Dahlia Palmer, AK 99654

RE: Proposed Subdivision of US Survey 3519, Government Lots 1 & 2. - Revision 3

To Whom it May Concern,

The owner of the above referenced property proposes to subdivide into three parcels, to be known as Latitude 62 North Subdivision; Block 1 Lots 1 & 2 and Block 2, Lot 1. The property is bordered by W. Horseshoe Lake Road right of way to the north, US Lot 3 (by patent) to the east, Horseshoe Lake and Horseshoe Lake Subdivision to the south and Muskrat Cove Subdivision to the west. The lots are accessible via West Horseshoe Lake Road.

The parent parcel is 11.1 acres. Block 1 Lots 1 & 2 are 122,703 square feet and 222,395 square feet, respectively and Block 2, Lot 1 is 138,222 square feet. All lot are in excess of 40,000 square feet meeting the minimum requirements for on-site wastewater water disposal. In accordance with MSB Code 43.20.281 usable septic area must be at least 100 feet from a water body, be at least 8' above the seasonal high-water table, slopes must be less than 25%, must located on property not including easements, and not located within a protective well radius.

On November 14, 2020, a subsurface soil investigation was conducted to determine the native soils capacity to absorb domestic wastewater and to observe groundwater, if present. The investigation was performed by Isaac Pearson, PE a professional civil engineer registered in the State of Alaska. A total of three test pits were excavated, one on each new lot, see attached figure for the approximate locations. In general, the holes were in excess of 12 feet in depth with an organic mat and strata of GP, SM, and SW soils based on a visual classification using the Unified Soil Classification System. No groundwater, impermeable layers, or evidence of saturated soils were encountered. See attached Test Hole Logs.

Using topographic mapping and the information collected during the subsurface soil investigation it is assumed that the local water table is approximately the elevation of Horseshoe Lake. Horseshoe Lake's Mean High Water (MHW) elevation was determined to be approximately 156 feet. As the soils encountered at depth in the test pits are not subject to capillary rise and are free draining the usable area for wastewater disposal is the area bound above the elevation of 164 feet, or 156 feet plus 8 feet.

Based on the best available information there is 10,000 square feet contiguous useable septic area as defined in MSB 43.20.281.

Please let me know if you have any questions or comments.

EXHIBIT C-

November 16, 2020 Page 2

Sincerely,

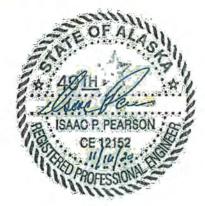
Bristol Engineering Services Company, LLC

Isaac Pearson, PE Civil Engineer AK C-12152

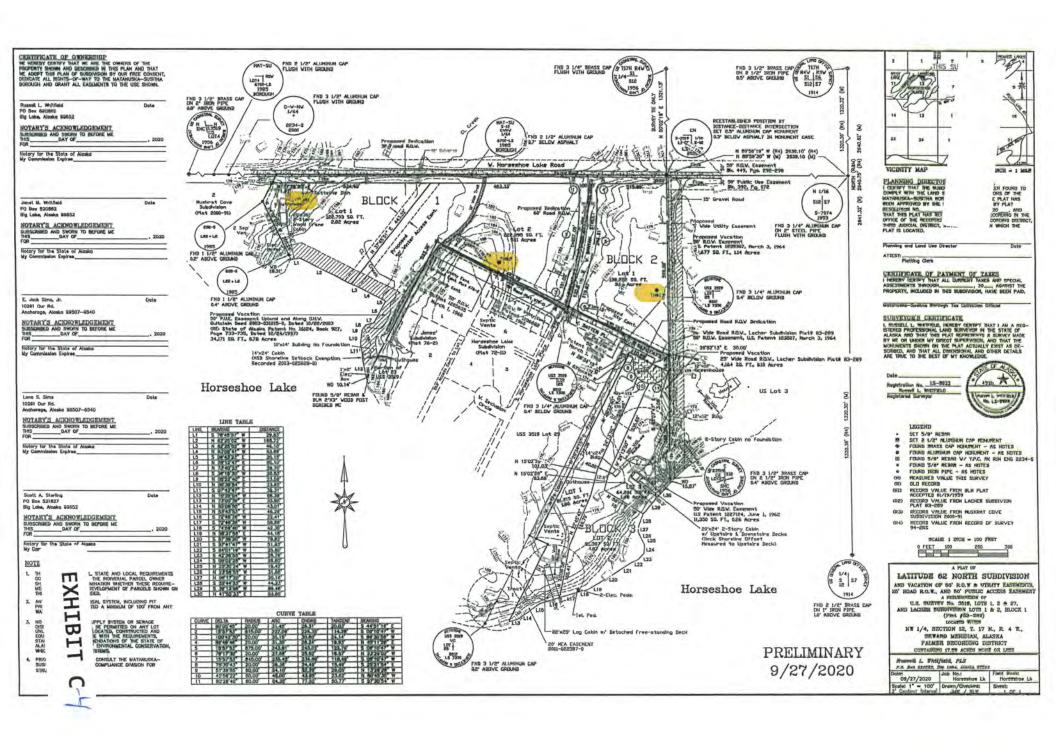
Attachments:

- Site Map (1 page)

- Test Hole Logs (1 Page)



Attachment 1 Site Map



Latitude 62 North Test Hole Log

Attachment 2
Test Hole Logs

Latitude 62 North Test Hole Log

All test holes were logged on November 14, 2020 by Isaac Pearson, PE. Weather was partly sunny and 30-degrees.

#### Test Hole 1

Depth (ft)	Observation
0-0.5	Organics
0.5 - 2.0	Silty Sand, SM
2.0 - 4.0	Gravel with Sand, GP
4.0 – 12.5	Sand, SW

Notes: No groundwater or saturated soils encountered.



#### Test Hole 2

Depth (ft)	Observation
0-1.0	Organics
1.0 – 3.0	Gravel with Sand, GI
3.0 - 12.0	Sand, SW
12.0 - 12.5	Silt, ML

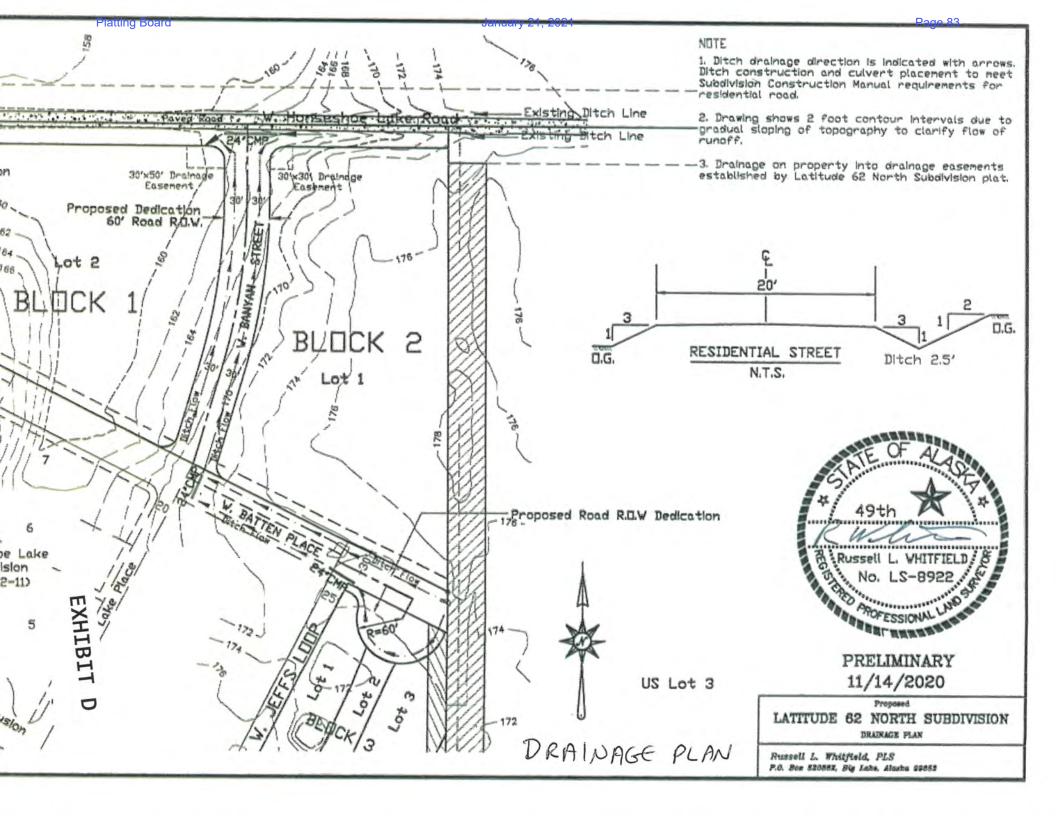
Notes: No groundwater or saturated soils encountered.

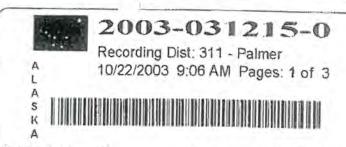
#### Test Hole 3

Depth (ft)	Observation
0=1.0	Organics
1.0 - 3.0	Sand, SW
3.0 - 13.0	Gravel with Sand, GP

Notes: No groundwater or saturated soils encountered.

[End]





703-1746

Application Sale MSB#003612 ADL#044569

#### QUITCLAIM DEED

The GRANTOR, Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the state of Alaska, whose address is 350 East Dahlia Avenue, Palmer, Alaska 99645, for Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quitclaims to the GRANTEE(S) Helen K. Buxton, a single person, whose address of record is 1217 Crescent Avenue, Anchorage, Alaska 99508, and Michael Wayne Thomas, a single person, whose address of record is 1217 Crescent Avenue, Anchorage, Alaska 99508, each as to an undivided one-half interest, as Tenants in Common, all interest it has, if any, in the following described real property:

Lots 1 and 2 of U.S. Survey 3519, Alaska, according to the survey plat accepted by the United States Department of the Interior, Bureau of Land Management in Washington, D.C., on January 19, 1959, located in the Palmer Recording District, Third Judicial District, State of Alaska.

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances hereto;

RESERVING UNTO THE GRANTOR, its successors and assigns, pursuant to AS 38.05.127, a public access easement in perpetuity being fifty feet (50') in width located upland from and along the ordinary high water mark of Horseshoe Lake.

SUBJECT TO all reservations, exceptions, easements, covenants, conditions, restrictions, and plat notes of record.

Dated this 10 day of October , 2003

GRANTOR:

MATANUSKA-SUSITNA BOROUGH, a municipal corporation by:

JOHN DUFFY () Borough Manager

TTEST SANDRA A. DILLON

Borough Clerk

1

Application Sale MSB#003612 ADL#044569

GRANTEES' ACCEPTANCE

Buxton, GRANTEE GRANTOR'S ACKNOWLEDGMENT STATE OF ALASKA Third Judicial District \_, 2003, John Duffy, manager of the Matanuska-Susitna Borough, who will be resonally known to me, appeared and acknowledged before me that he signed the Quitclaim Deed on behalf of the municipal corporation. Notary Public for State My commission expires:\_ ale of GRANTEE'S ACKNOWLEDGMENT Manufallian ( 6 OL L STATE OF ALASKA SS. Third Judicial District 503, 2003, Helen K. Buxton, personally appeared before me, who is personally known to me whose identity I proved on the basis of whose identity I proved on the oath/affirmation , a credible witness and acknowledged before me that she signed the Quitclaim Deed for the purposes stated therein. Public for State of Alagka My commission expires:



EXHIBIT E-

Application Sale MSB#003612 ADL#044569

STATE OF ALASKA	
hird Judicial District )	
On Cofalus 20 2003, Michael Wayne Thomas, persona ppeared before me,	lly
who is personally known to me	
whose identity I proved on the basis of	
whose identity I proved on the oath/affirmation of, a credible witness	
nd acknowledged before menthat he signed the Quitclaim Deed for the proses stated therein.	he
1 A Jacob	
Notary Public for State of Alaska My commission expires:	6
Return to: GRANTEE(S)	



EXHIBIT E-3

100K 0927 PAGE 733

# State of Alaska Patent

Enrofu Te By These Presents that the Granter, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503-5936, pursuant to AS 29.65.010-.140, and the regulations promulgated thereunder, for good and valuable consideration, grants and conveys to the Grantee, the MATANUSKA-SUSITNA BOROUGH, whose mailing address of record is 350 East Dahlia Avenue, Palmer, Alaska 99645-6498, Grantee's successors and assigns, all that real property situated in the Palmer Recording District, State of Alaska, and described as follows:

LOTS 1, 2 AND 3 OF U.S. SURVEY NO. 3519, ALASKA, CONTAINING 15.67 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 19, 1959.

LOT 8 OF U.S. SURVEY NO. 3520, ALASKA, CONTAINING 3.70 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 19, 1959.

AGGREGATING 19.37 ACRES, MORE OR LESS.

Subject to:

Platted and valid existing easements and reservations.

Lease, ADL Nos. 44569, 52192 and 52205.

The Borough, by recordation of the Settlement Agreement in Matanuska-Susitna Borough v. State of Alaska, et al., (3AN-91-8375 Civil) covenants and agrees to identify and provide, by suitable reservations and dedications, easements to ensure public access in perpetuity pursuant to AS 38.05.127 along all navigable or public water bodies previously determined by the State and identified in each affected patent, or identified by mutual agreement during the Borough land entitlement audit, and to such water bodies from the nearest existing public easement, which may include roads, trails, surveyed or protracted section line easements dedicated under AS 19.10.010 and any surveyed, protracted, or dedicated quarter-section easement, at intervals of approximately one mile in conformity

Page 1 of 3

BOOK 0927 PAGE 734

with AS 38.05.127(f), or by metes and bounds descriptions provided in individual instruments.

The Borough further covenants and agrees that the free public access easements to and along the identified water bodies will be reflected in any subsequent land surveys, subdivision plat notes, and/or conveyances by the Borough pertaining to any land conveyed by the State's patents which is adjacent to such water bodies;

Provided, however, that public access shall not be reserved by the Borough if a dedicated public access easement to any such water body already exists across land owned by the State, by the Borough or by a third party within a distance of not more than one mile from the land conveyed to the Borough under the Act.

See Lot 2 North Horse share UK North Sund d KYz mile

Net chargeable acreage under AS 29.65.010 is 19.37 acres, more or less.

Same and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Jurither, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessess, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials. geothermal resources, and fossits of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and tossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lends, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessess, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not. reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and

To Hatte And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's successors and assigns forever.

In Testimony Elliperent the State of Alaska has caused these presents to be executed by the Director of the Division of Land, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 30th day of October, 1997.

By:

Jane Angvik, Directo

Division of Land

100X 0927 PAGE 735

State of Alaska

) \$5.

Third Judicial Pistrict )

This Is In Certify that on the 30th day of October, 1997, appeared before me JANE ANGVIK, who is known to me to be the Director of the Division of Land, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Jane Angvik executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Illitress my hand and official seal the day and year in this certificate first above written.

Notary Public in and for the State of Alaska

My commission expires:

April 4, 2001

OFFICIAL SEAL
STATE OF ALASKA CELESTE L. KINSER NOTARY PUBLIC

RETURN to GRANTER

Patent No. 16124 ADL No. 201385 Location Index: T. 17 N., R. 4 W., S.M.

Sections 12 and 14

022315

RECORDING DISTRICT

21 W1997 DE 24 AM 10: 59

REQUESTED BY

MATANUCKA TITTTHA BOROUGH
A AVENUE
PALMER, KLINSKA PRAS

Page 3 of 3



From:

Jamie Taylor

Sent:

Friday, October 30, 2020 8:16 PM

To: Cc: MSB Platting Peggy Horton

Subject:

RE: Request for Comments for Latitude 62 North Case #2020-153, 155, 156, 157, & 158

Tech: PH

43.20.281 requires test holes to a depth of 12 feet.

The drainage plan should show the proposed roads and ditches with direction of drainage. Show how stormwater runoff and snowmelt will be handled on-site. A road drainage plan prepared by a civil engineer licensed in the state of Alaska will be required for the preconstruction conference.

Request dedication of 50' ROW for Horseshoe Lake Road to match with the ROW to the east.

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: MSB Platting <Platting@matsugov.us> Sent: Friday, October 16, 2020 12:03 PM

To: James Walker (james.walker2@alaska.gov) < james.walker2@alaska.gov>; George C Horton (george.horton@alaska.gov) <george.horton@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.armv.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; browne@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya. Hightower@matsugov.us>; Fire Code <Fire. Code@matsugov.us>; billkramer@mtaonline.net; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) < row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>

Subject: Request for Comments for Latitude 62 North Case #2020-153, 155, 156, 157, & 158 Te

The Whitfield's updated the drainage plan and dug 12' test holes. They will dedicate two 30' square drainage easements at the point where drainage would flow onto Horseshoe Lake Road. Is this enough to move forward?

Thanks, Peggy

From: Janet Whitfield <apex@gci.net>

Sent: Monday, November 16, 2020 9:25 AM

To: Peggy Horton < Peggy.Horton@matsugov.us >

Subject: Latitude 62 North

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

Attached are the remaining documents requested: engineer's soils report reflecting 12'+ test hole depth requirement and drainage plan for Latitude 62 North dated November 14, 2020. As we have had difficulties sharing data, please verify receipt of documents. Do you need any other information in order to schedule Latitude 62 North for December 17th's meeting? If not, please schedule Latitude 62 North subdivision for the December 17, 2020 Platting Board Meeting agenda.

Vacation postings continue to be maintained. Will you be sending a updated Right-Of-Way Posting Affidavit as the original is dated for a public hearing on November 18th, 2020? Do you want the posting affidavit submitted just prior to the December 17th Platting Board meeting?

Please forward all comments for Latitude 62 North to me.

Thank you Peggy, Janet Whitfield 907-232-0744

From:

Jamie Taylor

Sent:

Tuesday, November 17, 2020 2:57 PM

To:

Peggy Horton

Subject:

RE: Latitude 62 North

OK.

And yes. They will need to have a drainage plan prepared by a licensed engineer at the pre-con.

Jamie

From: Peggy Horton < Peggy. Horton@matsugov.us> Sent: Tuesday, November 17, 2020 11:09 AM To: Jamie Taylor < Jamie. Taylor@matsugov.us>

Subject: RE: Latitude 62 North

The lots within Block 3 are substandard lots that will be resubdivided to mitigate the substandard nature of the lots. Soils reports on these types of lots are not normally required as they were created legally to begin with but don't meet current code requirements and the plat is making things better.

Can the type of drainage facility in the easement be worked out during pre-con?

Regards, Peggy Horton Platting Technician 907-861-7881

From: Jamie Taylor < <u>Jamie.Taylor@matsugov.us</u>> Sent: Tuesday, November 17, 2020 10:38 AM To: Peggy Horton < <u>Peggy.Horton@matsugov.us</u>>

Subject: RE: Latitude 62 North

I didn't notice this earlier, but the soils report doesn't address useable area on the lots in Block 3.

What type of drainage facilities will be put in the drainage easements?

Jamie

From: Peggy Horton < Peggy.Horton@matsugov.us > Sent: Tuesday, November 17, 2020 10:09 AM To: Jamie Taylor < Jamie. Taylor@matsugov.us >

Subject: FW: Latitude 62 North

Jamie,

From: Nancy Cameron

Sent: Wednesday, November 4, 2020 9:38 AM

To: Peggy Horton
Cc: George Hoden

Subject: FW: Horsehoe Lake Plat

#### Peggy,

After further review of the Whitfield's proposed dedication and ADF&G comments, Land Management's does not support acceptance of a public lake access — winter or otherwise - over wetlands which may or may not be jurisdictional, based on the following:

- 1. The Borough does not have the ability to control or assure the proposed public access crossing private land will not be detrimental to either the land within or outside of the easement extents.
- 2. The proposed access, in our opinion, does not meet "alternate equal access" as defined under MSB 43.15.035 (B)(2).
- There is existing constructed access controlled by the state on the west side of Horseshoe Lake (5370000L002) which appears to provide adequate public parking and access to the lake.
- 4. The Borough could potentially support alternate <u>upland</u> access but is not required under code to accept a public dedication if it is not in the best interest of the Borough.

Land Management does not object to the subdivision, but leaves the proposed vacation of ROWs to the adjudication of the Borough platting authority.

Nancy Cameron Land Management Agent Mat-Su Borough 907.861.7848 nancy.cameron@matsugov.us

From: George Hoden

Sent: Tuesday, November 3, 2020 3:06 PM

To: Nancy Cameron < Nancy. Cameron@matsugov.us>

Subject: Horsehoe Lake Plat

#### Nancy,

I reviewed the Preliminary Plat near Horseshoe Lake, for Latitude 62 North Subdivision, from the Whitfields.

I do not recommend the borough accept the proposed 50' winter access easement. This easement would not be accessible for summer access, and would create management challenges as it crosses a wetland area. The alignment also crosses an anadromous waterbody. The alignment does not account for parking in the area. Frankly it doesn't make sense as a replacement for the lake access the petitioner wants to vacate.

The petitioner is requesting to vacate the 50' ROW on the west side of Govt Lot 3, the 25' ROW on the east side of Lot 2, Block 1, Lacher, and the 50' ROW along the east side of Lot 27 USS 3519, which combine for upland lake access and include adequate space for parking. This vacation would reduce the quality and quantity of public access to Horseshoe Lake.

#### George Hoden

Land Management Specialist
Matanuska-Susitna Borough
Community Development Department
Land and Resource Management Division
350 E. Dahlia Avenue, Palmer, Alaska, 99645

**FXHIBIT I** 

From: Taunnie Boothby

**Sent:** Thursday, October 29, 2020 8:43 AM **To:** Karol Riese; Kim Sollien; Peggy Horton

Subject: RE: RFC Latitude 62 North Case #2020-153, 155, 156, 157, & 158 Six lot subdivision and

four ROW Vacations along the north shore of Horseshoe Lake 17N04W12 DUE:

October 30, 2020

Horseshoe Lake has an approved Community Wildfire Protection Plan that should be consulted if applicable for activities and development.

Taunnie L. Boothby, CFM, Planner II Matanuska-Susitna Borough Planning Department 907-861-8526 taunnie.boothby@matsugov.us

----Original Appointment----

From: Karol Riese < Karol.Riese@matsugov.us> Sent: Friday, October 16, 2020 4:16 PM To: Karol Riese; Kim Sollien; Taunnie Boothby

Subject: RFC Latitude 62 North Case #2020-153, 155, 156, 157, & 158 Six lot subdivision and four ROW Vacations along

the north shore of Horseshoe Lake 17N04W12 DUE: October 30, 2020

When: Wednesday, October 28, 2020 12:00 AM to Thursday, October 29, 2020 12:00 AM (UTC-09:00) Alaska.

Where:



## West Lakes Fire Department Station 7-3

10073 W. Parks Hwy. Wasilla, Alaska 99623 Phone: (907) 861-8200 / Fax: (907) 861-8190



Platting Board

Matanuska-Susitna Borough

350 E. Dahlia Ave.

Palmer, Alaska

November 4, 2020

Chair Rausa and Platting Board,

In regards to Russell L. Whitfield's petition for vacation six-lot subdivision and four ROW Vacations along the north shore of Horseshoe Lake. RSA 21. West Lakes Fire Dept. believes the subdivision, and ROW vacations along with the new improved road will improve our ability to respond and arrive to all affected properties. The access improvements will enhance public safety in the affected properties.

West Lakes Fire Dept. supports the petitions and has no fire safety concerns.

Respectfully,

Tawnya Hightower

Fire Chief

West Lakes Fire Dept.

907-861-8084

From: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>

**Sent:** Friday, October 30, 2020 12:17 PM

To: Peggy Horton

Cc: Ivey, Samuel S (DFG); Smith, Tracy A (DFG); Carter, Marla M (DFG); Wilber, Sarah E E

(DFG); Vania, Tom D (DFG); Miller, Matthew G (DFG)

Subject: ADF&G Comments: Latitude 62 North Case #2020-153, 155, 156, 157, & 158

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

The Alaska Department of Fish and Game (ADF&G) has reviewed the platting action requesting the creation of new lots, rights-of-way (ROW) dedications and ROW vacations within Lacher Subdivision along the north shore of Horseshoe Lake within Section 12, T17N, R4W, SM. The petitioner is requesting to create six lots from Lots 1, 2, and 27 US Survey 3519 and Lots 1 and 2, Block 1, Lacher Subdivision, Plat 83-289, to be known as Latitude 62 North. ADF&G does not have any comments or objections regarding the newly proposed lot configurations.

Horseshoe Lake has been identified in ADF&G's Anadromous Waters Catalog (AWC# 247-41-10100-2150-0020) as providing rearing habitat for coho salmon. Additionally, Horseshoe Lake supports wild rainbow trout and northern pike populations that receive moderate public use by anglers. The petitioner is requesting to vacate the 50' ROW on the west side of Govt. Lot 3, the 25' ROW on the east side of Lot 2, Block 1, Lacher and the 50' ROW along the east side of Lot 27 USS 3519. While the proposed ROW vacations provide legal access to Horseshoe Lake, as the petitioner points out, additional legal public access to exists through Lot 2, North Horseshoe Lake Subdivision. While ADF&G generally opposes any platting action that would reduce the quantity or quality of public access to public waterbodies, this parcel, managed by ADF&G for public angler access, is well used and within a half mile of the proposed vacation and likely meets the standard of 'equal or better' access required for a ROW vacation.

The petitioner requests to vacate the 50' ROW upland of ordinary high water of Horseshoe Lake within Lots 1 and 2, USS 3519. This ROW was reserved by the State of Alaska as a public use easement pursuant to AS 38.05.127. ADF&G objects to the vacation of this public access easement. The weedy shoreline found at this site provides suitable habitat for northern pike. Vacating the 50' easement here would eliminate a potential opportunity to fish along this shoreline. Additionally, an anadromous stream (AWC# 247-41-10100-2150-3080) enters Horseshoe Lake through Lots 1 and 2. This stream should be identified in the plat. Pursuant to AS 38.05.126, the people of the state have a constitutional right to free access to and use of the navigable or public water of the state. As this is a public water body, the petitioner should be aware that public access below the mark of ordinary high water, including when waters are frozen, shall not be obstructed.

Thank you for the opportunity to review and comment on this proposed platting action. Please feel free to contact me regarding these comments. Additionally, ADF&G requests a notice of the platting authority's decision.

Adam DuBour
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation
333 Raspberry Road
Anchorage, Alaska 99518
(907)267-2292\*
adam.dubour@alaska.gov

EXHIBIT L-

From: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>

Sent: Friday, October 30, 2020 3:16 PM

To: Peggy Horton

Subject: RE: ADF&G Comments: Latitude 62 North Case #2020-153, 155, 156, 157, & 158

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

Yes, the stream within Lots 1 and 2, Block 1 is identified in the anadromous waters catalog (AWC# 247-41-10100-2150-3080) as providing rearing habitat for coho salmon and should be depicted on the plat.

To be honest though, I overlooked this winter trail easement. Thanks for checking in on this. A trail across an anadromous water body should be avoided, particularly if there are alternate routes. If the proposed trail is granted so that it crosses the above referenced stream, it will require a Fish Habitat Permit from ADF&G, even for winter use. As nearly the entirety of Lots 1 and 2 are wetlands, there is the potential for habitat degradation, even without crossing the anadromous stream. While a winter trail that is used when the ground is frozen and there is adequate snow cover, reduces the impacts to wetland habitats, I don't know how such stipulations would be enforced here. If you had time to wait until next week, I could check in with some other staff to see if they had any concerns with a strictly winter use trail anywhere else within the wetlands on these lots. However, if you need comments now, then yes, I would concur that any trail construction here would be inappropriate and should be relocated.

Thanks, Adam

From: Peggy Horton < Peggy. Horton@matsugov.us>

Sent: Friday, October 30, 2020 1:09 PM

To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>

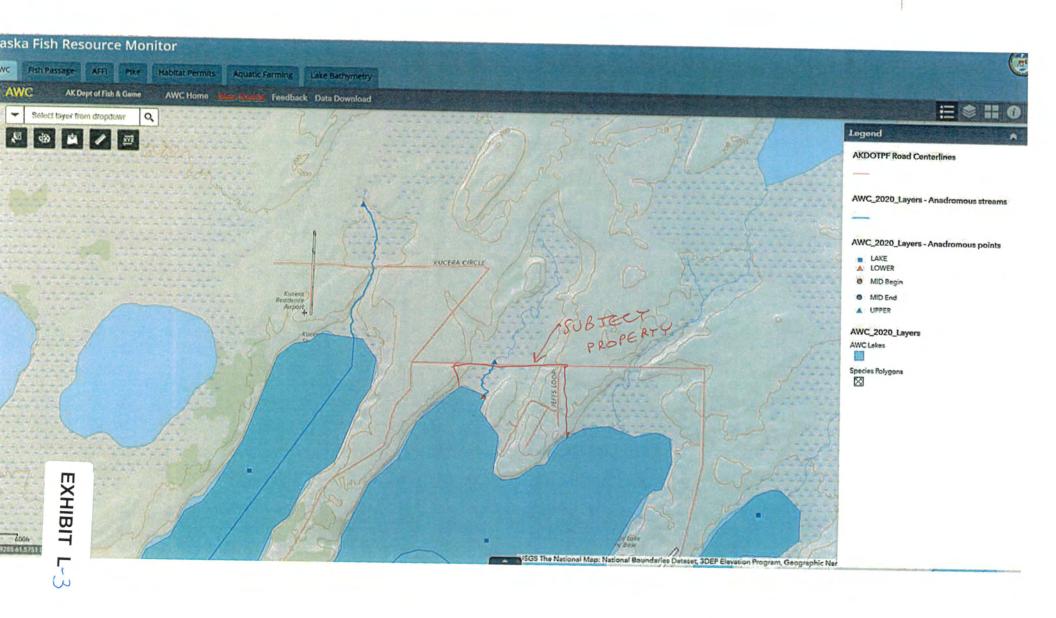
Subject: RE: ADF&G Comments: Latitude 62 North Case #2020-153, 155, 156, 157, & 158

#### Adam,

I didn't see your comments addressing the Whitfield's wanting to create a 50' wide winter trail easement over the common lit line of Lot 1 & 2. Block 1. Our tax maps show a stream and our planning folks comments were: The Planning Division also recommends that the proposed 100' access easement, to be granted, be relocated so that it is constructible and does not impact wetlands or anadromous streams.

Is this a stream in your anadromous catalog?

EXHIBIT L-2



From: Jessica Burnett < jburnett@mtasolutions.com>

Sent: Tuesday, October 20, 2020 8:57 AM

To: MSB Platting
Cc: Right of Way Dept.

Subject: RE: Request for Comments for Latitude 62 North Case #2020-153, 155, 156, 157, & 158

Tech: PH

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
MTA has no objections to this plat as shown. Thank you for the opportunity to comment.

#### Jessica Burnett, Real Estate & Properties Supervisor

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645

office: 907-761-2515 | cell: 907-232-0168 | www.mtasolutions.com



Life. Technology, Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Friday, October 16, 2020 12:03 PM

To: James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; George C Horton (george.horton@alaska.gov) < george.horton@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; browne@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; billkramer@mtaonline.net; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; John Aschenbrenner < John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com> Subject: Request for Comments for Latitude 62 North Case #2020-153, 155, 156, 157, & 158 Tech: PH

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From: Tammy L. Simmons <Tammy.Simmons@mea.coop>

Sent: Tuesday, October 20, 2020 9:48 AM

To: MSB Platting

**Subject:** RE: Request for Comments for Latitude 62 North Case #2020-153, 155, 156, 157, & 158

Tech: PH

Attachments: 20201020 095429.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.] MEA comments to include the attached easements in the plat notes.

Thank you.

Tammy Simmons, SR/WA Right of Way Technician 907-761-9276

From: MSB Platting <Platting@matsugov.us> Sent: Friday, October 16, 2020 12:03 PM

To: James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; George C Horton (george.horton@alaska.gov) <george.horton@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; browne@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; billkramer@mtaonline.net; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey < Cindy. Corey@matsugov.us>; Debbie Bakic < Debbie. Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; MEA\_ROW <MEAROW@mea.coop>; MTA ROW (row@mta-telco.com) <row@mta-</p> telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>

Subject: Request for Comments for Latitude 62 North Case #2020-153, 155, 156, 157, & 158 Tech: PH

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THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

#### MATANUSKA ELECTRIC ASSOCIATION, INC.

#### RIGHT OF WAY EASEMENT

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

#### SCOTT A. STERLING AND JOHANNA M MUNSON

(unmarried)(husband and wife), whose address is 900 Susitna Drive, Wasilla, Alaska 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, and to its successors or assign, 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:

A 20' wide easement for a primary electric distribution line or system comprising the southerly 20' of Lot 1. Block 1, LACHER SUBDIVISION, according to Plat No. 83-289, Palmer Recording District, said easement lying adjacent to and parallel with the shore line of Horseshoe Lake, plus an additional 35' wide easement where necessary for an electric service line within said Lot 1.

being in Section 12, Township: 17N, Range 4W, 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, trin and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 10 feet of the center line of said line of 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; and to license, permit protterwise agree to the joint use or procupancy of the easement-lines, or system by any other person, association or corporation for electric or telecommunications purposes.

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 and assigns, lathereby 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 and assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

The undersigned coverant 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 and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 2/2/2	day of August 2001.
has so	Itulie Grantor
Scott Asstoring	11/11/10
Johanna M. Munson	Grantor
STATE OF ALASKAISS-	
Docu	ment2
THIS IS TO CERTIFY that on this 2 day of August , 20,01, before me. FOR D the undersigned, a Notary Public in, and for the State of Alaska, duly	ISTRICT RECORDERS USE
commissioned and sworn as such, personally appeared	
Scott Starling	
Johanna Monson	
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 WHEREOE, I have hereunto set my hand and official seal the day and year first above written	
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Narry Dry coll	
Notary Public in and of Alaska	
Myppartission expires:	
Nission CO W:O. 78541/1 MISC	
OTARY SUBD 2636 QUAD B	
PLAT 83-289 EASE	EXHIBIT N
0103213	

2001-022587-0

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

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Recording District 311 Palmer
09/28/2020 11:55 AM Page 1 of 2

CC

Return to: Matanuska Electric Association Inc.

Po Box 2929. Palmer AL 99645

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# Matanuska Electric Association, Inc.

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DO NOT DETACH

EXHIBIT N-6

### Matanuska Electric Association, Inc.

#### RIGHT OF WAY EASEMENT

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for a good valuable MATANUSKA ELECT whose post office addr the lands of the unders and more particularly	ess is Box 2929 signed, situated i	the receipt TON, INC., Palmer, Ala in the	whereof is a cooperati	s hereby ve corpo o its succ	ration	(hereinafte	r called the	e Gran	upon
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Return to: MEA, PO Box 2929, Palmer, AK 99645

EXHIBIT N



THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

140 4

# MATANÜSKA ELECTRIC ASSOCIATION, INC. RIGHT OF WAY EASEMENT

3-	COTT THE DIEVINE WAS TONING TONING
0.3	Scott A. Storling and Johanna Munson (unmarried) (husband and wife), whose address is 900 Eusi Inn Drive, Wasi Ila All 99654
1	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, and to its successors or assign, the right to enter upon the lands of the undersigned, situated in the Recording District, State of Alaska, and more particularly described as follows:
	Lot I Block I Lucier Subdivision
	Plat No. 83-289 Lacher
	Palmer Recording District, Third Judicial District, Alaska
	H [4명] 1 [1] 교육 : # 20 [2] 개최 (2호 - 1호 ] 전 : [2 [2] 개월 : [2] 가는 [2] 2 [
	located at 18788 W. 2017's Loop.
Contract of the second	being in Section Township 17 N, Range W 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. Dedestals, transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and strubbery located within 10 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, and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunications purposes:
	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.
4	The Grantee, its successors and 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 and 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 and those held by the following persons:
100	IN WITNESS WHEREOF, the undersigned have set their hands and seals this 25 day of Surve yr 2001.
6	Sphanue Munso Grantor Grantor
6	
	China A. Stulin Granter Granter
	STATE OF ALASKAYSS Grantor Grantor
- 5	STATE OF ALASKA)SS- THIS IS TO CERTIFY that on this day of day of 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared
- 5	STATE OF ALASKANSS: THIS IS TO CERTIFY that on this Z day of Z yr. Z 2001 before me, the undersigned, a Notary Public in and
2001-026234-0	STATE OF ALASKA)SS  THIS IS TO CERTIFY that on this Lady of Law, yr. 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared  Laharman November State of Alaska, duly commissioned and sworn as such, personally appeared  Stort A. Sharman November State of Alaska, duly commissioned and sworn as such, personally appeared  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.
2001-026234-0	STATE OF ALASKA)SS  THIS IS TO CERTIFY that on this Z day of Z we yr. 200], before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared  Zohierne Avrison  Scott A: State of Alaska, duly commissioned and sworn as such, personally appeared  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
0.+07070-1007	STATE OF ALASKA)SS  THIS IS TO CERTIFY that on this Lady of Law, yr. 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared  Laharman November State of Alaska, duly commissioned and sworn as such, personally appeared  Stort A. Sharman November State of Alaska, duly commissioned and sworn as such, personally appeared  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.



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

November 2, 2020

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 preliminary plat and has no comments or recommendations.

 Latitude 62 North (MSB Case # 2020-153, 155, 156, 157 & 158)

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

Sincerely,

Andrew Fraiser

Supervisor of ROW and Permitting ENSTAR Natural Gas Company

'ATANUSKA-SUSITNA BOROUGH ATTING DIVISION

JEAST DAHLIA AVENUE LMER, ALASKA 99645



12765 Horseshoe Lake PL . Trac 56149TOBLOO 735 S Horseshoe Cake PL #218 USSurvey 3519

56149T0BL003A

31620 23RD AVE S

FEDERAL WAY WA 98003

SECO385049 C095

#### NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONERS/OWNERS: RUSSELL & JANET WHITFIELD, JACK & LONA SIMS, and SCOTT STERLING

REQUEST: The request is to create 6 lots from US Survey 3519 Lots 1, 2, & 27 and Lacher Subdivision Lots 1 & 2, Block 1 to be known as LATITUDE 62 NORTH, containing 18 acres +/-. This plat will mitigate the substandard nature of three of the original lots. W. Horseshoe Lake Road, new internal rights-of-way (ROW). and construction of borough standard roads will provide legal and physical access to the new lots. Petitioners request vacations of: (1) Two public ROWs being replaced by proposed access; (2) A 50' public ROW on US Govt. Lot 3 (Tax Parcel A1) and; (3) A 50' public ROW along the shore of Horseshoe Lake. The property is located along the north shore of Horseshoe Lake (Tax ID #U03519000L01, U03519000L02, U03519000L27, 2636B01L001, 2636B01L002, 17N04W12A001); Iying within the N1/2 Section 12, Township 17 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Big Lake and in Assembly District: #5 Dan Mayfield

The Matanuska-Susima Borough Platting Board will hold a public hearing in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The public hearing is scheduled for November 19, 2020, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-

Out" the day of the meeting. Please do not send comments or questions. " receive or engage in ex-parte contact with the applicant, other parties into the application or issues presented in the application. All public comm additional information please contact the Platting Technician, Peggy Hot To view the agenda or meeting packet please go to the following 1

Item #6B LATITUDE 62 N PAGE 1 OF 1

all public protocols in relation to the mandates regarding HANDOUT # 4 **EXHIBIT** 1 | No Objection | Objection | | Concern Case # 2020-153, 155, 156, 157, & 158 PH Note: Vicinity Map Located on Reverse Side

Peggy	Horton
-------	--------

From:

Toad Mitchell <eightytwotmp@gmail.com>

Sent:

Wednesday, December 16, 2020 10:06 AM

To:

MSB Platting

Subject:

Todd Palin - Horseshoe Lake

**BECEIA** 

DEC 1 6 2020

DI ATTINI

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

Hi Peggy,

MSB Platting Board

I'd like to add additional comments to: case: 2020-153,155,156,157 and 158.

I support up grading the existing access road into our subdivision and oppose the proposed W Banyan street. I also oppose the proposed vacations of the public ROW to the lake.

Thanks

Todd Palin

Sent from my iPhone

### MATANUSKA-SUSITNA BOROUGH ATTING DIVISION

) EAST DAHLIA AVENUE LMER, ALASKA 99645



56149000L007 WILSON DARCY QUAM ERIC 2511 S SKY RANCH LOOP PALMER AK 99645-0003 RECEIVED NOV 1 7 2020 PLATTING

9964539003 HO14

26

#### NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONERS/OWNERS: RUSSELL & JANET WHITFIELD, JACK & LONA SIMS, and SCOTT STERLING

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To view the agenda or meeting packet please go to the following link: <a href="www.matsugov.us/boards/platting">www.matsugov.us/boards/platting</a>. Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

[] No Obj	ection X	Objection X]	Concern		0	Sky Rund		$\Omega$ I	
Name: 0	Chi Ci	iam Zecl	Quaddress:	2511	S	Sky Kunch	LP	talner	99645
Comments:	do	Attacho	d draw	monte		1			

Note: Vicinit

#### 15 November 2020

Matanuska-Susitna Borough Platting Board

Comments and concerns in regards to case #2020-153, 155, 156, 157, & 158 Right of way Vacations:

- 1. The existing road is in excellent shape and is very adequate and safe for the low amount of traffic on it as evident in the attached photos. (see list of affected property owners and their usage at bottom of page, 9 separate family's for the 11 affected properties)
- All lots currently have legal and physical access either from current existing access road or from directly off of the Main Horseshoe Lake Blvd road.
- 3. The current road was built, paid for, and is maintained by the various land owners at no cost to the borough currently. By vacating the current road and establishing a new road built to borough standards, the borough will be taking on all maintenance and repair costs associated with the new road.
- 4. The affected landowners should not have to pay for another road, when the existing road currently meets all the needs of the affected lots.
- 5. The proposed new road will increase the road noise from S Horseshoe Lake Road at our property 10 fold, thus decreasing our property's value. This was a consideration when we originally purchased the property. (relatively remote with low road noise)
- 6. If the Proposed New Road is built to full Matsu borough road standards, without a correct turnaround or cul-de-sac, this will cause traffic issues for people having to turn around at the dead end. Thus, resulting in people having to use private driveways to get turned around in.
- 7. The proposed new access road coming from S Horseshoe Lake Road has a planned 60' right of way easement,

unfortunately this will have to neck down to only 20' of actual road easement for Horseshoe Lake subdivision. This will make a bad situation worse by increasing the traffic loading on South Horseshoe Lake Place. (it will have the same number or lot owners using the road, but the new proposed road, will make it more inviting for site seers to drive in to see where the road goes or assume that it is part of the Horseshoe Lake road loop around the lake.)

8. This plan will remove one of few lake access easements that currently remain on the lake.

Lot Owners Affected		
Lot	Owners	Description / Use
HORSESHOE LK RSB L/1 & 2 LOT 1A	QUAM ERIC J	Recreation property / low use
HORSESHOE LK LOT 7	QUAM ERIC & DARCY	Recreation property / low use
HORSESHOE LK LOT 6	VANDERMARTIN RICHARD & DANA	Recreation property / low use
HORSESHOE LK LOT 5	LOCKHART HILARY	Recreation property / low use
HORSESHOE LK LOT 4	CAMPBELL JOHN D & JANICE P	2nd home / summer use only
HORSESHOE LK LOT 3	GAGE BRIAN L	Main Residence / works out of town 1/2 the year
SURVEY 3519 LOT 25	PALIN TODD	Main Residence
SUB OF USS 3519 L/26 TRACT 1 LOT 20	BAKER SANDRA K	Main Residence
LACHER BLOCK   LOT	STERLING SCOTT A	Recreation property / low use
LACHER BLOCK 1 LOT 2	SIMS E JACK JR & LONA S	Recreation property / low use
U.S. SURVEY 3519 LOT 27	SIMS E JACK JR & LONAS	Recreation property / low use

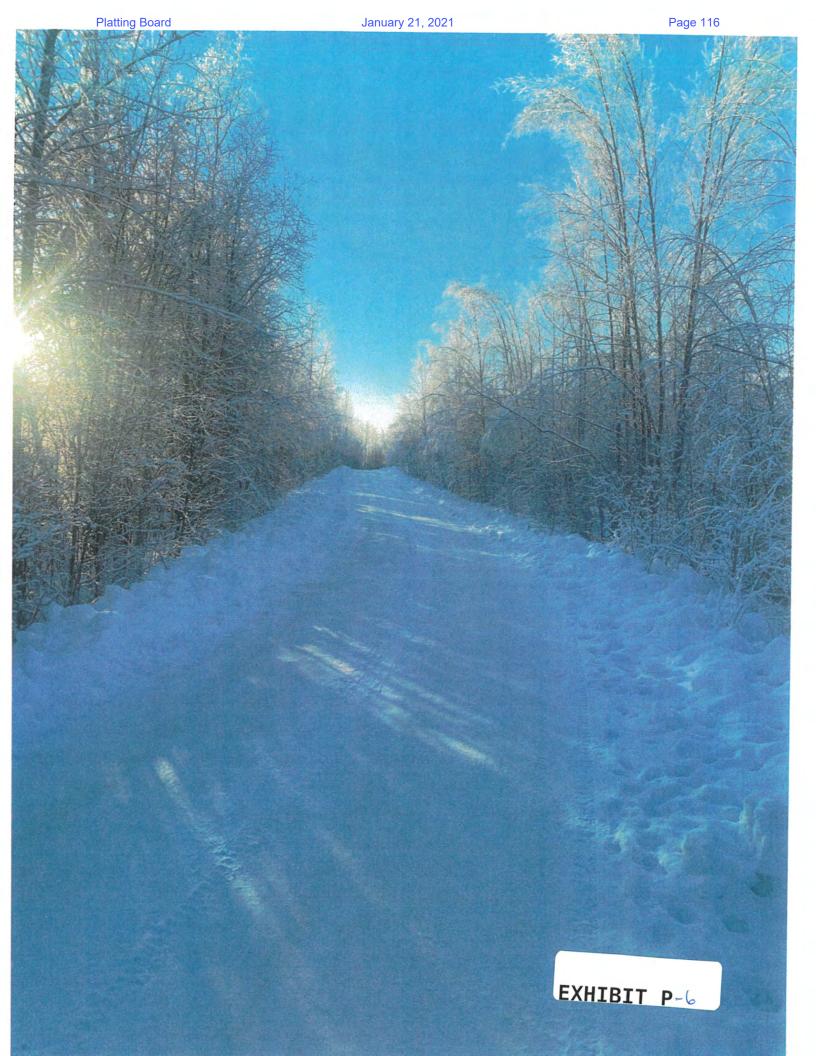


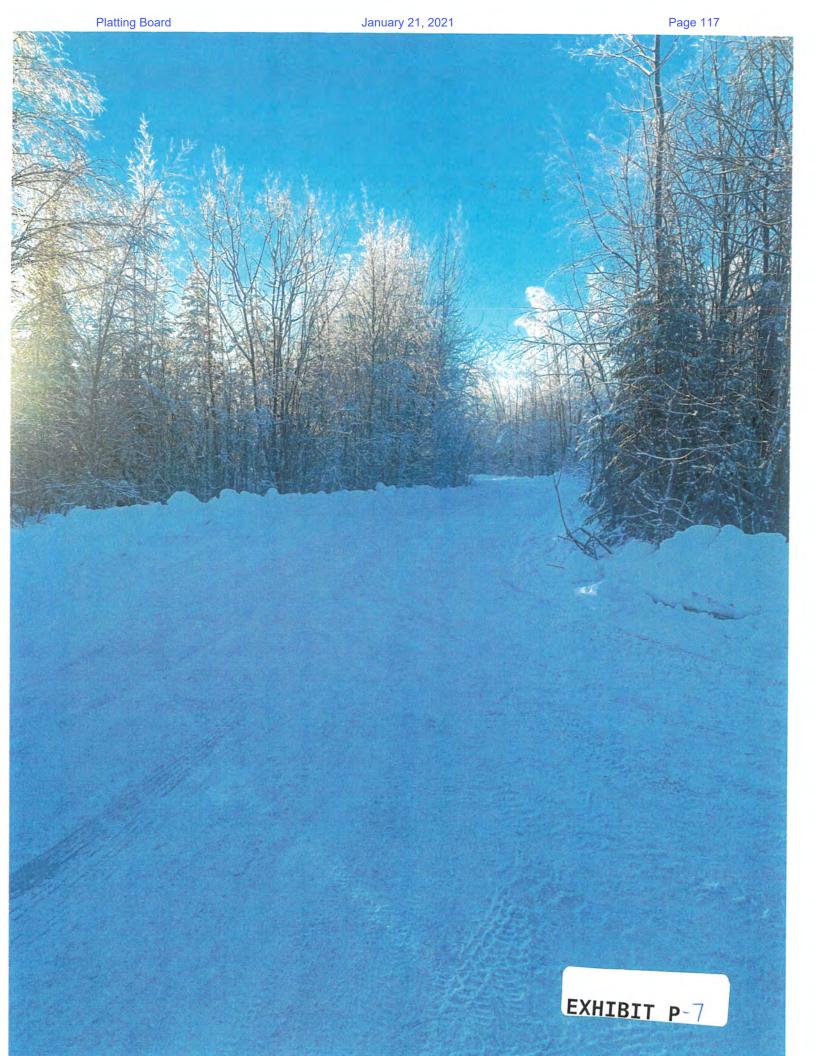
We feel the existing road is adequate and should not be changed.

Regards,

Eric & Darcy Quam 2511 S Sky Ranch Loop Palmer, AK 99645

ejq@mtaonline.net (907) 748-5937





15 December 2020

Matanuska-Susitna Borough Platting Board



Comments in regards to case #2020-153, 155, 156, 157, & 158 Right of way Vacations:

Additional Comments to Eric Quam's original letter dated 11-15-20

- 1. The easements on Lacher lot 2, USS 3519 Lot 27, and USS 3519 lot 3 when combined provide a decent sized public lake access. The petitioner would like to vacate all these easements, suggesting that the topography is too steep to provide a usable lake access. (30-57%). The existing lake access at DNR managed Lot 2 N. Horseshoe lake Subdivision Plat #2003-64 has a boat launch ramp with 16-20% grade, and looking at the surrounding terrain, the original topography could have been in the 20-60% range. The combination of these easements, (increased width) would help the ability for this access to be developed. After losing one structure, to the Big Lake Fire in 1996, it would be nice for our small neighborhood, to have the possibility to develop this lake access and install a Fire Truck filling station. (Similar to the one on Lot 2 N. Horseshoe lake Subdivision Plat #2003-64). Also, our neighborhood is still developing so vacating any of the easements, limits the possibilities of future developments.
- The existing access road to the neighborhood is in a good location, relatively flat terrain with good drainage, excellent site distance when pulling out onto S Horseshoe Lake Road, and has sufficient easement if required to bring it up to borough standards. The proposed road, W Batten Place, would not have as much site distance when pulling out onto S Horseshoe Lake Road.
- 3. I need to amend my "Lot Owners Affected" use table: Scott Sterling's property is a Main Residence.

#### Lot Owners Affected

Lot	Owners	Description / Use
HORSESHOE LK RSB L/1 & 2 LOT 1A	QUAM ERIC J	Recreation property / low use
HORSESHOE LK LOT 7	QUAM ERIC & DARCY	Recreation property / low use
HORSESHOE LK LOT 6	VANDERMARTIN RICHARD & DANA	Recreation property / low use
HORSESHOE LK LOT 5	LOCKHART HILARY	Recreation property / low use
HORSESHOE LK LOT 4	CAMPBELL JOHN D & JANICE P	2nd home / summer use only
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SUB OF USS 3519 L/26 TRACT 1 LOT 26	BAKER SANDRA K	Main Residence
LACHER BLOCK 1 LOT 1	STERLING SCOTT A	Main Residence
LACHER BLOCK 1 LOT 2	SIMS E JACK JR & LONA S	Recreation property / low use
U.S. SURVEY 3519 LOT 27	SIMS E JACK JR & LONA S	Recreation property / low use

Regards,

Eric & Darcy Quam 2511 S Sky Ranch Loop Palmer, AK 99645

ejq@mtaonline.net (907) 748-5937

#### Sloan VonGunten

From: hunt907@gmail.com

Sent: Sunday, December 13, 2020 8:14 PM

To: Peggy Horton

Subject: Latitude 62 Subdivision

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

From: Brian McJunkin

3209 South Horseshoes Lake Road

Wasilla, AK 99623

To: Peggy Horton

As a resident of horseshoe lake and a frequent visitor to this neighborhood to visit friends I am definitely in favor of this project, particularly the construction of a borough maintained road. The Current access is a constructed driveway and not adequate to allow two trucks to pass at the same time. More than once I've started down the driveway and had to back up onto S. Horseshoe Lake Road to allow a vehicle out before I drove in or I have had to pull off into the weeds so one could pass by. I am often pulling a trailer behind me so turning is an issue. The current access has a turning issue. Making a right turn going past the Whitfield's driveway entrance doesn't have a bend like most intersections. The constructed drive bends back on itself. Making the inside wheels of vehicle and particularly a towed trail not being able to stay on the drive surface. Several times I have almost been hit by others coming around the corner too fast because they could not see around the blind corner that someone was there. More than once I have seen Large trucks with trailers not able to make the turn and have to back out. Recently a semitruck and trailer had to off load a track vehicle that was being used to clear lot just past the Whitfield's and it could not bring the load into the narrow drive or make that turn. So it was off loaded out on South Horseshoe lake road and then the metal track vehicle had to drive across the asphalt road then down the borrow pit and onto the driveway and back into the lot.

Another unfortunate aspect of the current driveway being used as a road is that it leads straight into Jack Sims property. Even though it is plainly marked several times, I have seen people drive right into his yard thinking it is the road while I am there visiting. They pass that right backwards bend not realizing that was where they were to go. Jacks Grand kids are playing in there most the time and the additional traffic makes it unsafe for them. To make things worse the road has gotten much busier over the last few years with new folks moving into the area and building year round structures. The increased volume of traffic has increased the risk for everyone on the current road.

The new proposed road is coming off South Horseshoe Lake Road down the old access to a Right of Way allowing for construction of a standardized road. With the proposed road, I would be making left hand turn and I won't have to wonder, will my trailer make the turn, I will be able to see other traffic and they will be able to see me. This will improve the safety for all people and children in the neighborhood.

Thanks for considering my point of view.

Brian McJunkin

#### Sloan VonGunten

From: Jeff Justice <5333justice@gci.net>
Sent: Sunday, December 13, 2020 4:44 PM

To: Peggy Horton
Subject: Latitude 62 North

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

Re: Latitude 62 North

I am writing to support the proposed right-of-way vacations involving the Latitude 62 North Subdivision.

I have had family and/or friends on Horseshoe Lake since the late 70's, and have watched the lake population grow, the devasting fire, and the re-growth of the lake population. I travel the existing road year-round. The road is not wide enough for two vehicles to pass each other. One has to move to the side and let the other vehicle pass by. In the summer, the road has potholes and has not been summer maintained since the fire. In the winter, the road is plowed by property owners who use the road. In the past year, the road is traveled all hours day and night. The road used to be safe to walk on, but it is no longer. As I stated, the road is used all hours. There are multiple vehicles and ATVs that use the road. People who once walked the road without concern can no longer.

Having a cabin on the lake, the current road does not allow for emergency vehicle access to all the properties within the subject area. When the North Horseshoe Lake Road was upgraded by the Borough, it provided a sense of relief to the property owners. It provided all the property owners located on the main road, access to their property year-round. The subject road is depended upon the kindness of a neighbor who might be or might not be willing to plow. With the proposed upgraded roads, all property owners in this neighborhood would have Borough maintained road access to their property.

This past summer, a property owner cleared his lot and is currently building. During the summer, the cleared property was used by the property owner for his airplane to take off and land on his property. This too has added to the noise and safety concerns of the area.

I have personal knowledge that lake access easement on Lot 3 has never been used by pedestrians since the current owners obtained the property in the late 80's. The terrain is not easily accessible, is steep, and does not provide safe access to the lake.

I support the recommend purposed vacations and road up grades.

Sincerely,

Jeffrey D Justice 7446 Foxridge Way # A Anchorage, AK 99518

#### **Peggy Horton**

From: Frank Paulson <flpaulson@gmail.com>
Sent: Thursday, December 17, 2020 12:52 PM

To: MSB Platting

Subject: RUSSELL & JANET WHITFIELD, JACK & LONA SIMS, and SCOTT STERLING: The request is

to create 6 lots from US Survey 3519 Lots 1, 2, & 27 and Lacher Subdivision Lots 1 & 2,

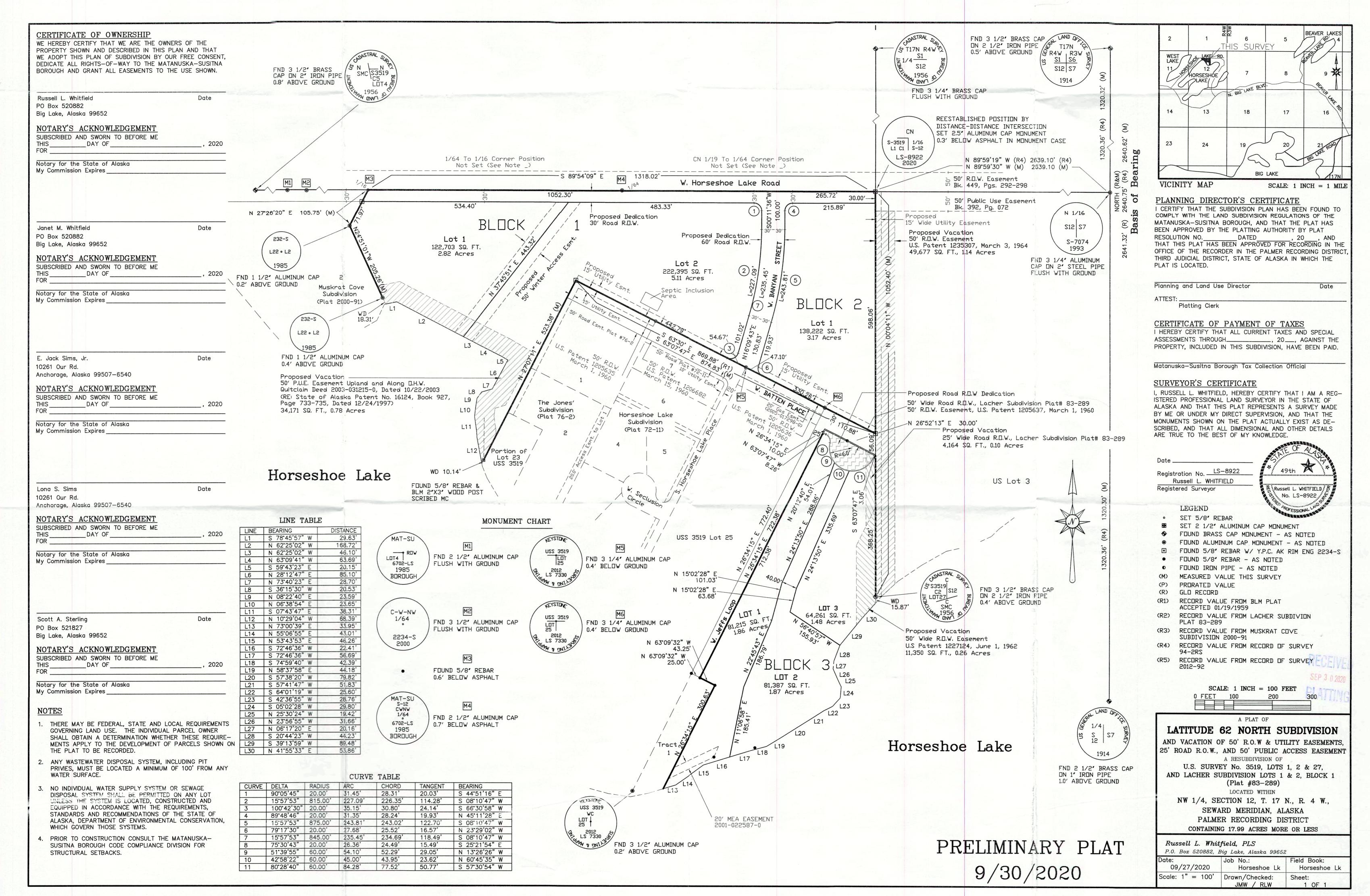
Block 1 to be known as LATITUDE 62 NORTH

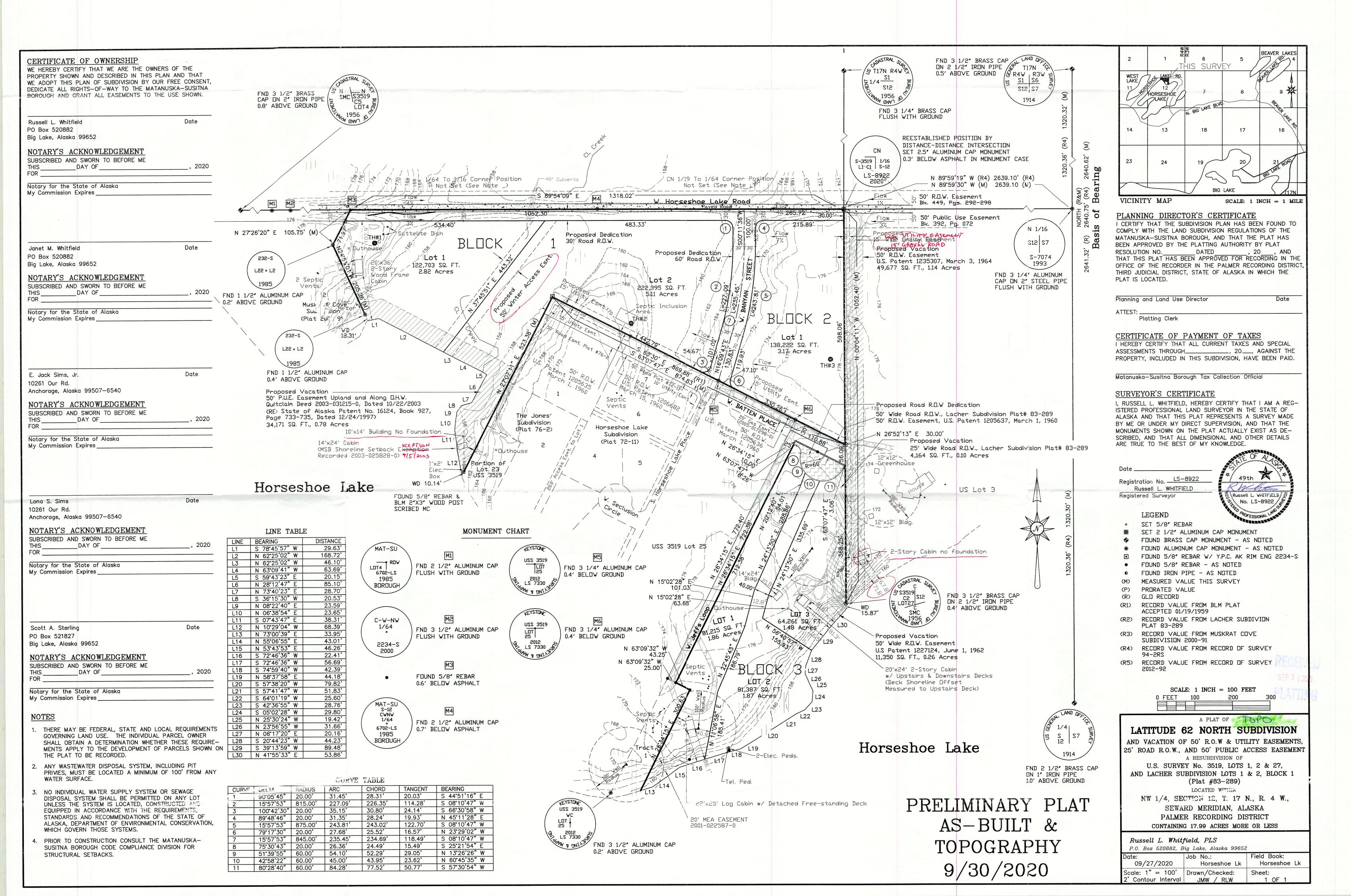
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.] To whom it may concern;

I am for this subdivision. It will provide legal winter trail access to horseshoe lake. It also creates access with a borough standard road for fire trucks. This looks to be a well thought out subdivision cleaning up descripenties on other lots. Let's not turn this into another case of don't build in my backyard.

Thank You

Frank Paulson 13693 W Holly Loop Big Lake, AK. 99652 907-350-8731







## STAFF REVIEW AND RECOMMENDATIONS PUBLIC HEARING JANUARY 21, 2021

PRELIMINARY PLAT: PARADISE RIDGE MASTER PLAN

LEGAL DESCRIPTION: SEC 24, T18N, R1W, SEWARD MERIDIAN, AK

PETITIONER: PATTERSON CONSTRUCTION, LLC

SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING

HOLLER ENGINEERING

ACRES: 120.0 PARCELS: 41

REVIEWED BY: CHERYL SCOTT CASE: 2020-168

#### REQUEST

The request is to create a 41-lot, 5-phase master plan from Tax Parcels C3 & C4 to be known as PARADISE RIDGE, containing 120.0 acres+/-. The property is located directly north of E. Paradise Lane, west of N. Wasilla-Fishhook Road, southwest of E. Pamela Drive and east of N. Bull Moose Drive within the SW ¼ Section 24, Township 18 North, Range 01 West, Seward Meridian, Alaska.

#### **EXHIBITS:**

Vicinity Maps	Exhibit A
Engineer's Report	Exhibit B
Road Plan & Profile for PUE	Exhibit C
Surveyor's Letter/Interconnectivity	Exhibit D

#### COMMENTS:

Department of Public Works	Exhibit E
Planning	Exhibit F
Fire Code	Exhibit G
MTA	Exhibit H
Enstar	Exhibit I
Public - Brummond	Exhibit J
Public - Fisch	Exhibit K

<u>DISCUSSION:</u> This 41-lot, 5-phase master plan is located approximately ¼ mile west of N. Wasilla-Fishhook Road on E. Paradise Lane. The phase lines are shown on the preliminary plat. The two tax parcels creating this subdivision are located in different Fire Service Areas. MSB 43.15.049(E) states it shall be a condition of subdivision approval that no lot, tract, or parcel be split by a service area boundary. The petitioner has started the process to realign the service area boundary so the entire subdivision is in one FSA. (Recommendation #5)

Lot and Block Design: The 41 lots range in size from 1.00 to 15.35 acres more or less. Lot and block design meets the standards in MSB 43.20.300. Each lot has a minimum of 60' of road frontage, or 45' when on a cul-de-sac pursuant to MSB 43.20.320, Frontage. The flag lots require 45' of frontage for side by side flag poles on a cul-de-sac for lots over 2.5 acres, 40' for a single pole under 2.5 acres and 60' for lots greater than 2.5 acres per MSB 43.20.300(E) Flag lots. All flag lots but proposed Lot 13, Block 2 meet the frontage requirements. Lot 13, Block 2 requires 45' of frontage, which can be shown on the final plat. (Recommendation #6)

<u>Topographic As-built Info:</u> Topographic contours and As-Built information were provided within and outside the boundary of the subdivision as required by MSB 43.15.016.

Useable Area: Holler Engineering provided an engineer's report at Exhibit B. Mr. Holler states the soils evaluation included logging 19 new testholes, collecting soils samples for 10 sieve tests, monitoring groundwater, review of the provided topography information and observations at the site. Terrain within the property varies, with the western half consisting of a large peaked hill sloping in all directions and the remainder containing large low areas and several smaller hills or ridges. Overall, drainage is directed eastward, southward and centrally along drainage pathways with related storage areas. The total elevation differential is approximately 94 feet. A few areas contain slopes of 25% or greater and have been delineated on the attached drawing. The majority of the property is undisturbed consisting of birch and spruce trees with occasional tall grasses and willows. The testholes were typically dug to depths of 16' or 2' beyond initially observed groundwater. Receiving soils were typically silty sands and gravels to 16 feet. The northeast and southernmost regions of the project consisted of clean coarse sands and gravels to 12 feet or beyond. Groundwater was observed and monitored in 11 of the 19 testholes. Sieve samples were collected from 10 of the 19 testholes where soil conditions were substantially silt. Samples were taken from testholes 1-5, 7, 12, 14, 16 & 17. Sieve results for testholes 12 & 14 indicated over 50% silt and do not meet the definition of useable septic area. The other samples returned lower silt content and visually assessed as nonplastic. The higher silt sample with the most plastic appearing was given a plasticity index test. The proposed lots have a few limitations on areas defined by MSB code as useable septic area or useable building area. Lot lines, an MEA power line easement, steep areas, areas with shallow groundwater and setbacks to surface water and neighboring water wells will limit useable septic areas. One area has soils that do not meet the septic area requirements. Proposed Lots 1-3, 5, 8-18, Block 1, Lots 3, 4, 7-10, 12 & 15-18, Block 2 and Lots 1-5, Block 3 will each contain over 10,000 sq. ft. of contiguous useable septic area and an additional 10,000 sq. ft. of useable building area. Lots 6 & 7, Block 1 will require fill pads in order to meet useable area requirements due to relatively shallow groundwater. Lot 4, Block 1 and Lot 11, Block 2 will require regrading of a portion of the steep area to meet useable area requirements. Lots 1, 2, 13 & 14, Block 2 each contain over 400,000 sq. ft. and do not require useable area verification. Lots 5 & 6, Block 2 appear to have some useable septic area and some areas that are not useable due to soil types. Further evaluation of these lots is needed or they can be absorbed into an adjacent conforming lot.

Staff notes an updated soils report will be required before plat recordation showing Lots 4, 6 & 7, Block 1 and Lot 11, Block 2 will meet useable area requirements after fill and regrading is completed. (Recommendation #7) Lots 5 & 6, Block 2 do not contain the required useable

areas due to the type of soils and require further evaluation or need to be absorbed into adjacent conforming lots. (Recommendation #8)

The property contains considerable wetlands, a creek and a spring pond. The petitioner is proposing road construction and creating useable area by adding fill & regrading, which may require a permit from the U. S. Army Corps of Engineers (USACE). Provide a determination or obtain a permit from the USACE and submit to Platting prior to plat recordation per MSB 43.15.049(H). (Recommendation #9)

Road Construction: This project will require the construction or improvement of approximately 4,971' of new roads within the site, including three permanent cul-de-sacs, one temporary cul-de-sac, three internal intersections and one external intersection. The initial assessment of the property and terrain indicates the roads can be constructed with a maximum centerline grade of 6% or less which does not require submittal of road plans and profiles per the Subdivision Construction Manual (SCM). E. Paradise Lane is a constructed and maintained street that provides access to the proposed subdivision. The Road Service Area is planning an upgrade of Paradise Lane to residential collector standard, currently in design, and construction is anticipated in 2021 or 2022. This subdivision will add additional traffic onto Paradise Lane and will need to be upgraded prior to recording any more than eight lots/tracts. (Recommendation #10)

<u>Drainage:</u> The engineer's report also included a drainage plan meeting the SCM standards. The road improvements will minimally affect existing overall drainage patterns. The attached map shows the drainage plan, culverts, infiltration points and proposed drainage easements. The plan also shows the drainage along the proposed roads and general drainage patterns throughout the property. The drainage plan is subject to field modification and improvements during the road construction work.

<u>Public Use Easement:</u> A Public Use Easement (PUE) is required for flag lots greater than 2.5 acres when two or more pole portions are adjoining per MSB 43.20.300(E) *Flag lots.* The PUE is not required for access to either lot so construction is not required. However, proof of constructability is required. The surveyor provided a road plan and profile for the PUE at **Exhibit C.** MSB 43.15.021, *Public Use Easement Acceptance Procedure* states PUE's shall be monumented and shown on the final plat. (**Recommendation #11**)

Access: E. Paradise Lane is a constructed residential street maintained by the borough that provides access to the proposed subdivision. The Official Streets and Highway Plan shows E. Paradise Lane as a minor collector along with the unconstructed section line easements along the west boundary of the subdivision. Paradise Lane and the proposed interior streets will provide access to all lots except for Lots 1 & 2, Block 2, which will share a common access onto E. Paradise Lane. (Recommendation #12) Lot 1, Block 1 has frontage on Paradise Lane and proposed Baloo Drive. A plat note restricting access to only Baloo Drive is required. (Recommendation #13) Access requirements will be met pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

MSB 43.20.060(D) states subdivisions shall provide connections to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety, unless, it is shown by the applicant to be unnecessary for future development and/or public safety. The surveyor's letter at **Exhibit D** shows constructible alternate existing access and proposed connections to adjoining parcels. A 25' setback on the northern boundary is also proposed, to prevent future structural encroachment setbacks if an east/west connection is made. The letter also shows where some connections are not feasible due to topographical constraints, unsuitable soils and very limited future development.

#### COMMENTS:

Department of Public Works noted Paradise Lane is classified as a rural, local road and currently provides access to 75 lots. For that volume of traffic, per the SCM, the constructed standard should be Residential Subcollector. Paradise Lane will be required to be upgraded to residential collector standard prior to adding any more than 8 lots (Phase 2). The RSA is planning an upgrade of Paradise Lane to residential collector standard, currently in design and construction is anticipated in 2021 or 2022. Galloway Drive and Ridgeview Drive are classified as residential roads and currently provide access to 33 lots. Due to radii of some of the horizontal curves on these existing roads, residential is the highest classification allowed. No phase of this master plan should be allowed to record without each lot having access to Paradise Lane. Within the proposed subdivision, Baloo Drive, Ridgeview Drive and Ray Avenue should be constructed to residential subcollector standard. Obtain USACE permit for fill in wetlands. Provide culvert-sizing calculations for any stream crossings prior to the preconstruction meeting. (Exhibit E) (Recommendations # 9 & 10)

Planning noted Paradise Lane is identified in the MSB Official Streets and Highways Plan as a future minor collector. Collector level roads are designed to move higher volumes of traffic. The number of direct residential access points should be limited. Recommends Lot 1 & 2, Block 2 share a common access. (Recommendation #12) The parcels contain significant wetlands including waterbodies. Planning recommends consulting with U.S. Army Corps of Engineers for any permit requirements related to development. (Recommendation #9) In addition, there is a 75' structural setback to any body of water. (Exhibit F)

Fire Code is concerned Lots 12 & 13 are land locked with an access easement to provide entry to the property. Fire access to this property must be provided. (Exhibit G) Staff notes Lots 12 & 13, Block 2 are not land locked, they are flag lots that will have access from a constructed borough standard road/cul-de-sac meeting all access requirements according to MSB Code.

MTA has no comments. (Exhibit G)

Enstar has no comments or recommendations. (Exhibit H)

Glenn Brummond, owner of Lot 2, Paradise Dreams, has no objection but hopes Paradise Lane will be paved. (Exhibit J)

Linda Fisch, owner of Lot 1, Paradise Lake, objects to the proposed subdivision. Ms. Fisch provided comments, pictures and copies of 2006 correspondence to the Platting Board and MSB

regarding Paradise Park Subdivision to the south. In addition a 2006 memo from DNR Hydrologist regarding aquifers in the area. Ms. Fisch noted the creek that runs through the proposed subdivision must be protected as it flows to the south and into Paradise Lake. She is requesting a buffer zone of vegetation along the creek drainage. She noted if a road is built through the creek, it must be done correctly with a controlled area so that no silt or vehicle dirt end up in the creek polluting 4 properties and Paradise Lake to the south. Also, ensure no septic is within 150' of the creek to avoid pollution to the creek, vegetation and the lake. Paradise Lane needs to be upgraded to support the additional traffic. See Exhibit K for all comments and information provided by Ms. Fisch.

No other comments from any borough departments, outside agencies or the public were received.

#### CONCLUSION

The preliminary plat for Paradise Ridge Master Plan is consistent with AS 29,40,070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval. This plat is creating a 41-lot, 5-phase master plan. A professional engineer stated the proposed lots contain or will contain the required useable septic and building area or be absorbed into an adjacent conforming lot. The subdivision meets all frontage, lot design and access requirements. A drainage plan was submitted which meets the Subdivision Construction Manual standards. There were no objections from any outside agencies or borough departments. One concern was received from Fire Code and one objection received from the public.

#### FINDINGS of FACT:

- 1. The plat of Paradise Ridge Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval.
- 2. Lots and blocks are consistent with MSB 43.20.300(A), Lot and Block Design.
- 3. Frontage will exist for all lots consistent with MSB 43,20.320, *Frontage* and MSB 43,20,300(E) *Flag lots*, and be shown on the final plat.
- 4. A professional engineer stated the majority of the lots have the required useable building area and useable septic area consistent with MSB 43.20.281 and fill, regrading or absorption of lots into other conforming lots will bring the remaining lots into compliance.
- Topographic and as-built information provided in accordance with MSB 43.15.016.
- All access requirements pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access will be met with the construction of interior roads, upgrade of Paradise Lane and connection to Ridgeview Drive.
- Any phase in this master plan can only record when all lots have approved, constructed
  access to Paradise Lane due to the limited residential classification and construction of
  Galloway Drive and Ridgeview Drive.

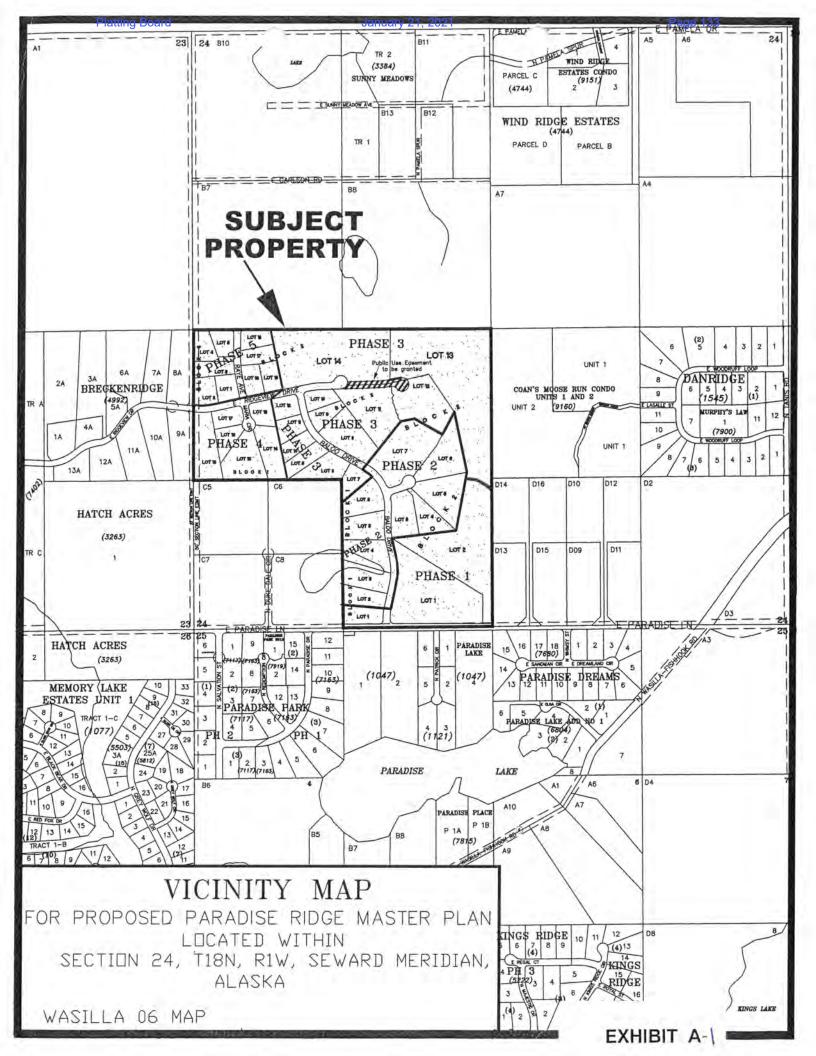
- The petitioner has provided rights-of-way connecting to stub roads and unsubdivided property where feasible and shown other connections unnecessary for future development pursuant to MSB 43.20.060(D).
- Paradise Lane is classified as a minor collector on the Official Streets and Highway Plan and direct residential access shall be limited.
- 10. The proposed subdivision contains considerable wetlands and waterbodies and any development may require a permit from the U.S. Army Corps of Engineers, which shall be submitted to Platting per MSB 43.15.049(H).
- 11. The tax parcels creating this subdivision are in two different Fire Service Areas and the current design proposes to create lots split by a FSA boundary line. The petitioner is in the process of realigning the boundary so no lots are split by a FSA pursuant to MSB 43.15.049(E).
- 12. There were no borough department or outside agency objections to this plat. One concern was received from Fire Code and Linda Fisch, a member of the public submitted an objection.

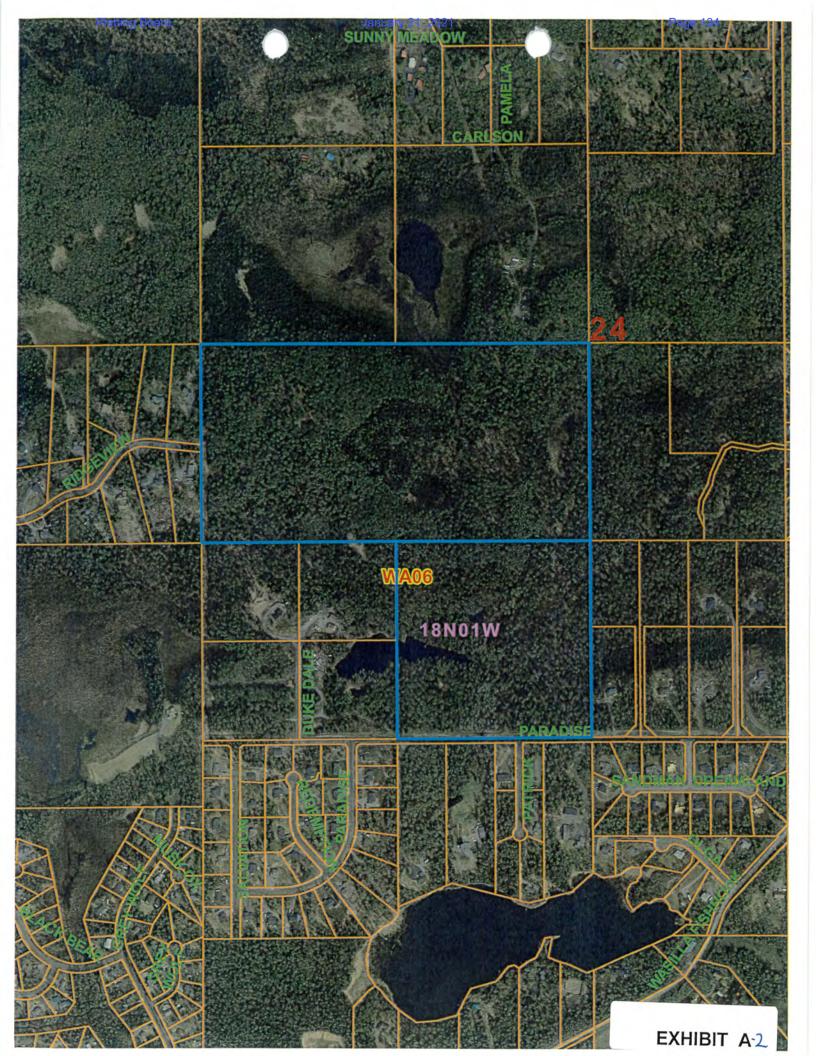
#### RECOMMENDATIONS for CONDITIONS OF APPROVAL:

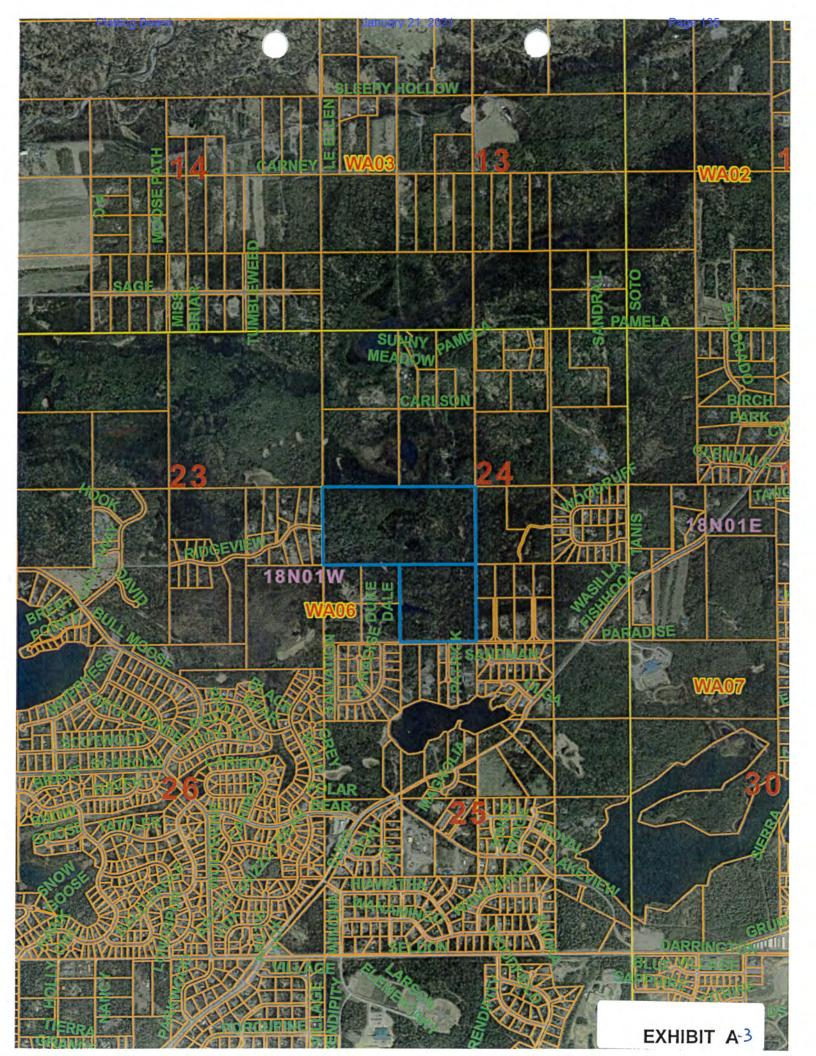
Recommended motion: "I move to approve the preliminary plat of Paradise Ridge Master Plan, located within Section 24, Township 18 North, Range 1 West, Seward Meridian, Alaska contingent on the following staff recommendations:"

- 1. Submit the mailing and advertising fee.
- Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
- Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
- 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.
- Provide Platting with an Assembly approved ordinance realigning the Fire Service Area boundary so this plat does not create any lots split by a service area boundary.
- Show on the final plat that Lot 13, Block 2 has a minimum of 45' of frontage on Ridgeview Drive cul-de-sac.

- Submit an updated soils report showing Lots 4, 6 & 7, Block 1 and Lot 11, Block 2 have the required 10,000 sq. ft. useable septic area and 10,000 sq. ft. useable building area consistent with MSB 43.20.281, Area.
- 8. Provide Platting with further information and an updated soils report showing Lots 5 & 6, Block 2 meet the useable area requirements pursuant to MSB 43.20.281 or eliminate the lots absorbing them into adjacent conforming lots and show on the final plat.
- 9. Provide determination or obtain a permit regarding development in or near wetlands or waterbodies as required by the U.S. Army Corps of Engineers per MSB 43.15.049(H).
- 10. Construct Baloo Drive, Ridgeview Drive and Raye Avenue to residential subcollector standards. Construct Wompas Circle, Maria Circle and the portion of Ridgeview Drive outside of this subdivision to residential standards. Reclaim the existing cul-de-sac on Ridgeview Drive at the end of the warranty, upgrade Paradise Lane to residential collector standards for any more than 8 lots/tracts to be recorded or as determined by DPW at preconstruction meeting:
  - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff for each phase. Submit the <u>No Engineer Left Behind</u> for final road inspection.
  - b. Provide verification of roadways per MSB 43.20.140(A)(2)(a) & (b).
  - c. Provide DPW acceptance of the roads to Platting staff.
  - d. Provide updated drainage plan if needed.
  - e. Provide culvert-sizing calculation for any stream crossing prior to preconstruction meeting.
- 11. Public use easement to be monumented and shown on final plat in accordance with MSB 43.15.021(E).
- 12. Add plat note stating Lots 1 & 2, Block 2 shall share a common access onto Paradise Lane unless otherwise permitted by the permitting authority.
- 13. Add plat note stating no direct access allowed to Paradise Lane from Lot 1, Block 1 unless otherwise permitted by the permitting authority.
- 14. Provide approved road names on final plats in accordance with MSB 43.15.049(D).
- 15. Submit recording fee, payable to the State of Alaska, DNR.
- 16. Submit final phase plats in full compliance with Title 43.









November 2, 2020

Fred Wagner MSB Platting Officer 350 East Dahlia Avenue Palmer, Alaska 99645



Re:

Paradise Subdivision Master Plan; Useable Areas, Roads & Drainage HE #20035

Dear Mr. Wagner,

At the request of the project developers, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 41 new lots and one tract from two existing parcels with a total combined area of approximately 120 acres. Our soils evaluation included logging 19 new testholes, collecting soils samples for 10 sieve tests, monitoring groundwater, review of the provided topography information, review of aerial imagery, review of surrounding testhole information, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an inverted "L-shape" lying just east of E. Ridgeview Drive, an existing gravel road, and north of E. Paradise Lane. Terrain within the parent parcel varies, with the western half of the project consisting of a large peaked hill sloping in all directions, and the remainder of the parcel generally varying with large low areas and several smaller hills or ridges. Overall drainage is generally directed eastward, southward, and centrally along drainage pathways with related storage areas. The total elevation differential indicated from the provided topographical map is approximately 94'. A few regions within the project contain slopes of 25% or greater and have been delineated on the attached useable area drawing.

Soils & Vegetation. Much of the original parcel remains relatively undisturbed with a few exceptions such as an existing four-wheeler path. Vegetation in the undisturbed areas consists primarily of birch and spruce trees with occasional tall grasses, and willows. Underbrush in the northwest quarter of the parent parcel is frequently dominated by dense clusters of devils club. Nineteen testholes were dug on the parcel to evaluate soil and groundwater conditions. Testholes were typically dug to depths of 16' or 2' beyond initially observed groundwater. Near surface soils included a thin organic mat over a layer of silty topsoils extending to as much as 4'' in the testholes. Receiving soils under the topsoils were typically silty sands and gravels to 16', though the northeast

and southernmost regions of the project revealed consistently clean coarse sands and gravels to 12' or beyond. Groundwater was observed and monitored in 11 of the 19 logged testholes. Copies of the testhole logs and the location/topography map are attached. Sieve samples were collected from 10 of the 19 dug testholes where soil conditions indicated the presence of substantial silts. Samples were taken from the following testholes: 1-5, 7, 12, 14, 16 & 17. Sieve test results for testholes 12 & 14 indicated over 50% silts and do not meet the definition of useable septic area. The other samples returned silt contents of 6.9% to 34%. The samples with lower silt content were visually assessed as non-plastic. The remaining higher silt content samples were similar in composition and appearance, with the most plastic appearing sample given a plasticity index test. See the attached test results.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas will be limited by lotlines, an apparent MEA power line easement, steep areas, areas with shallow groundwater, and setbacks to surface water and neighboring water wells. One area also may have soils which are do not meet the septic area requirement. For useable building area, lotlines, utility easements, water body setbacks and ROW/PUE setbacks will be limiting factors. For most of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, proposed lots as numbered 1-3 block 1, lot 5 block 1, lots 8-18 block 1, lots 3-10, 12 & 15-18 block 2, and lots 1-5 block 3 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lots 6 and 7 of block 1 will require fill pads in order to meet useable area requirements due to relatively shallow groundwater. Lot 4 block 1 and lot 11 block 2 will require regrading of a portion of steep area to meet useable area requirements. Lots 1 and 2 block 2 and lots 13 and 14 block 2 each contain over 400,000 square feet of area and do not require useable area verification. Lots 5 & 6 block 2 appear to have some useable septic area and some area which is not useable due to soil types; these lots should be further evaluated or can simply be absorbed into an adjacent conforming lot.

Road Construction. This project will require the construction or improvement of approximately 4,971' of new roads within the site, including three permanent cul-de-sac bulbs, one temporary cul-de-sac, three internal intersections, and one external intersection. Based on the testholes, gravel materials adequate to form the road base are available onsite, and topping will need to be imported or screened. Despite the substantial terrain features, our initial assessment indicates the roads can be constructed with a maximum centerline grade of 6% or less. The roads proposed for construction are:

N. Baloo Drive		2,475 LF
E. Wompas Circle		285 LF
E. Ridgeview Drive		1,425 LF
N. Maria Circle		250 LF
N. Raye Ave.		535 LF
	Total	4,970 LF

Drainage Plan. The road improvements will minimally impact existing overall drainage patterns. One corrugated metal 30" culvert and 4 corrugated metal 18" culverts are planned to limit the concentration of runoff, and in an attempt to maintain original flow patterns. Multiple rock filled infiltration points are also proposed. The attached map shows the drainage plan, culverts, infiltration points and proposed drainage easements. We have also indicated general existing drainage patterns across the project on the attached map. As always, the drainage plan is subject to field modification and improvement during the road construction work.

One area along the west border of the southern third of the project contains a substantial seasonal pond which apparently forms during some spring melts. The watershed contributing to the ponding area has most of its area lying to the west, although a smaller area from within this project also contributes. The ponded areas are nearly dry during some summers, as evidenced by aerial photos. The maximum pond area observed in the spring of 2020 is shown on the drawing, however the pond had severely receded by July 21st. The spring 2020 pond area as recorded by the surveyor was used for evaluating useable areas.

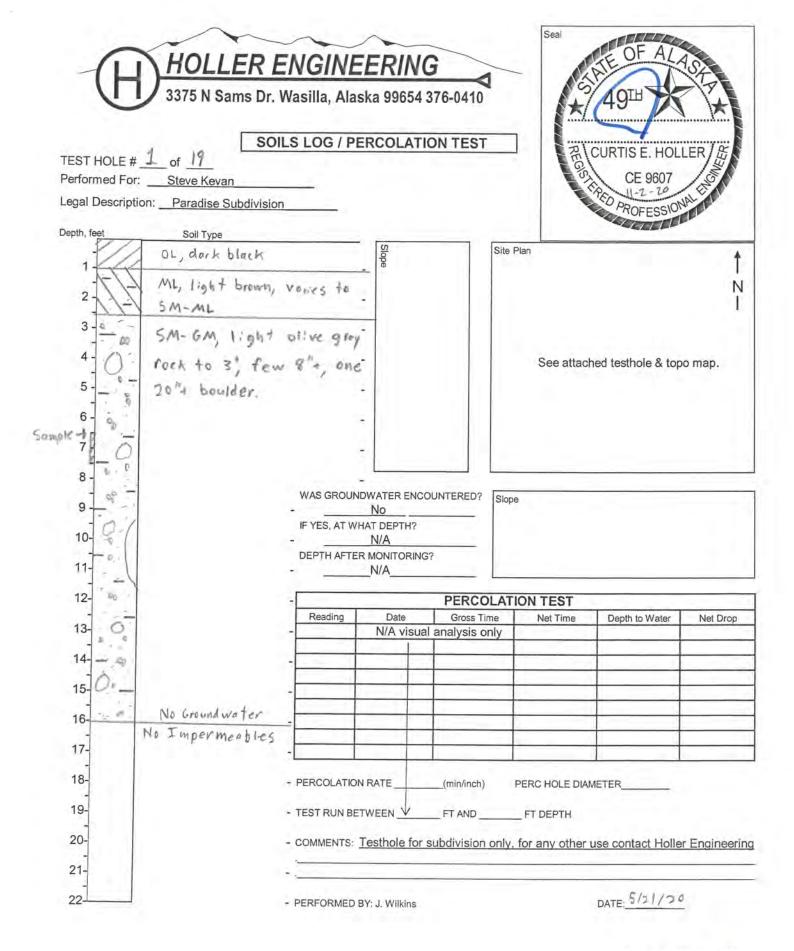
Please do not hesitate to call with any other questions you may have.

Sincerely

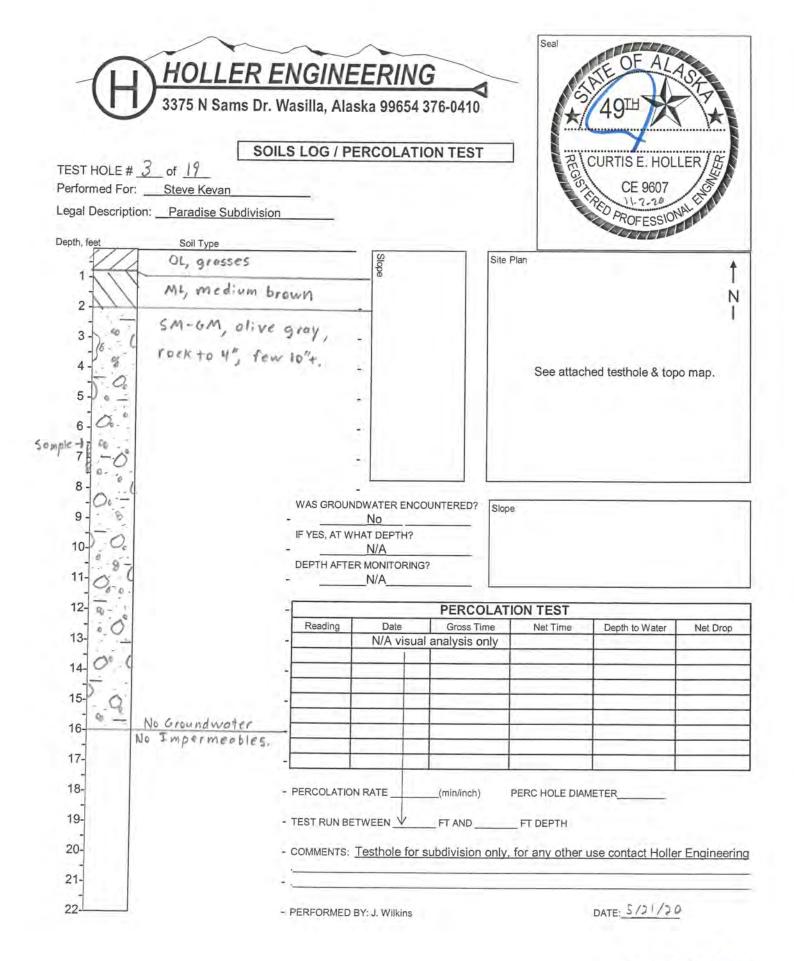
Curtis Holler, PE

c: S. Kevan, w/attachments





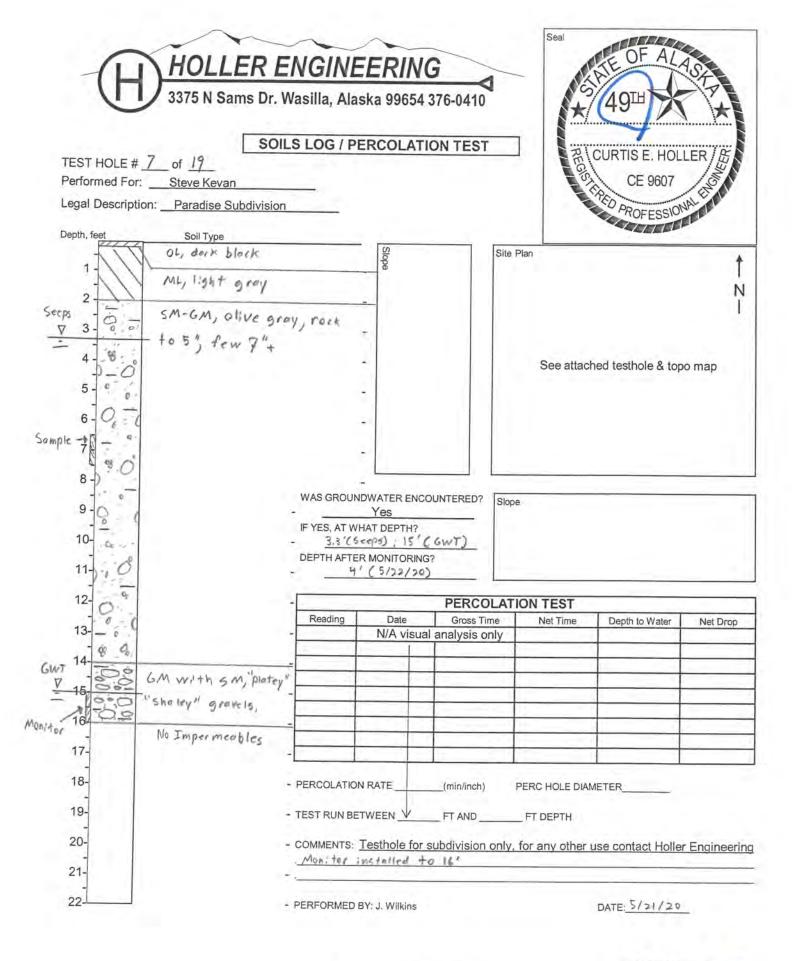
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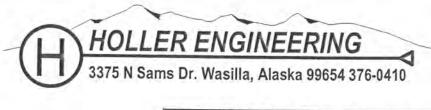
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7						
7-						
8 0, -	- WAS GROUND	WATER ENCOU	NTERED? Sign			
- ~ =	2	WATER ENCOUI	NTERED? Slop	е		
8 - O 9 - ©	IF YES, AT WHA	No AT DEPTH? N/A	NTERED? Slop	е		
8 - O 9 - © 10	IF YES, AT WHA	No AT DEPTH?	NTERED? Slop	е		
8 - O 9 - & 10 - 9 - 11 - 5 -	IF YES, AT WHA	No AT DEPTH? N/A MONITORING?				
8 - O 9 - © 10 - O	IF YES, AT WHA	No AT DEPTH? N/A MONITORING? N/A Date	PERCOLAT Gross Time		Depth to Water	Net Dro
8 - O 9 - © 10 - O 11 - O 12 - O	DEPTH AFTER	No AT DEPTH? N/A MONITORING? N/A	PERCOLAT Gross Time	ION TEST	Depth to Water	Net Dro
8 - O 9 - © 10 - O. 11 - O. 12 - O. 13 - O.	DEPTH AFTER	No AT DEPTH? N/A MONITORING? N/A Date	PERCOLAT Gross Time	ION TEST	Depth to Water	Net Dro
8 - O O O O O O - O	DEPTH AFTER	No AT DEPTH? N/A MONITORING? N/A Date	PERCOLAT Gross Time	ION TEST	Depth to Water	Net Dro
8-0.7 9-8 10-0 11-0 12-0 13-0 No Groundwater	DEPTH AFTER	No AT DEPTH? N/A MONITORING? N/A Date	PERCOLAT Gross Time	ION TEST	Depth to Water	Net Dro
8-0 9-8 10-0 11-0 12-0 13-0 14-0 15-0 No Groundwater No Impermeables	DEPTH AFTER	No AT DEPTH? N/A MONITORING? N/A Date	PERCOLAT Gross Time	ION TEST	Depth to Water	Net Dro
8-0 9-8 10-0 11-0 11-0 12-0 13-0 14-0 15-0 16-No Groundwater No Impermeables	DEPTH AFTER Reading	No AT DEPTH? N/A MONITORING? N/A  Date N/A visual a	PERCOLAT Gross Time nalysis only	ION TEST  Net Time		Net Dro
8-0 9-8 10-0 11-0 11-0 12-0 13-0 14-0 15-0 No Groundwater No Impermeables	DEPTH AFTER	No AT DEPTH? N/A MONITORING? N/A  Date N/A visual a	PERCOLAT Gross Time nalysis only	ION TEST		Net Dro

	ILS LOG / PE	PCOLATIO	NTEST		7	
THOLE # 6 of 19	ALO LOGITE	ROOLATIO	N IESI	REG	CURTIS E. HOL	LER E
formed For: Steve Kevan				100	CE 9607	A STATE OF THE PARTY OF THE PAR
al Description: Paradise Subdivision	on				PROFESSION	AL
n, feet Soil Type		[ro				
1 OL, grosses		Slope	Site F	Plan		
ML, dense, mois	†					10
SM, loosely pock	ed					
5 M, dense, oliv	te hoosens	+				
4-	- brown			See attack	ned testhole & top	о тар
5 - 3 - 3						
6						
7						
2,5,10						
Dense blue ML	WAS GROUND	WATER ENCOU	NTERED? Slope	3		
Dense blue ML	-	Yes	INTERED? Slope	1		
Dense blue ML	IF YES, AT WHA	Yes AT DEPTH? Seeps @ 1.5				
Dense blue ML  No Impermebbles	IF YES, AT WHA	Yes AT DEPTH?	5'			
Dense blue ML  No Impermeables	IF YES, AT WHA	Yes AT DEPTH? Seeps @ 1.5 MONITORING?	5'			
Dense blue ML  No Impermebbles  1- 2-	IF YES, AT WHA	Yes AT DEPTH? Seeps @ 1.5 MONITORING? 1.5' ( 5/22	PERCOLATI		Depth to Water	Net Dro
No Impermebbles  1- 2- 3-	IF YES, AT WHA	Yes AT DEPTH? Seeps @ 1.5 MONITORING? 1.5' ( 5/22	PERCOLATI	ON TEST	Depth to Water	Net Dro
Dense blue ML  O	IF YES, AT WHA	Yes AT DEPTH? Seeps @ 1.5 MONITORING? 1.5' ( 5/22	PERCOLATI	ON TEST	Depth to Water	Net Dro
Dense blue ML  No Impermeables  1- 2- 3- 4- 5-	IF YES, AT WHA	Yes AT DEPTH? Seeps @ 1.5 MONITORING? 1.5' ( 5/22	PERCOLATI	ON TEST	Depth to Water	Net Dro
Dense blue ML  No Impermeables  1- 2- 3- 4- 5-	IF YES, AT WHA	Yes AT DEPTH? Seeps @ 1.5 MONITORING? 1.5' ( 5/22	PERCOLATI	ON TEST	Depth to Water	Net Dro
Dense blue ML  No Impermeables  1- 2- 3- 4- 5- 6- 6- 6- 6- 6- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1-	IF YES, AT WHA	Yes AT DEPTH? Seeps @ 1.5 MONITORING? 1.5' ( 5/22	PERCOLATI	ON TEST	Depth to Water	Net Drop
Dense blue ML  No Impermeables  1- 2- 3- 4- 5- 6- 6- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7-	IF YES, AT WHA	Yes AT DEPTH? Seeps @ 1.5 MONITORING? 1.5' ( 5/22)  Date N/A visual a	PERCOLATI Gross Time analysis only	ON TEST  Net Time		Net Drop
Dense blue ML  No Impermeables  1- 2- 3- 4- 5- 6- 7- 3-	FYES, AT WHATER  DEPTH AFTER  Reading  - Reading  - PERCOLATION	Yes AT DEPTH? Seeps @ 1.5 MONITORING? 1.5' ( \$ / \$ / \$ / \$ / \$ / \$ / \$ / \$ / \$ / \$	PERCOLATI Gross Time analysis only  (min/inch)	ON TEST  Net Time  PERC HOLE DIAN		Net Dro
Dense blue ML  No Impermeables  1- 2- 3- 4- 5- 6- 6- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7-	FYES, AT WHATER  DEPTH AFTER  Reading  PERCOLATION  TEST RUN BETT	Yes AT DEPTH? Seeps @ 1.5 MONITORING? 1.5' ( 5/22)  Date N/A visual a	PERCOLATI Gross Time analysis only  _(min/inch)	ON TEST  Net Time  PERC HOLE DIAN  FT DEPTH		



Seal



		1	SOILS	LOG / PI	ERCOLAT	ION TEST	71	CUPTICE HOL	LED 10:
		9 of _19					EG	CURTIS E. HOL CE 9607 (1-2-20 PROFESSION	LER H
erforme	ed For:	Steve Kevan		_			100	CE 9607	20
gal De	scription	n: Paradise Sub	division					PROFESSION	VAL
pth, feet		Soil Type						PROFESSION	
-R	177	OL, grasses			Slope	S	ite Plan		
1-	111	1							
2-	11	ML, light bro	wn		3/1				
-\	11				9				
3 -	0	70 10			7.0				
4-, 8	9	SP-GP, yoris	es to s	P with GF	2		See attac	hed testhole & top	o man
- 0	8	medium coorse	e sonds		311		Oce attac	ned testrible & top	отпар
5	0				-	1.1			
6-0	36.				-				
7-0	80								
2	· 0.	SP-OP, trois	sit aliv	re gray,					
8-		Saturated							
				Dest of Management		a common E			
9 -	1:0	SM, mottled ble	ue, .	WAS GROUN	DWATER ENC Yes	OUNTERED? S	Slope		
94	2.5	SM, mottled blo	ue, .	IF YES, AT W	Yes HAT DEPTH?		Slope		
10-		SM, motiled blo	ue, -	IF YES, AT W	Yes HAT DEPTH? ( Heavy Se	eps)	Slope		
10-		SM, mottled blo	ue, .	IF YES, AT WI	Yes HAT DEPTH?	ens)	Slope		
11-	ELC LE	SM, mottled blo	ue, .	IF YES, AT WI	Yes HAT DEPTH? ( Heavy Se	7/5) G? 20)			
11	EAST SE	SM, mottled blo	ue, .	IF YES, AT WI	Yes HAT DEPTH? ( Heavy Se	PERCOL	ATION TEST	Depth to Water	Net Dro
11-		SM, mottled blo	ue,	IF YES, AT WI	Yes HAT DEPTH? ( Heavy Se R MONITORING ' ( 5 / 2 2 /	7/5) G? 20)	ATION TEST  Net Time	Depth to Water	Net Dro
11	E1515	SM, mottled blo	ue,	IF YES, AT WI	Yes HAT DEPTH? ( Heavy Se R MONITORING ' ( 5 / 2 2 /	PERCOLA Gross Time	ATION TEST  Net Time	Depth to Water	Net Dro
11- 12- 13- 14-	E14.12;	SM, mottled blo	ue,	IF YES, AT WI	Yes HAT DEPTH? ( Heavy Se R MONITORING ' ( 5 / 2 2 /	PERCOLA Gross Time	ATION TEST  Net Time	Depth to Water	Net Dro
11-	EAST STATES	SM, mottled blo	ue,	IF YES, AT WI	Yes HAT DEPTH? ( Heavy Se R MONITORING ' ( 5 / 2 2 /	PERCOLA Gross Time	ATION TEST  Net Time	Depth to Water	Net Dro
11- 12- 13- 14-	E14-15;	SM, motiled blo	ue,	IF YES, AT WI	Yes HAT DEPTH? ( Heavy Se R MONITORING ' ( 5 / 2 2 /	PERCOLA Gross Time	ATION TEST  Net Time	Depth to Water	Net Dro
11- 12- 13- 14- 15- 16-	Harden S.	SM, mottled blo	ue,	IF YES, AT WI	Yes HAT DEPTH? ( Heavy Se R MONITORING ' ( 5 / 2 2 /	PERCOLA Gross Time	ATION TEST  Net Time	Depth to Water	Net Dro
11- 12- 13- 14- 15-	15.1.2.1.2.1.2.1.2.1.2.1.2.1.2.1.2.1.2.1	SM, motiled ble	ue,	IF YES, AT WI	Yes HAT DEPTH? ( Heavy Se R MONITORING ' ( 5 / 2 2 /	PERCOLA Gross Time	ATION TEST  Net Time	Depth to Water	Net Dro
11- 12- 13- 14- 15- 16-		SM, motiled bl		IF YES, AT WI	Yes HAT DEPTH? (Heavy Se R MONITORING (5/22)  Date N/A visua	PERCOLA Gross Time	ATION TEST  Net Time		Net Dro
11- 12- 13- 14- 15- 16- 17-		SM, motiled ble		PERCOLATION	Yes HAT DEPTH? (Heavy Se R MONITORING (5/22)  Date N/A visua	PERCOL/ Gross Time al analysis only  (min/inch)	ATION TEST  Net Time  PERC HOLE DIA		Net Dro
11- 12- 13- 14- 15- 16- 17- 18-		SM, motiled blo		IF YES, AT WI	Yes HAT DEPTH? (Heavy Se R MONITORING (5/22)  Date N/A visua	PERCOLA Gross Time al analysis only	ATION TEST  Net Time  PERC HOLE DIA		Net Dro
11- 12- 13- 14- 15- 16- 17-		SM, motiled ble		Reading  PERCOLATION TEST RUN BE	Yes HAT DEPTH? (Heavy Se R MONITORING (5/22)  Date N/A visua	PERCOL/ Gross Time al analysis only  (min/inch)  FT AND  subdivision on	PERC HOLE DIAI		



								3
Izae via s	SOIL	S LOG / PE	RCOLA	TION TEST		R	CURTIS E. HOL	LER /
	#of					GG	CE 9607 PEO PROFESSIO	NEW N
	tion: Paradise Subdivision	-					AED 11-2-20	THE PARTY OF THE P
Logar Descrip	donFaradise Subdivision					1	PROFESSION	
Depth, feet	Soil Type		CO		In: ni			
1//	OL, grosses		Slope		Site Pla	ın		1
2-3-	ML, light brown		-					N
5	SP with trave silt, SP with silt	varies to				See attach	ned testhole & top	oo map
8 - G 10 - C 10	SP-GP, ofive gray 1 3", fews"+, medium (oarse sands	WAS GROUNI	Yes HAT DEPTH? '(sofur	ated)	Slope	7		
11-00-8	SP-GP, dork red	7	4,5'(5	(122/20)				
12-	staining			PERCO	DLATIC	N TEST		
13-	CM	Reading	Date	Gross T		Net Time	Depth to Water	Net Drop
14	SM, dense, olive gray		IN/A VISI	ual analysis o	only			
177 4 188					- 7			
154	SP, of we gray, satur-							
44.11	SP, of we gray, satur- oted, Moist No Impermeables							
15	No Impermeables	- PERCOLATION - TEST RUN BET	TWEEN V				METER	

DATE: 5/21/20

- PERFORMED BY: J. Wilkins



SOILS LOG	/ PERCOL	LATION	TEST
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TEST HOLE # 10 of 19

Performed For: Steve Kevan

Legal Description: Paradise Subdivision

CE 9607
PROFESSIONALE

Depth, feet Soil Type

1 - OL

ML, light brown

SP, alive brown, medium

Coarse sonds

Blue SM-6M, vibront Color,

Moist.

- Oo

Resolution of the color of the c

Site Plan

N
N
I
See attached testhole & topo map

SP, saturated, mrd:um roomse sonds

WAS GROUNDWATER ENCOUNTERED?
Yes

IF YES, AT WHAT DEPTH?

3.9' (Seeps)
DEPTH AFTER MONITORING?

3,9' (5/22/20)

Slope

No	Impermembles	-
		-

13-

14-

15-

16-

17-

18-

19-

20-

21-

22.

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
			TYCL TILLO	Deptil to water	Net Drop
-	IN/A VISUAI	analysis only			
	-	1		2	
		1			

- PERCOLATION RATE

\_\_\_\_(min/inch)

PERC HOLE DIAMETER\_

- TEST RUN BETWEEN V

FT AND \_\_\_\_\_ FT DEPT

- COMMENTS:	Testhole for	or subdivision	only, for	any other	use contact	Holler	Engineerin
Monitor :	nstalled	to 11'					

- PERFORMED BY: J. Wilkins

DATE: 5/21/20.

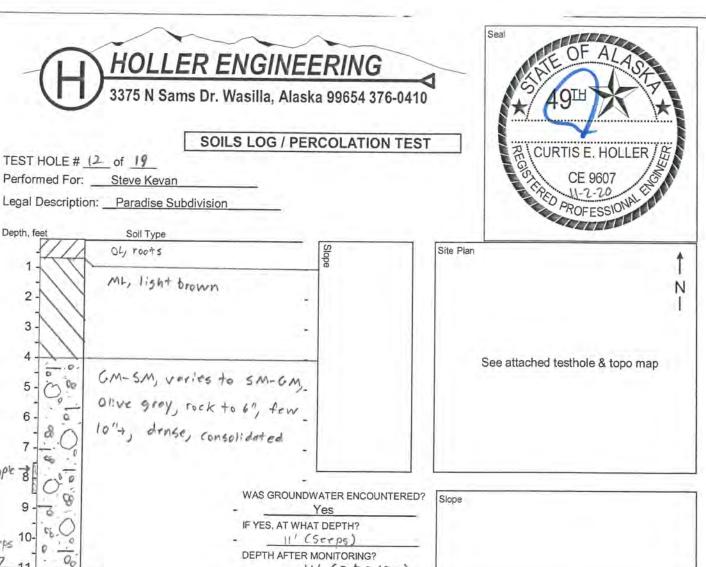
Seal



	3375 N Sams Dr. V	vasilia, Alas		376-0410	*	A9 <sup>11</sup>	<b>*</b>
		S LOG / PE	RCOLATI	ON TEST	77	CLIPTICE HOLL	ED / C
	# <u>[1]</u> of <u>[19]</u>				EGIE	CE 9607 PED PROFESSION	A STATE OF THE STA
	r: Steve Kevan					PA 11-2-20	(A)
Legal Descrip	tion: Paradise Subdivision					PROFESSION	
Depth, feet	Soil Type						
1	OL, grasses		Slope	Si	te Plan		1
2	ML, light brown						N
- 0	SP, olive gray, vo	ries to					1
3-8	SP with gravel		-				
4	2,311		2		See attach	ned testhole & top	o map
5-8							
9							
6-8-8							
seps - m			31				
V 8							
0 8 8	SP with gravely	WAS GROUND		DUNTERED? S	lope		
Hor - S	dork blue / black	IF YES, AT WH	Yes IAT DEPTH?	_			
104	color, medium		(Heavy Se				
11-	Cooise sands	DEPTH AFTER	( 5/22/				
12-	Staining			DEDCOL	ATION TEST		
	No Impermeables	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	The Ample of the Burd			l analysis sale			
13-	- inperneuses	1	N/A visua	Tanaiysis oniy			
13- 14-	The Property of		N/A visua	analysis only			
14-	The Timperinguals		N/A visua	analysis only			
14- 15-	The Timper New York		N/A visua	analysis only			
14-	The transfer second	-	N/A visua	analysis only			
14- 15-	The transfer sets		N/A visua	analysis only			
14- 15- 16- 17-		- DEPCOLATION				ATTER	
14- 15- 16- 17- 18-		- PERCOLATION	I RATE	(min/inch)	PERC HOLE DIAM	METER	
14- 15- 16- 17-		- PERCOLATION - TEST RUN BET	I RATE	(min/inch)		METER	
14- 15- 16- 17- 18-		- TEST RUN BET	RATE	(min/inch)FT AND	PERC HOLE DIAM	METER	Engineering

DATE: 5/21/20

- PERFORMED BY: J. Wilkins



. 0		PERCOLATION TEST							
18 -		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		
134		-	N/A visual	analysis only					
14- 2- 4		-							
15- 8.8									
16						- 1			
17-	No Impermeables								
18-		- PERCOLATION			PERC HOLE DIAM	METER			
9-				_FT AND					
20-			nestrole for s		for any other	use contact Holler	r Enginee		

14-

15-

16-

17-

18-

19.

20-

21-

22

N



SOILS	LOG	PERCOL	ATION	TEST
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Steve Kevan

Legal Description: Paradise Subdivision

epth, feet	Soil Type		
1	OL, grasses		Slope
1	ML, light brown		
2		-	
3-00	SM-GM, dense		
4. 0		2	
5-00-	¢ .		
6-0	SP-GP, olive gr	ey, rock	
7-)	to 6", few 8"+,	meny 14"4	
10.0	lorge 30"+ bould	er at	
8-	bottom	-	ATER ENCOUNTERED
9-	1 2 2 2 2 2 2 2		No

CURTIS E. HOLLER

CE 9607

CE 9607

CE 9607

CE 9607

CE 9607

CE 9607

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED

NO
IF YES, AT WHAT DEPTH?

N/A
DEPTH AFTER MONITORING?

YES, AT WHAT DEPTH? N/A					
EPTH AFTE	R MONITORING N/A	?			
		PERCOLATI	ON TEST		
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visua	analysis only			

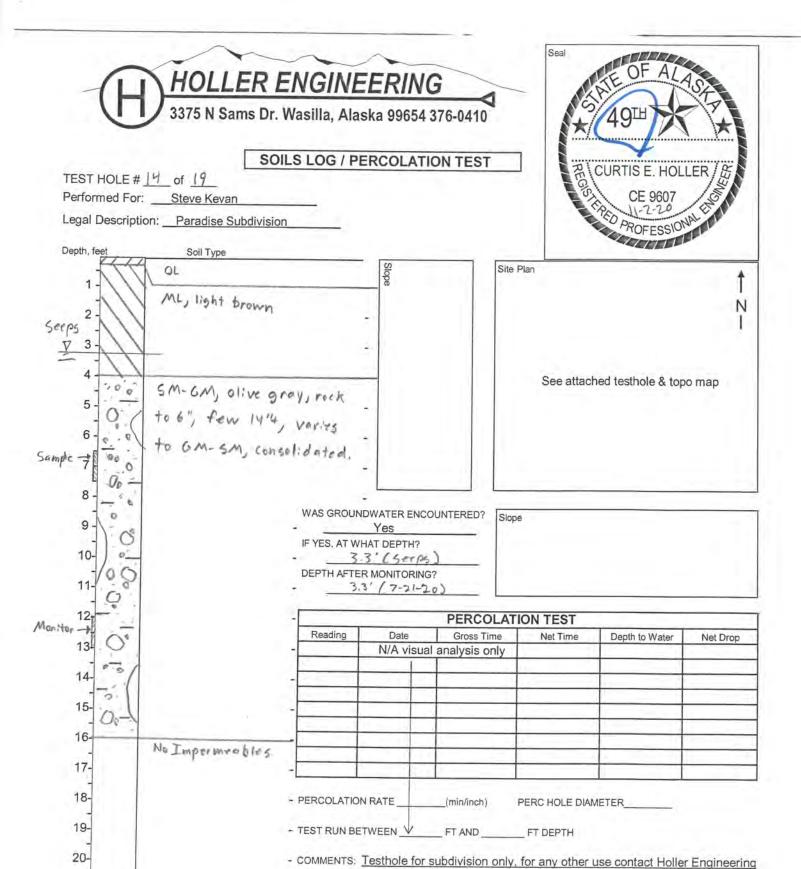
Slope

Site Plan

-			PERCOLAT	ION TEST		
	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
-		N/A visu	al analysis only			
1	10	1				
-						
			I The state of the			
-						
	-		1	4		
-						-
- F	PERCOLATIO	N RATE	(min/inch)	PERC HOLE DIAM	METER	

21.

22.



DATE: 5/22/20

Monitor installed to 13'

- PERFORMED BY: J. Wilkins

Seal



		LS LOG / P	ERCOLAT	ON TEST		CURTIS E. HOL	LER / 8:
ST HOLE # 15 of formed For:					G.	CE 9607	1
	Paradise Subdivision					PROFESSION	IN THE PARTY
jai bosonption	aradise Subdivision					PROFESSIO	
th, feet	Soil Type		- To	69-	Plan		
1-11 00			Slope	Site	Plan		
	, drnse, light brow	vn.					
2- 60	1-5M varies 1	· · · ·	-				
3-0 8	1-5M, veries to 15e, consolidate	SM-GM,	200				
4 0 00 00	few 8"+	ed, rock to	31		0 "		
5-000	15m 8 +				See attac	hed testhole & top	oo map
5-000			7				
6- 50 50-	GP, olive gray,	r h 111	4				
7-600	is he	1011,	311				
-) 6	v 12"4, vories to	o trace sit	7				
8-00		4444 25 50 70					
8-00		WAS GROUN	NDWATER ENC	OUNTERED? Slo	pe		
9		IF YES, AT W	Yes HAT DEPTH?		pe		
9		IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?  (1:5 N + 5	<u>&lt;ερ5)</u>	pe		
9 10 0		IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?	<u>&lt;ερ5)</u>	De		
11-		IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?  (1:5 N + 5	250) 37 -20)			
11-		IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?  I' (1:5 h + 5)  R MONITORING  S' (7-21)  Date	PERCOLAT		Depth to Water	Net Dro
11-		IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?  I' (1:5 h + 5)  R MONITORING  S' (7-21)  Date	PERCOLAT	TION TEST	Depth to Water	Net Dro
11-		IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?  I' (1:5 h + 5)  R MONITORING  S' (7-21)  Date	PERCOLAT	TION TEST	Depth to Water	Net Dro
11-		IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?  I' (1:5 h + 5)  R MONITORING  S' (7-21)  Date	PERCOLAT	TION TEST	Depth to Water	Net Dro
3- O ( 4- O )		IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?  I' (1:5 h + 5)  R MONITORING  S' (7-21)  Date	PERCOLAT	TION TEST	Depth to Water	Net Dro
11- 12- 13- 0- 4- 0- 5- 6-	Two of marchine	IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?  I' (1:5 h + 5)  R MONITORING  S' (7-21)  Date	PERCOLAT	TION TEST	Depth to Water	Net Dro
11- 12- 0° 4-0° 5-0°	Impermeables,	IF YES, AT W - 5,5 DEPTH AFTE	Yes HAT DEPTH?  I' (1:5 h + 5)  R MONITORING  S' (7-21)  Date	PERCOLAT	TION TEST	Depth to Water	Net Dro
111- 112- 113- 114- 115- 116- 117- 117- 117- 117- 117- 117- 117		IF YES, AT W  5,5  DEPTH AFTE  Reading	Yes PHAT DEPTH?  I' (I:5 M + 5) PHAT DEPTH?  I' (I:5 M + 5) PHAT DEPTH?  Date  N/A visua	PERCOLAT Gross Time Il analysis only	Net Time		Net Dro
111- 112- 113- 114- 115- 116- 117- 117- 117- 117- 117- 117- 117		IF YES, AT W - 5,5 DEPTH AFTE	Yes PHAT DEPTH?  I' (I:5 M + 5) PHAT DEPTH?  I' (I:5 M + 5) PHAT DEPTH?  Date  N/A visua	PERCOLAT	TION TEST		Net Dro
111- 112- 113- 114- 115- 115-		IF YES, AT W  5,5  DEPTH AFTE  Reading	Yes PHAT DEPTH? Date N/A visua	PERCOLAT Gross Time Il analysis only	Net Time		Net Dro
111- 112- 113- 114- 115- 115- 115- 115- 115- 115- 115		F YES, AT W  - 5,5  DEPTH AFTE  - 7  Reading  - PERCOLATIO  - TEST RUN BE	Yes PHAT DEPTH? Yes PHAT DEPTH? Yes PHAT DEPTH? Yes PHAT DEPTH? PHAT DEPTH? PHAT DEPTH? PHAT DEPTH? PHAT DEPTH? PHAT DEPTH? PHAT DEPTH. PH	PERCOLAT Gross Time If analysis only (min/inch) FT AND	PERC HOLE DIA		

Ν



SOILS LOG / F	PERCOLA	<b>FION TEST</b>
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TEST HOLE # 16 of 19

12-

13-

15-

17

18-

19-

20-

21-

22

Performed For: Steve Kevan

Legal Description: Paradise Subdivision

Depth, feet QL ML, light brown SM-GM, varies to SP-OP With silt, rock to 5", few 10"4

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

IF YES, AT WHAT DEPTH?

DEPTH AFTER MONITORING?

SP-GP, olive gray,

Tork to 4", few 104 No Impermebles

Site Plan

PERCOLATION TEST Reading Net Time Depth to Water Net Drop N/A visual analysis only \_\_\_(min/inch) PERC HOLE DIAMETER\_

- PERCOLATION RATE \_

- TEST RUN BETWEEN V FT AND \_

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 5/22/20

	SOI	ILS LOG / PE	RCOLATIC	N TEST	7		
THOLE#	17 of 19	LO LOG / I L	NOOLATIC	JN 1L31	REGIS	CURTIS E. HOL	LER E
	Steve Kevan					CE 9607	A STATE OF THE PARTY OF THE PAR
al Description	on: Paradise Subdivision	<u> </u>				PROFESSION	VAL
h, feet	Soil Type		ro:	la:		4466	
1. 7	OL, grosses		Slope	Site	Plan		
2 7	ML, red-brown, va. brown SM-ML						
000	SM-GM, oliveg	ray, dense,	1				
3-	rock to 3", few	5"+, stands					
4 -0	Well				See attack	ned testhole & top	oo map
5	SM of we have		_				
6	SM, alive brown, Stands Well	smears,					
7 7	11,144,3144,610						
7							
0	SM-GM, olive gro	y, rock to					
8 5.8	SM-GM, alive gro 3", frw 5"4	y, Veck to WAS GROUND		UNTERED? Sio	pe		
8.0.8	SM-GM, alive gro 3", frw 5"4	WAS GROUND	Yes AT DEPTH?	UNTERED? Slo	pe		
8 0. g 9 . 0.	SM-GM, alive gra 3", frw 5"4	WAS GROUND  IF YES, AT WHA	Yes AT DEPTH?		ре		
8 0. g 9 . 0.	3", fry 5"4  SM-CM, Varies to	WAS GROUND  IF YES, AT WHA  IO.5'(5)  DEPTH AFTER  12'(	Yes AT DEPTH?	,	pe		
8 0 9 9 0 0 10 0 0	3", f=w 5"4	WAS GROUND  IF YES, AT WHA  IO.5'(5)  DEPTH AFTER  12'(	Yes AT DEPTH?  AT DEPTH?  MONITORING?	,			
8 0 9 9 0 0 10 0 0	SM-CM, Varies to GM-SM, Soturated,	WAS GROUND  IF YES, AT WHA  IO.5'(5)  DEPTH AFTER  12'(	Yes AT DEPTH?  MONITORING?  Out 1	PERCOLA'		Depth to Water	Net Dr
8	3", fry 5"4  SM-CM, Varies to	WAS GROUND  IF YES, AT WHA  JO.5'(5'  DEPTH AFTER  12'(	Yes AT DEPTH?  MONITORING?  Out 1	PERCOLA	TION TEST	Depth to Water	Net Dr
8 - \(\begin{align*} \text{9} & \cdot \\ \text{0} & \text{10} \\ \text{11} & \cdot \\ \text{12} & \cdot \\ \text{13} & \text{13} \end{align*}	SM-CM, Varies to GM-SM, Soturated,	WAS GROUND  IF YES, AT WHA  JO.5'(5'  DEPTH AFTER  12'(	Yes AT DEPTH?  MONITORING?  Out 1	PERCOLA'	TION TEST	Depth to Water	Net Dr
8 - \(\begin{align*} \text{9} & \cdot \\ \text{0} & \text{10} \\ \text{11} & \cdot \\ \text{0} & \text{12} \\ \text{0} & \text{2} \\ \text{13} & \text{14} \\ \text{15} \\ \te	SM-CM, Varies to GM-SM, Soturated,	WAS GROUND  IF YES, AT WHA  JO.5'(5'  DEPTH AFTER  12'(	Yes AT DEPTH?  MONITORING?  Out 1	PERCOLA'	TION TEST	Depth to Water	Net Di
8 0 9 9 0 0 10 0 0	SM-CM, Varies to GM-SM, Soturated,	WAS GROUND  IF YES, AT WHA  JO.5'(5'  DEPTH AFTER  12'(	Yes AT DEPTH?  MONITORING?  Out 1	PERCOLA'	TION TEST	Depth to Water	Net Dr
8 - Co. 9 9 - C. O. 11 - C. 12 - C. C. 13 - C. C.	SM-CM, Varies to GM-SM, Soturated,	WAS GROUND  IF YES, AT WHA  JO.5'(5'  DEPTH AFTER  12'(	Yes AT DEPTH?  MONITORING?  Out 1	PERCOLA'	TION TEST	Depth to Water	Net Dr
8 - 0 · 9 · 0 · 10 · 0 · 11 · 0 · 12 · 0 · 13 · 14 · 15 · 16 · 7 · 7 · 7 · 7 · 7 · 7 · 7 · 7 · 7 ·	SM-CM, Varies to GM-SM, Soturated,	WAS GROUND  IF YES, AT WHA  JO.5'(5'  DEPTH AFTER  12'(	Yes AT DEPTH? MONITORING?  Date N/A visual	PERCOLA' Gross Time analysis only	Net Time		Net Dr
8 - C · § 9 - C · C · C · C · C · C · C · C · C · C	SM-CM, Varies to GM-SM, Soturated,	WAS GROUND  IF YES, AT WHA  Lo. 5'(5')  DEPTH AFTER  12'(	Yes AT DEPTH? MONITORING?  Date N/A visual	PERCOLA' Gross Time analysis only  (min/inch)	Net Time  PERC HOLE DIA		Net D

Seal



	SO	LS LOG / PE	RCOLATIO	ON TEST		<b>V</b>	,
	18 of 19			011 1201	REG	CURTIS E. HOL  CE 9607  IN-220  PROFESSION	LER E
	:Steve Kevan				0	CE 9607	THE N
Descript	ion: Paradise Subdivisio	1			1	PROFESSION	VAL
eet	Soil Type						
17	Ob, grosses		Slope		Site Plan		
17	ML, light brown, SM-ML	worles to					1
0, -	SP-GP, olive gr to 3", few 6"4	oy, rock			See attac	ched testhole & top	ю тар.
00	Sloughs, Volirs	to 5P-0P					
00	With trong si	H Doctor					
0	of GP througho	ut.					
0		WAS GROUND  IF YES, AT WH.  DEPTH AFTER	No AT DEPTH? N/A		Slope		1
F88				PERCOL	ATION TEST		
- 538		Reading	Date	Gross Tim		Depth to Water	Net Drop
	No Impermebbs	-	N/A visual	analysis on	ly		
4		-					
				1			
		- PERCOLATION	RATE	(min/inch)	PERC HOLE DIA	AMETER	
		- TEST RUN BET	WEEN V	_ FT AND	FT DEPTH		
		- COMMENTS: T	esthole for s	subdivision o	only, for any other	use contact Holle	r Enginee
						DATE: 7-21-20	

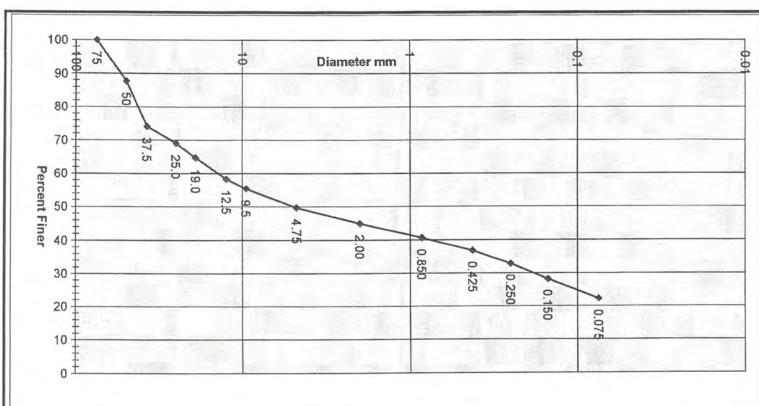


	3375 N Sams Dr. V	- 1-1-					/ X
TEST HOLE	E#19 of 19	LS LOG / P	ERCOLA	TION TEST		CURTIS E. HOL	LER E
	For: Steve Kevan				G G	CE 9607	3
Legal Descr	ription: Paradise Subdivision				-	CE 9007	VALE
Depth, feet	Soil Tupe					MOFESSIO	
-K	OL, rocts, grasses		Slope		Site Plan		
1		(A) + (C)					Ī
2-	- Variety Variety	5 TO SM-M	h				N
2	0. SP-GP, varies to a olive brown, medium	SP with GP					1
0	or Sands	m coarse	-				
7 100			-		See attac	hed testhole & top	oo map.
5-0	1) 01101 9100	, rock to	3				
6- 1	0. 4", few 7"+, s	loughs,					
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7- 0	2		-				
8 -		7741330 T	-				
9-0	SP-GP, rock to	- WAS GROUN	IDWATER EN Y€5	COUNTERED?	Slope		
erps - 9	5 few 10"4	IF YES, AT W	HAT DEPTH?	?			
A 10 0	3	DEPTH AFTE		NG?			
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7/512-		-		PERCOL	ATION TEST		
13-	No Impermeables	Reading	Date N/A vice	Gross Time		Depth to Water	Net Drop
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16-							
-		7					
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18-		- PERCOLATIO	N RATE	(min/inch)	PERC HOLE DIA	METER	
19-		- TEST RUN BE	TWEEN _	FT AND	FT DEPTH		
17- 18- 19- 20-						uoo oostast Hell	Harris
- +	V .	- COMMUNICION IS:	- confole 10	JI SUDUIVISION O	nly, for any other	use contact Holle	r <u>Engineering</u>
21-		-					
22		- PERFORMED	BY: J. Wilkins			DATE: 7-21-20	



2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721

e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	88
1.5"	37.5	74
1"	25.0	69
3/4"	19.0	65
1/2"	12.5	58
3/8"	9.5	55
#4	4.75	50
#10	2.00	45
#20	0.850	41
#40	0.425	37
#60	0.250	33
#100	0.150	28
#200	0.075	22.2

Client:

Don Paterson-Holler Eng

Soil Description: Silty Gravel with Sand

Project

Paradise Ridge

Unified Classification: GM

Sample Location: TH#1 @ 7'

Appears Non-plastic

Date

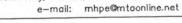
11/2/2020

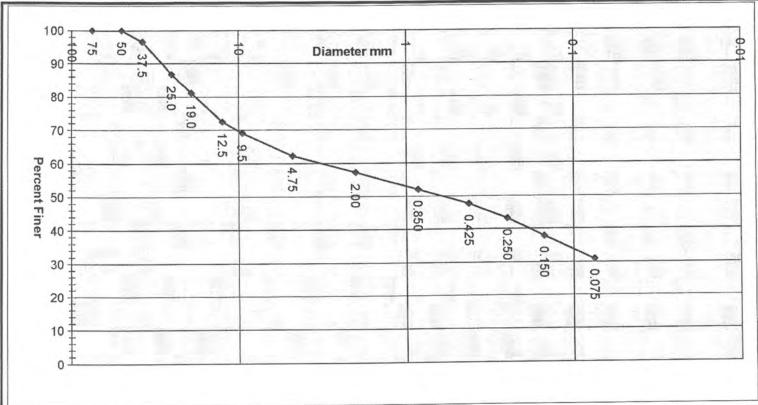
Sample Date: 5/21/2020

Proj. no:



Phone: (907) 745-4721 2605 N. Old Glenn Hwy, Palmer, AK 99645





Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	96
1"	25.0	87
3/4"	19.0	81
1/2"	12.5	73
3/8"	9.5	69
#4	4.75	62
#10	2.00	57
#20	0.850	52
#40	0.425	48
#60	0.250	43
#100	0.150	38
#200	0.075	30.8

:lient:

Don Paterson-Holler Eng

Soil Description: Silty Gravel with Sand

roject

Paradise Ridge

Unified Classification: GM

Sample Date: 5/21/2020

sample Location: TH#2 @ 6'

Low PI to NP

Similar to THs #5, #7, #17

Proj. no:

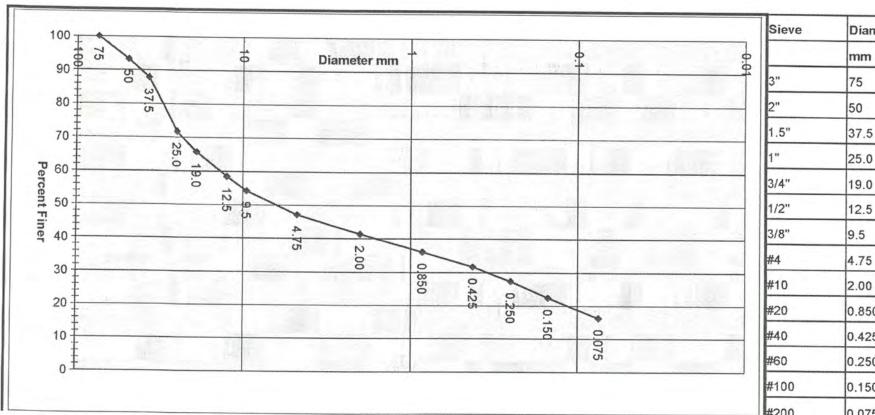
Date

20097

11/2/2020



2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	93
1.5"	37.5	88
1"	25.0	72
3/4"	19.0	66
1/2"	12.5	58
3/8"	9.5	54
#4	4.75	47
#10	2.00	41
#20	0.850	36
#40	0.425	32
#60	0.250	27
#100	0.150	22
#200	0.075	16.4

lient:

Don Paterson-Holler Eng

Soil Description: Silty Gravel with Sand

'roject

Paradise Ridge

Unified Classification: GM

ample Location: TH#3

Appears Non-plastic

Date

11/2/2020

Sample Date: 5/21/2020

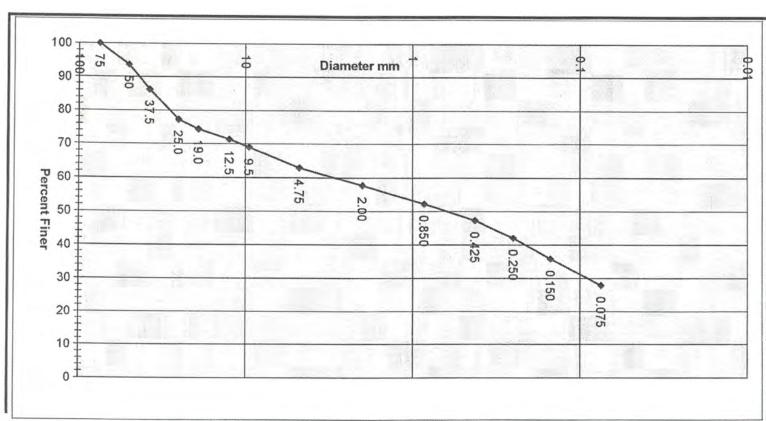
Proj. no:





CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721

e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	94
1.5"	37.5	86
1"	25.0	77
3/4"	19.0	74
1/2"	12.5	71
3/8"	9.5	69
#4	4.75	63
#10	2.00	58
#20	0.850	52
#40	0.425	47
#60	0.250	42
#100	0.150	36
#200	0.075	27.9

Client:

Don Paterson-Holler Eng

Soil Description: Silty Gravel with Sand

<sup>2</sup>roject

Paradise Ridge

Unified Classification: GM

Sample Location: TH#4 @ 7'

Appears Non-plastic

Date

11/2/2020

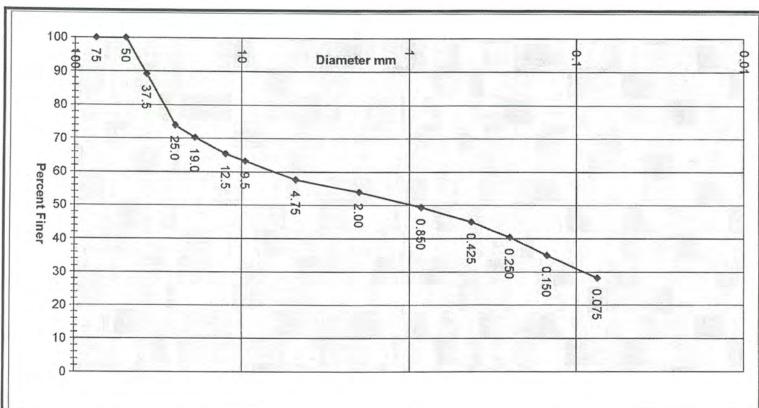
Sample Date: 5/21/2020

Proj. no:



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e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	89
1"	25.0	74
3/4"	19.0	70
1/2"	12.5	65
3/8"	9.5	63
#4	4.75	58
#10	2.00	54
#20	0.850	49
#40	0.425	45
#60	0.250	40
#100	0.150	35
#200	0.075	28.2

lient:

Don Paterson-Holler Eng

Soil Description: Silty Gravel with Sand

roject

Paradise Ridge

Unified Classification: GM

ample Location: TH#5

Low PI to NP

Similar to THs #2, #7, #17

Date

11/2/2020

Sample Date: 5/21/2020

Proj. no:

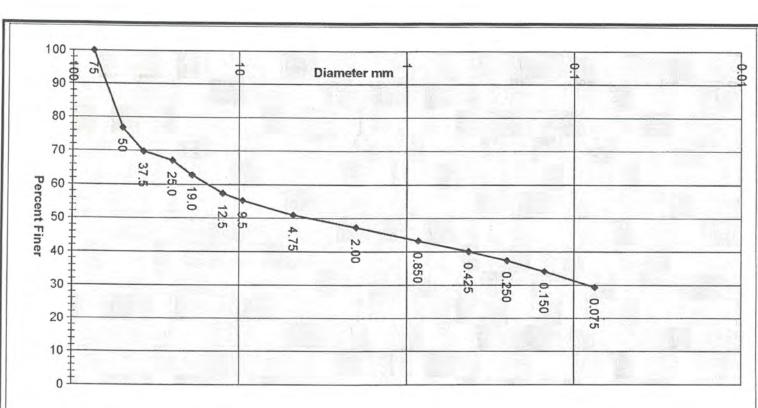




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e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	77
1.5"	37.5	70
1"	25.0	67
3/4"	19.0	63
1/2"	12.5	57 ·
3/8"	9.5	55
#4	4.75	51
#10	2.00	47
#20	0.850	43
#40	0.425	40
#60	0.250	37
#100	0.150	34
#200	0.075	29.4

Client:

Don Paterson-Holler Eng

Soil Description: Silty Gravel with Sand

roject

Paradise Ridge

Unified Classification: GM

Sample Location: TH#7 @ 7'

Low PI to NP

Similar to THs #2, #5, #17

Date

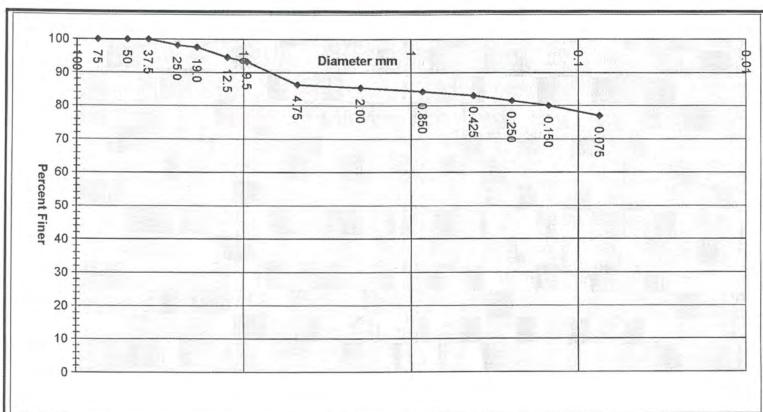
11/2/2020

Sample Date: 5/21/2020

Proj. no:



CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	98
3/4"	19.0	98
1/2"	12.5	95
3/8"	9.5	93
#4	4.75	86
#10	2.00	85
#20	0.850	84
#40	0.425	83
#60	0.250	82
#100	0.150	80
#200	0.075	77.0

lient:

Don Paterson-Holler Eng

Soil Description: Silt with Gravel or Clay ith Gravel

'roject

Paradise Ridge

Unified Classification: ML or CL

Sample Location: TH#12 @ 8'

Date

11/2/2020

Sample Date: 5/22/2020

Proj. no:

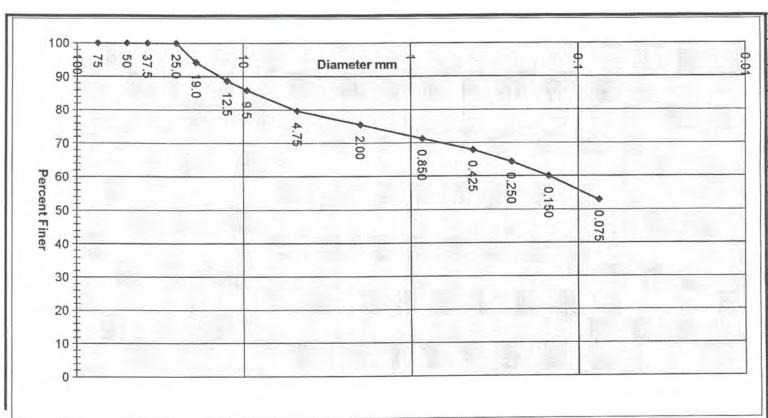
# EXHIBIT B -3



### MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721

e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	94
1/2"	12.5	89
3/8"	9.5	86
#4	4.75	80
#10	2.00	76
#20	0.850	71
#40	0.425	68
#60	0.250	64
#100	0.150	60
#200	0.075	52.8

Client:

Don Paterson-Holler Eng

Soil Description: Sandy Silt with Gravel or Csandy Clay with

Project

Paradise Ridge

Unified Classification: ML or CL

Sample Location: TH#14 @ 4'

Date

11/2/2020

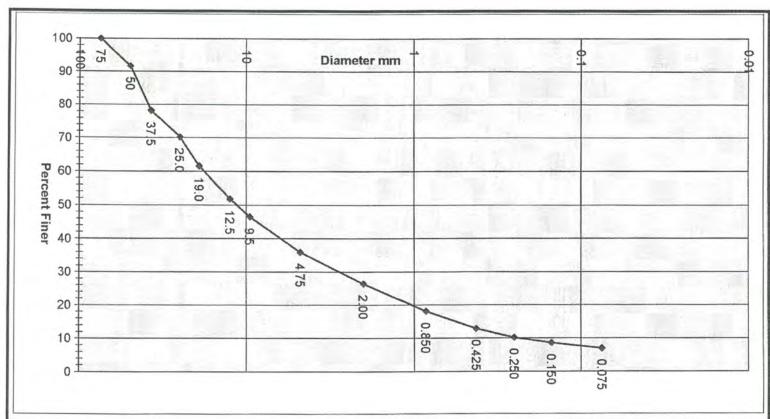
Sample Date: 5/22/2020

Proj. no:



CONSULTING ENGINEERS | LABORATORY 2605 N. Old Glenn Hwy, Palmer, AK 99645 | Phone: (907) 745-4721

e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	92
1.5"	37.5	78
1"	25.0	70
3/4"	19.0	62
1/2"	12.5	52
3/8"	9.5	46
#4	4.75	36
#10	2.00	26
#20	0.850	18
#40	0.425	13
#60	0.250	10
#100	0.150	9
#200	0.075	6.9

lient:

Don Paterson-Holler Eng

Soil Description: Well Graded Gravel with Silt and Sand

roject

Paradise Ridge

Unified Classification: GW-GM

Date 11/2/2020

ample Location: TH#16 @ 6'

Appears Non-plastic

 $C_u = 76$ 

Sample Date: 5/22/2020

C<sub>c</sub>= 2.1

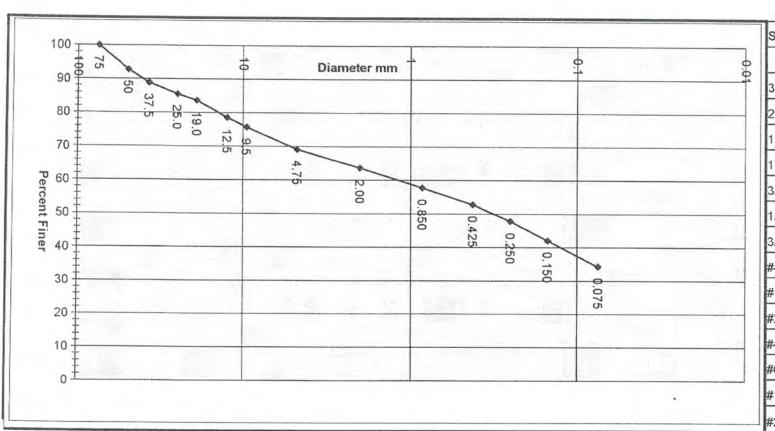
Proj. no:



CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721

e-mail: mhpe@mtaonline.net





Sieve	Diameter	Percent
	mm	Finer
"	75	100
991	50	93
.5"	37.5	89
11	25.0	86
/4"	19.0	84
/2"	12.5	79
/8"	9.5	76
4	4.75	69
10	2.00	64
20	0.850	58
40	0.425	53
60	0.250	48
100	0.150	42
200	0.075	34.3

Client: Project

Don Paterson-Holler Eng

Paradise Ridge

Sample Location: TH#17

Soil Description: Silty Sand with Gravel

Unified Classification: SM

LL= 19 ;PL= 17 ;PI= 2

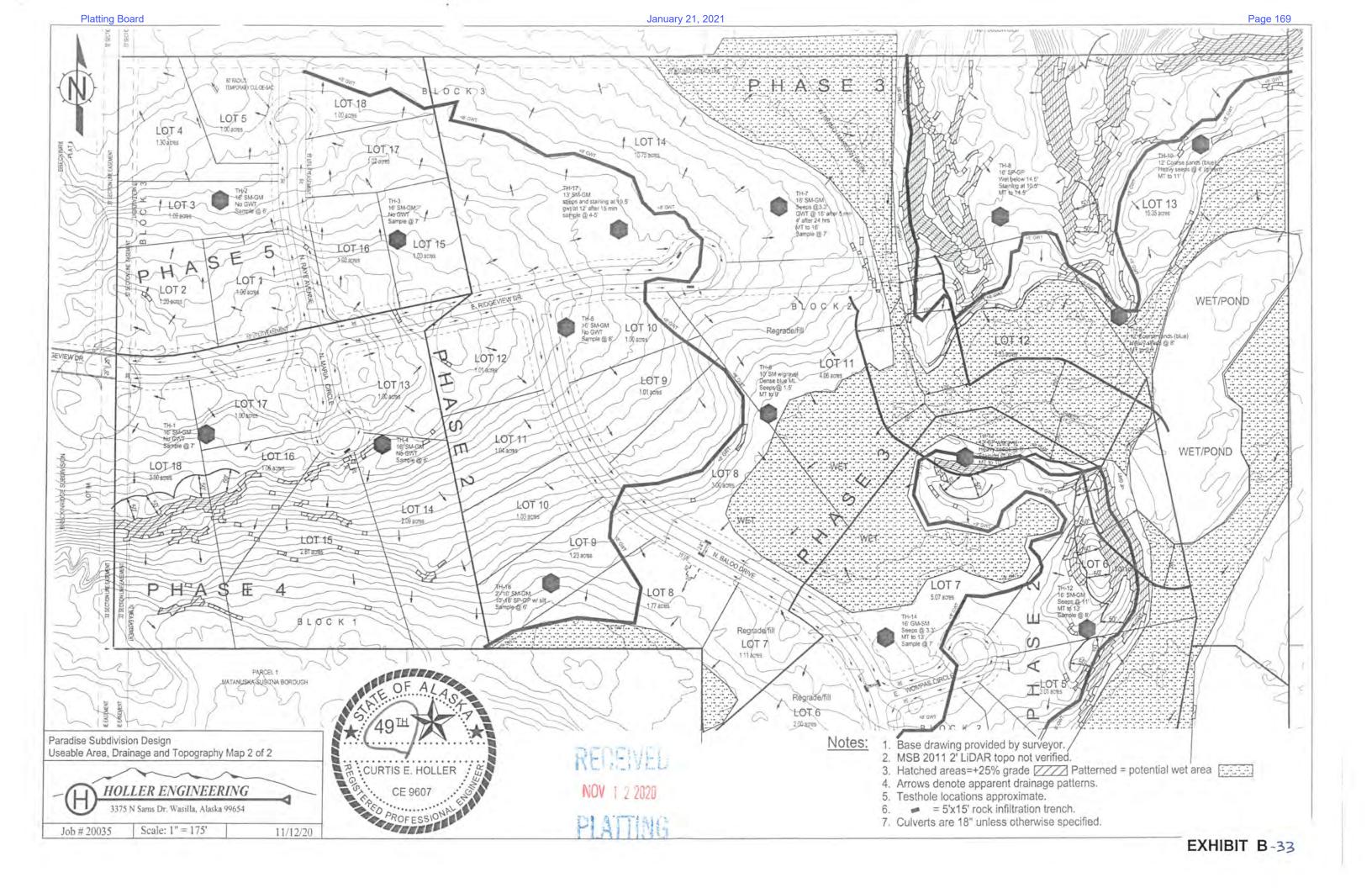
Sample contains 23% cobbles over 3" not included on graph

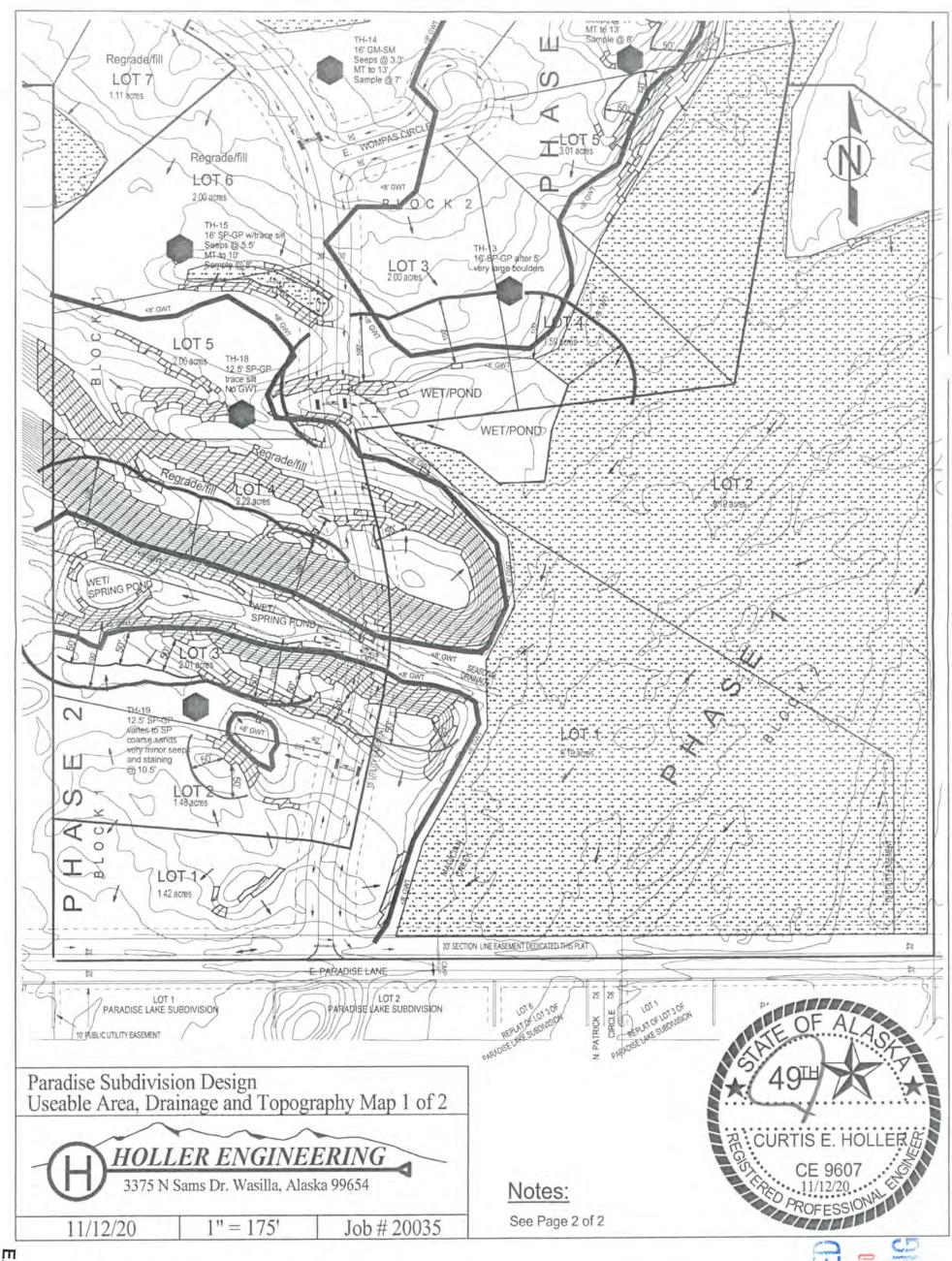
Date

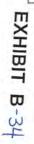
11/2/2020

Sample Date: 7/21/2020

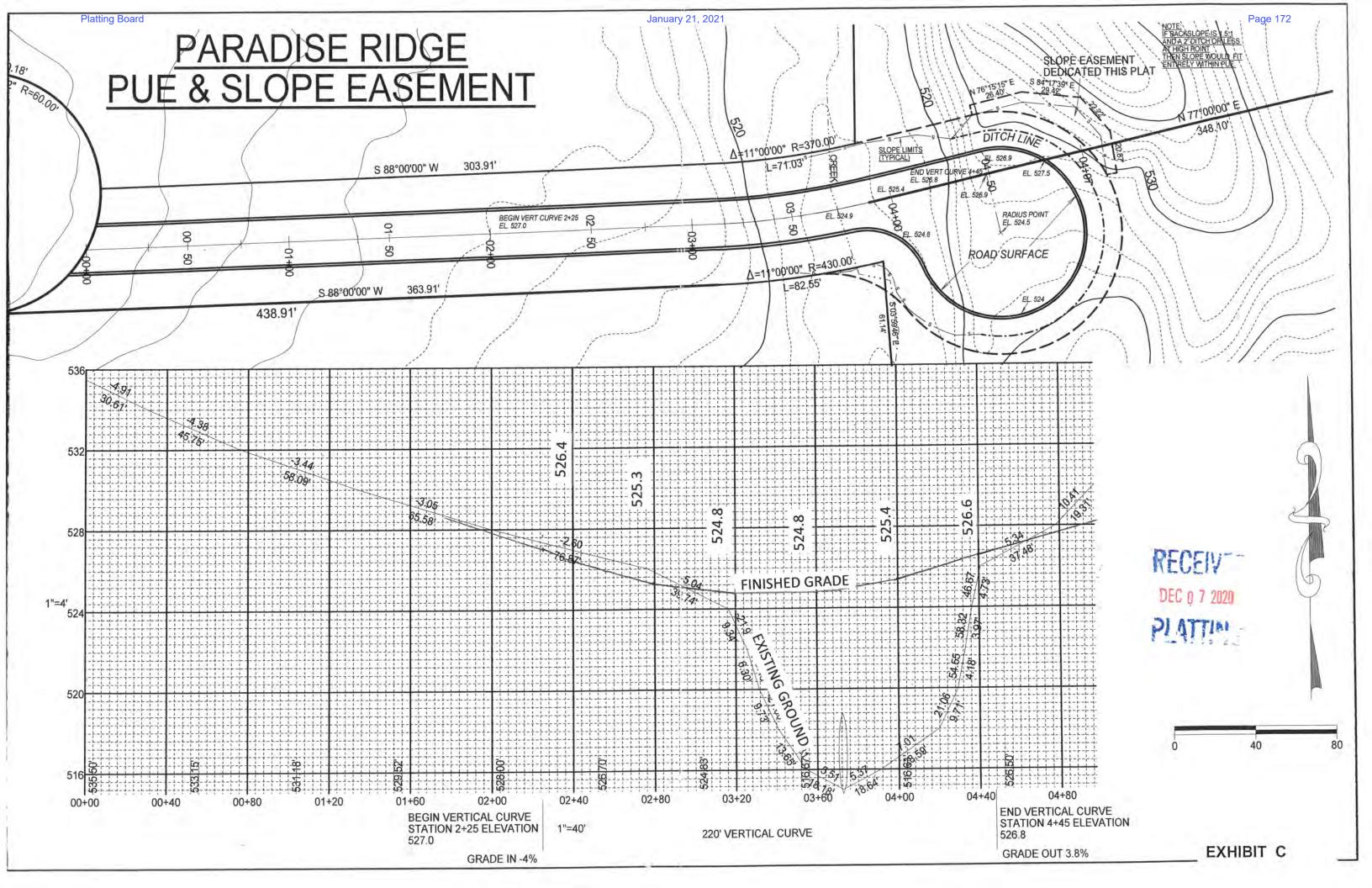
Proj. no:











#### **PARADISE RIDGE**

11/21/20

Fred Wagner Cheryl Scott MSB Platting Department



Fred and Cheryl,

With this submission of Paradise Ridge we are including a dedication of a 25'Building Setback for future ease of the MSB in making a connection from Schrock Road to Wasilla Fishhook via E. Burlwood Drive if the MSB finds the need. E. Burlwood Drive is dedicated on the north side of the ¼ section line. The same ¼ section line forms the northerly boundary of this subdivision. It is logical to extend this alignment to Wasilla Fishhook Road as it is common practice to have intersections on the ¼ mile. An alignment south of the ¼ section line would involve multiple properties which is typically difficult to coordinate and purchase right of way for. The recently recorded plat of Broken Tree Ridge in Section 23 has also dedicated the same 25' building setback and a pre-app for Tax Parcel A004 to the east of this subdivision in Section 24 has also proposed an alignment on the north side of the 1/4 section line which would keep the MSB from involving the multiple lots within the Danridge Subdivision. Comments from the Planning Division for the plat of Broken Tree Ridge included the desire for the extension of E. Burlwood Drive. Though the 25' building setback was not requested for this plat, the owners have volunteered it as we know that it will assist future connectivity. The attached EXHIBIT A shows the general area of discussion.

Directly to the east of the subject parcel the land is developed to its maximum extent. To the east the land is divided into 5 acre waiver parcels that access from E. Paradise Lane. Also to the east of the subject parcel and to the north of the waiver parcels exists Unit #2 of Coan's Moose Run Condo. This Unit #2 is mostly unusable land with its only usable area being in its extreme SE corner. Unit 1 is accessed via E. Lasalle Street on the east. The extent of the unusable land is shown on attached EXHIBIT D which is the USDA soil mapping.

Unit 2 is shown as mostly "Sm" soils which are a mucky peat. The water table is just below the surface here with many underground water flows just below the surface originating from the NE. These same poor soils continue through the subject parcel which is the reason that we have created our Lots 1 and 2, Block 2 as large parcels. There is no need to access this adjoining unusable land with limited to no potential for future development.

We are providing a connection to the future extension of E. Burlwood Drive via N. Raye Circle. for interconnectivity in the most logical and constructable location. N. Rayle Circle connects to E. Burlwood Drive approximately 400' to the east of the section line easement that connects to E. Carlson Rd., a 50' wide Public Use Easement that is shown on attached EXHIBITS B & C. Both the MSB aerial and the USDA soils mapping show that the Carlson / Burlwood connection is in the most suitable location. And it puts the connection at the section line on the ¼ mile spacing. N. Raye Circle is approximately 400 feet east of this intersection which comports with the current SCM that requires a separation distance of 330' or more, and also comports with the soon to be in effect new SCM that requires 300' or more between intersections a collector road or minor collector road which E. Burlwood would function as.

Parcels B007 and B008 to the north of the subject parcel have access to and from E. Carlson Rd., E. Pamela Drive and the 83' wide section line easement connected to the west. Parcel B007 has most of its usable area along Carlson and along the section line easement. There is also a pond within the Sa area shared by B007 and B008 that is also shown on EXHIBIT C. Parcel B008 has very limited potential for future development. The MSB topographic mapping and the USDA soils mapping show there to be approximately 5-6 acres of usable area as defined by MSB Title 43. The development potential is limited by extreme topographical constraints with many slopes being 25-40%, the accompanying 50' setbacks from the top of steep slopes for usable area, and areas of "Sa" soils which are classified as Salmatof Peat. These same constraints to future development are found within Lot 13, Block 2 of Paradise Ridge subdivision. Parcel B008 has its access from E. Carlson Rd. and E. Pamela Drive. The very limited potential for any future division of B008 or B007 would be accomplished from Pamela/Carlson or Burlwood . The usable area on B008 is only 700' or so from Carlson along an existing constructed access driveway as opposed to twice that distance from anywhere within this subdivision.

Again connectivity is provided via the section line on the west, the connection of N. Raye Circle, the connection to and extension of E. Ridgecrest drive connecting to N. Baloo Drive connecting to E. Paradise Lane, and the extension of E. Burlwood Drive. Due to other existing or proposed access, ease of utilization of existing accesses, topographical constraints, unsuitable soils, the small amount of usable area on the adjoining parcels, and the very limited potential for future development - any development of which is more easily accessed utilizing the current accesses, no further connections are necessary.

Please contact me if there are any questions.

Respectfully,

Gary LoRusso

cleared and are used for crops. It is suited to all crops

adapted to the Area. (Management group 1)

Schrock silt loam, undulating (3 to 7 percent slopes) (ShB).—This soil is of minor extent. It occurs as small scattered areas near secondary streams. Generally, it contains more fine sand in the upper layers and is shallower to coarse sand and gravel than Schrock silt loam, nearly level. Small inclusions of Homestead soils are fairly common.

This soil is suited to all crops adapted to the Area, but it is slightly susceptible to erosion if cultivated. (Management group 3)

#### Sea Cliffs

Sea cliffs (SI) rise more than 100 feet above several of the beaches along Knik Arm near Goose Bay. Moderately fine textured silty and sandy sediments are exposed in the lower parts of these cliffs; gravelly material is generally exposed in the upper parts.

Most areas are barren of vegetation, but a few partly stabilized areas support patches of alder and willow and a few birch trees. This land is not suitable for crops or

for grazing. (Management group 35)

#### Slikok Series

The Slikok series consists of poorly drained, very dark colored soils that formed in mucky and silty sediments along secondary drainageways, in seepage areas, and on lowlands around lakes and muskegs. These soils are moderately extensive and are scattered throughout the Area.

These soils have a thick, black, mucky surface layer and a very dark colored silty and mucky subsoil. They are darker than the Wasilla and Torpedo Lake soils, and they lack the firm, moderately fine textured subsoil that is typical of those soils. They are darker than the Coal Creek soils.

The dominant vegetation consists of alder, willow, and paper birch, but in places there are patches of grass growing in large tussocks.

Representative profile of Slikok mucky silt loam in the SE¼SE¼ sec. 1, T. 17 N., R. 1 W., Seward Meridian:

O1—12 to 7 inches, black (5YR 2/1) mat of decomposing organic material; clear, smooth boundary, 2 to 6 inches thick,

O2—7 inches to 0, black (5YR 2/1), finely divided, decomposing organic matter containing a few coarse woody particles; many roots; gradual, smooth boundary. 3 to 15 inches thick.

A1—0 to 8 inches, black (5YR 2/1) mucky silt loam; a few pockets of dark reddish-brown, finely divided organic matter; weak, fine, granular structure; nonplastic, nonsticky; roots plentiful; strongly acid; gradual, wavy boundary. 6 to 20 inches thick.

AC-8 to 42 inches, very dark gray (10YR 3/1) mucky silt loam; lenses of dark grayish-brown (10YR 4/2) silt loam; massive; nonsticky, nonplastic; few thin lenses of fine sand and thin layers of sedge and woody peat; roots plentiful to few; strongly acid. 12 to 48 inches thick.

In places there are many stones within 20 inches of the surface. The depth to grayish gravelly material underlying the AC horizon, ranges from 30 to 60 inches. The upper layers of these soils are strongly acid, but acidity

263-309--67---3

decreases with depth. The water table is near the surface most of the time.

Slikok mucky silt loam (0 to 3 percent slopes) (Sm).—
This is the more extensive soil of the Slikok series. It commonly occurs along drainageways, and there are many springs and seepage places and a few small streams within the mapped areas. Several small, gently sloping areas constitute about 3 percent of the total acreage. Stony patches and small areas of Wasilla silt loam are also included.

Artificial drainage ordinarily is needed before crops can

be grown. (Management group 18)

Slikok stony mucky silt loam (0 to 3 percent slopes) (Sn).—This soil is in small drainageways and along secondary streams. It is inextensive but widely scattered throughout the Area. Because of the many stones and boulders within 20 inches of the surface, artificial drainage is not feasible, but some areas of native grasses probably can be grazed to a limited extent. (Management group 32)

#### Spenard Series

The Spenard series consists of somewhat poorly drained and poorly drained soils that formed in a thin mantle of silt underlain by firm, moderately fine textured glacial till. They are of minor extent and occur only in the northwestern part of the Area.

These soils are in nearly level areas bordering muskegs and on fairly long, smooth, gentle to moderate slopes of glacial moraines. They are not so poorly drained as the

Torpedo Lake soils and the Coal Creek soils.

The Spenard soils commonly support a dense forest of black spruce and a thick ground cover of moss, but in some places the forest consists of paper birch, white spruce, and dense clumps of alder brush.

Representative profile of Spenard silt loam in the SW14SE14 sec. 16, T. 18 N., R. 3 W., Seward Meridian:

O1—5 inches to 0, dark reddish-brown (5YR 2/2) mat of moss and decomposing organic material; extremely acid; clear, smooth boundary. 3 to 10 inches thick.

A1—0 to 3 inches, very dark gray (10YR 3/1) silt loam; pockets of black (5YR 2/1) silt loam; weak, medium, snbangular blocky structure; friable when moist, nonsticky when wet; many roots; extremely acid; abrupt, wavy boundary. 2 to 6 inches thick.

AC-3 to 5 inches, very dark brown (10YR 2/2) silt loam; splotches of dark reddish brown (5YR 3/3); massive; firm when moist, nonsticky and slightly plastic when wet; roots plentiful; extremely acid; abrupt, wavy boundary. 1 to 4 inches thick.

IIC1g—5 to 14 inches, dark-gray (10YR 4/1) sandy clay loam; common, coarse, distinct mottles of dark yellowish brown; common, medium, prominent mottles of reddish brown; massive; firm when moist, slightly sticky and slightly plastic when wet; few roots; very strongly acid; abrupt, wavy boundary. 6 to 12 inches thick.

IIC2g—14 to 31 inches, very dark gray (10YR 3/1) gravelly silty clay loam; common, medium, distinct mottles of dark reddish brown; massive; slightly sticky and slightly plastic when wet; very few fine roots; many pebbles and few cobblestones and stones; very strongly acid. Many feet thick.

The silty mantle ranges from 2 to 10 inches in thickness. The glacial till ranges from sandy clay loam to silty clay loam in texture and becomes firmer and more

0 soil survey

ow sandy strips adjoining some streams were included in

All crops commonly grown in the Area can be grown n this soil, but yields are limited by lack of moisture uring extended dry periods. (Management group 10)

#### Rough Mountainous Land

Rough mountainous land (Rm) consists of very steep ough areas on buttes and mountain slopes. Slopes vary bruptly. They range from 45 to more than 100 percent a gradient and are broken by numerous cliffs. Bedrock is xposed in many places, but in most places it is covered y a thin mantle of loess. This land commonly borders im soils, and patches of Jim soils were included in maping. Patches of grass or clumps of white birch, white pruce, and quaking aspen are common where there is a hin covering of silt.

This land is not suited to farming and is poorly suited

o forestry. (Management group 35)

#### Salamatof Series

The Salamatof series consists of very poorly drained, leep peat soils in nearly level muskegs. They are the most xtensive organic soils in the Area. The peat material is lominantly coarse and is derived chiefly from sphagnum noss and sedges.

The native vegetation consists of a thick mat of sphagum moss, plus bog birch, willows, scattered sedges, and any kinds of low-growing plants common in northern nuskegs. In places there are forests of black spruce.

Representative profile of Salamatof peat in the SW1/4, SW1/4, sec. 16, T. 17 N., R. 3 W., Seward Meridian:

0 to 10 inches, undecomposed moss peat; strong brown (7.5YR 5/6) when wet, light yellowish brown (10YR 6/4) when squeezed dry; a few pockets of coarse sedge peat; roots of woody shrubs plentiful; extremely acid; gradual boundary.

10 to 50 inches +, moss peat; dark reddish brown (5YR 3/3) when wet, dark yellowish brown (7.5YR 4/4) when squeezed dry; interlayered with sedge peat; contains a few layers of finely divided peat; many woody fragments; thin mineral layer near bottom of horizon; extremely acid; 30 inches to many feet thick.

Salamatof peat (So).—This is the most extensive soil n the Area. It is in level muskegs that range from a few icres to several hundred acres in size. A few areas of boorly drained mineral soils along small streams or

tround muskegs were included in mapping,

Except for scattered black spruce trees, 80 percent of he acreage is not forested. Stands of paper birch, willows, and stunted slow-growing black spruce occupy the other 20 percent. The water table is usually near the surface, but it fluctuates and, in places, drops to a depth of several feet during extended dry periods.

This soil has no potential value for crops. Artificial

drainage is not feasible. (Management group 34)

Salamatof peat, ever frozen variant (20 to 45 percent slopes) (Sf).—This soil is on the north-facing slopes of sharp ridges southwest of Palmer. The peat consists mostly of extremely acid, undecomposed moss. It is perennially frozen below a depth of 15 to 30 inches. The native vege-

tation consists of stunted black spruce, low-growing shrubs, and a surface layer of live moss.

This soil is not suitable for crops or pasture and should remain in native vegetation. (Management group 34)

#### Schrock Series

The Schrock series consists of well drained to moderately well drained soils that formed in thick deposits of water-laid silty and fine sandy material underlain by coarse sand and gravel. The upper layers are dominantly silty, and the lower layers are dominantly very fine sand.

These soils are on nearly level and undulating plains along some of the streams that flow from the Talkeetna Mountains. They are browner than the Susitna soils.

The Schrock soils support forests that consist mostly of paper birch and white spruce, but patches of alder, willow, and large cottonwood (balsam poplar) trees are fairly common.

Representative profile of Schrock silt loam in the NE1/4 NW1/4 sec. 19, T. 18 N., R. 1 W., Seward Meridian:

O11—3 to 2 inches, mat of undecomposed leaves, stems, and twigs; abrupt, smooth boundary. 1 to 3 inches thick.

O12—2 inches to 0, dark reddish-brown (5YR 2/2) mat of decomposing organic material; many fine roots and mycelia; extremely acid; abrupt, wavy boundary. 1 to 4 inches thick.

A11—0 to 1 inch, dark reddish-brown (5YR 3/2) silt loam; weak, fine, granular structure; very friable; many fine roots; extremely acid; abrupt, irregular boundary. ½ inch to 3 inches thick.

A12—1 inch to 3 inches, dark-brown (7.5YR 3/2) silt loam; patches of dark grayish brown; weak, medium, granular structure; friable; roots abundant; extremely

acid; clear, wavy boundary. 2 to 6 inches thick.

B2—3 to 8 inches, dark-brown (10YR 4/3) silt loam; common, fine, distinct mottles of reddish brown; weak, medium, granular structure; friable; roots plentiful; very strongly acid; clear, wavy boundary. 2 to 12 inches thick.

B3—8 to 22 inches, patchy dark yellowish-brown (10YR 4/4) and dark grayish-brown (2.5Y 4/2) silt loam; lenses of very fine sand; weak, thin, platy structure; friable; few roots; very strongly acid; gradual, smooth boundary. 6 to 18 inches thick.

C1—22 to 34 inches, dark grayish-brown (2.5Y 4/2) very fine sand and silt strata; few, thin, dark-brown streaks; massive; friable; micaceous; strongly acid; clear, smooth boundary. 10 to 20 inches thick.

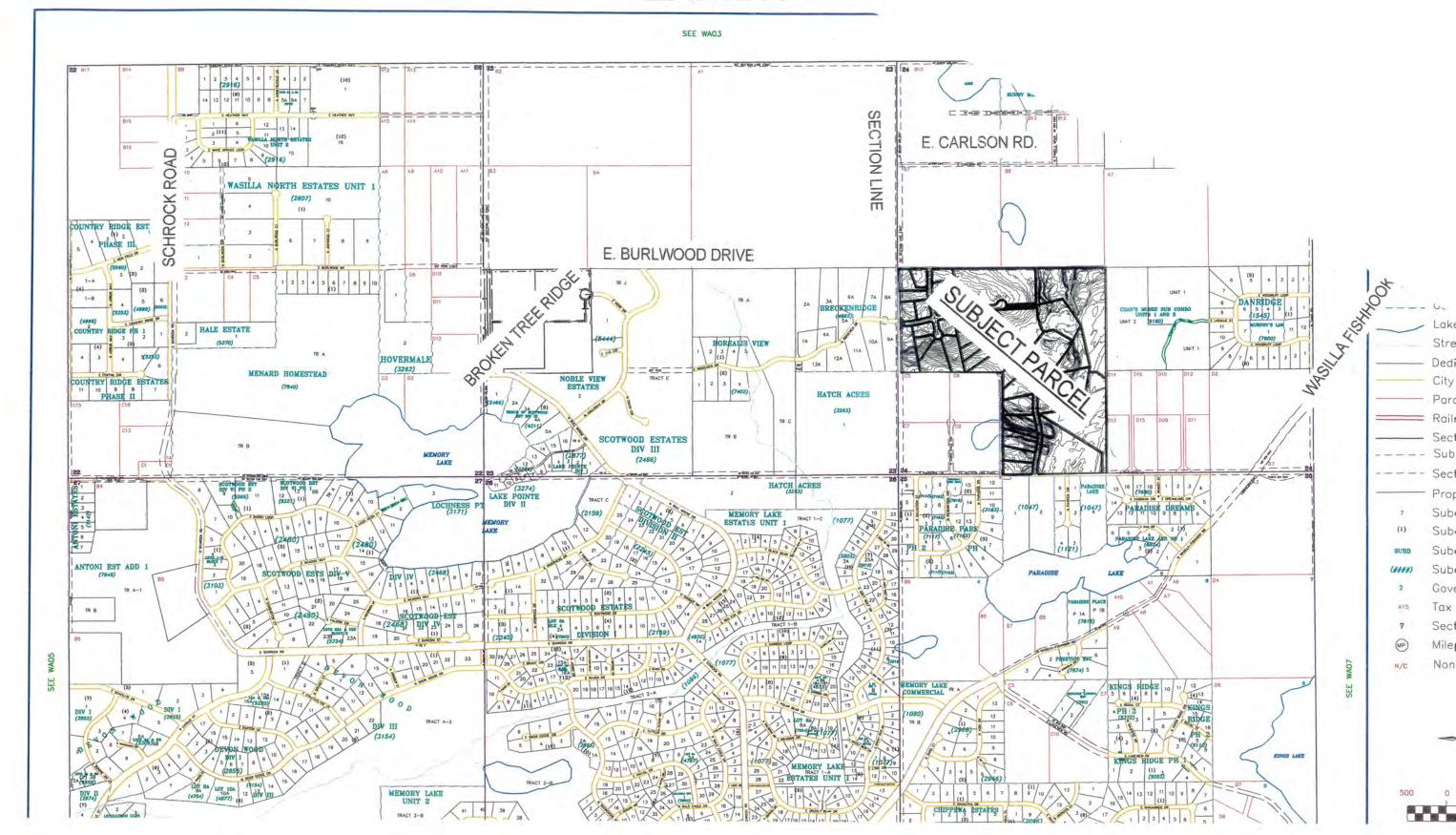
IIC2—34 to 52 inches, olive-brown (2.5Y 4/4) sandy and gravelly strata with thin lenses of olive-gray silt loam; micaceous; single grain; loose; strongly acid. Many feet thick.

These soils are extremely acid near the surface and strongly acid in the lower layers. The upper mineral layers are dominantly silty but contain fine sandy layers that vary in number and thickness. Black fragments of charcoal and reddish-brown pockets of organic matter are buried in the upper part of the profile. The depth to coarse sandy and gravelly material ranges from 24 to 50 inches.

Schrock silt loam, nearly level (0 to 3 percent slopes) (ShA).—This is the more extensive soil in the Schrock series. It is on low terraces and plains near secondary streams and, in places, is dissected by a few abandoned stream channels as much as 3 feet deep. Small patches of Susitna soils and Gravelly alluvial land were included in mapping.

In a few places this soil is flooded for short periods. Most of it is forested, but a few small tracts have been

# EXHIBIT A

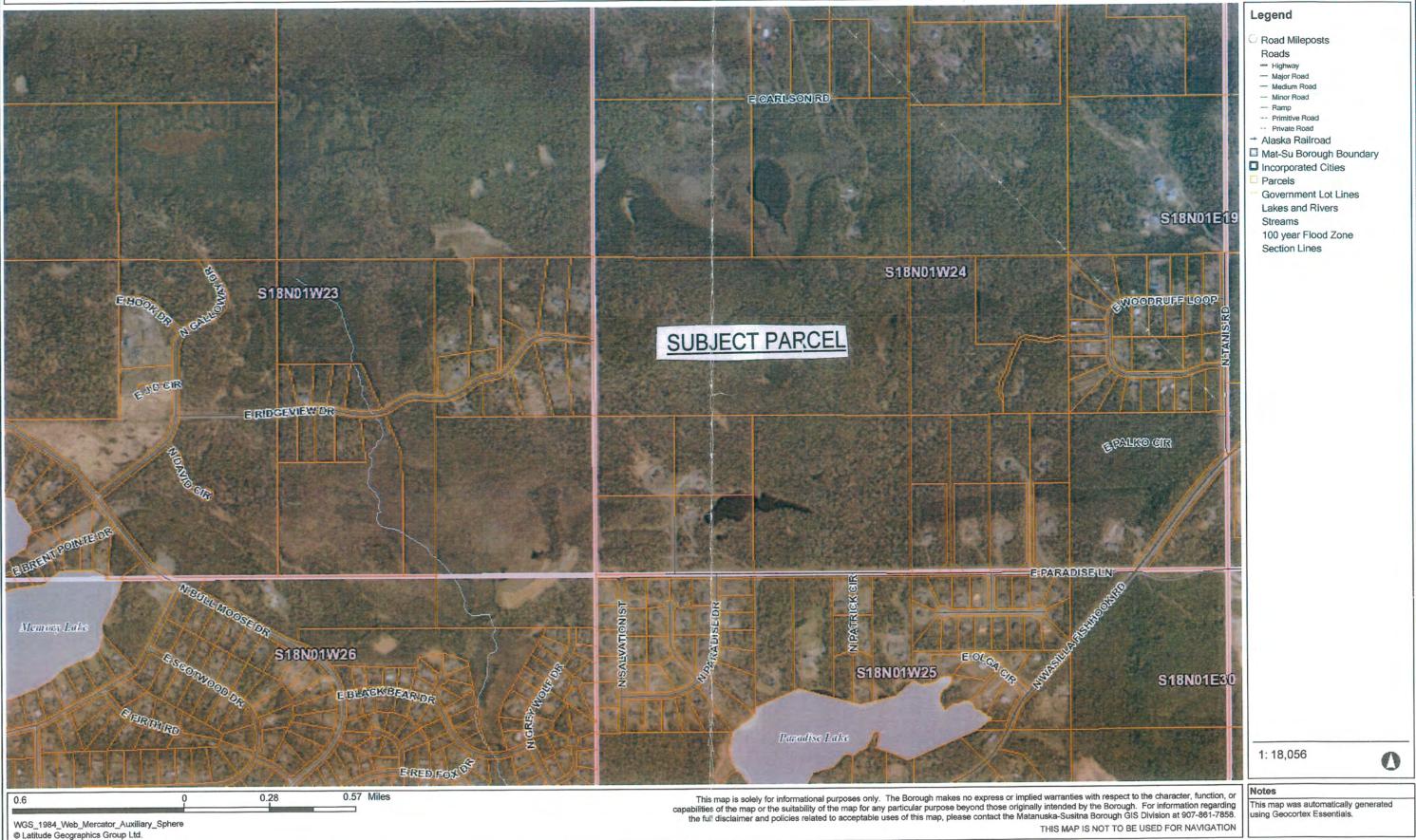


Platting Board January 21, 2021 Page 179

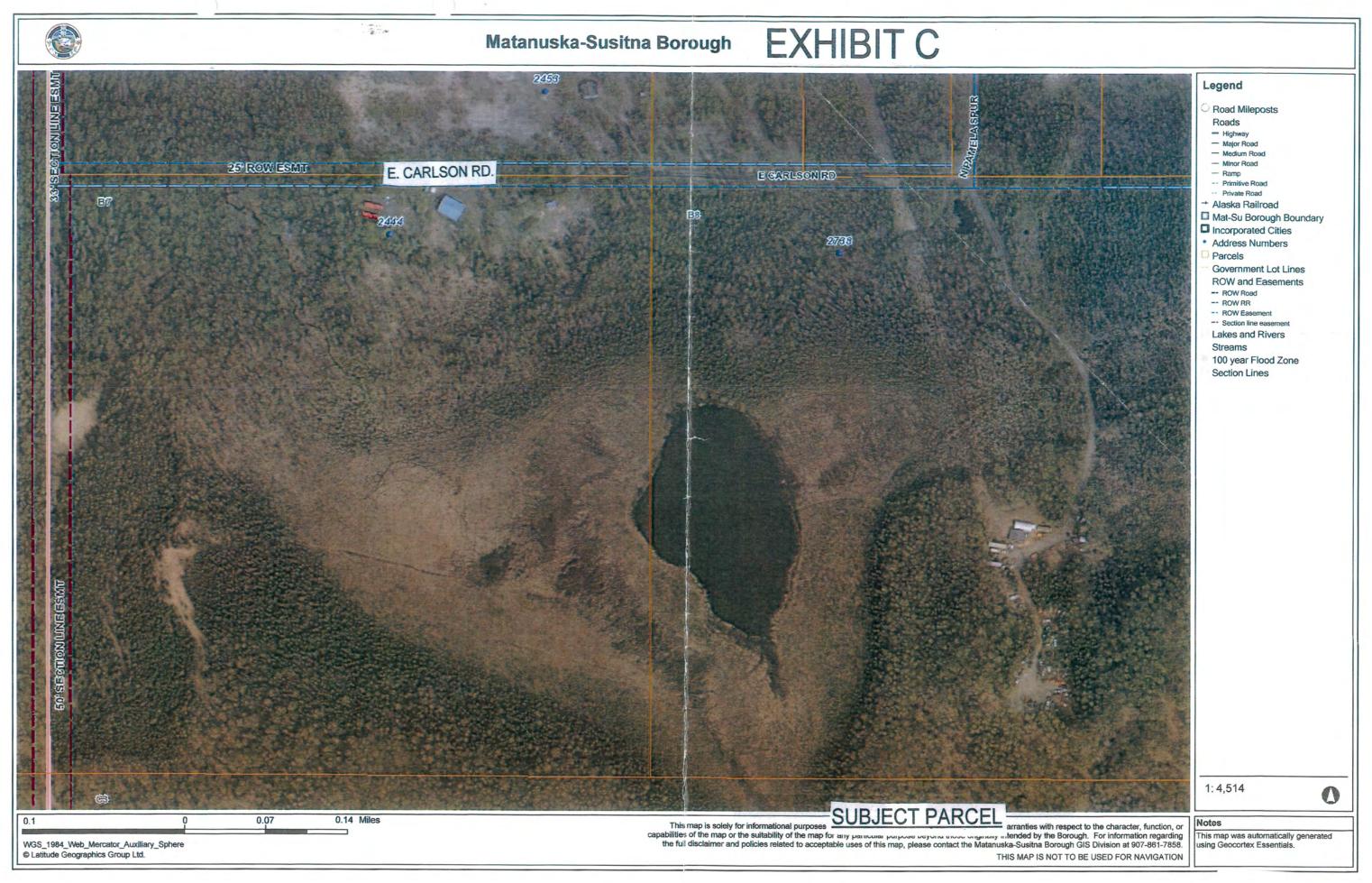


## Matanuska-Susitna Borough

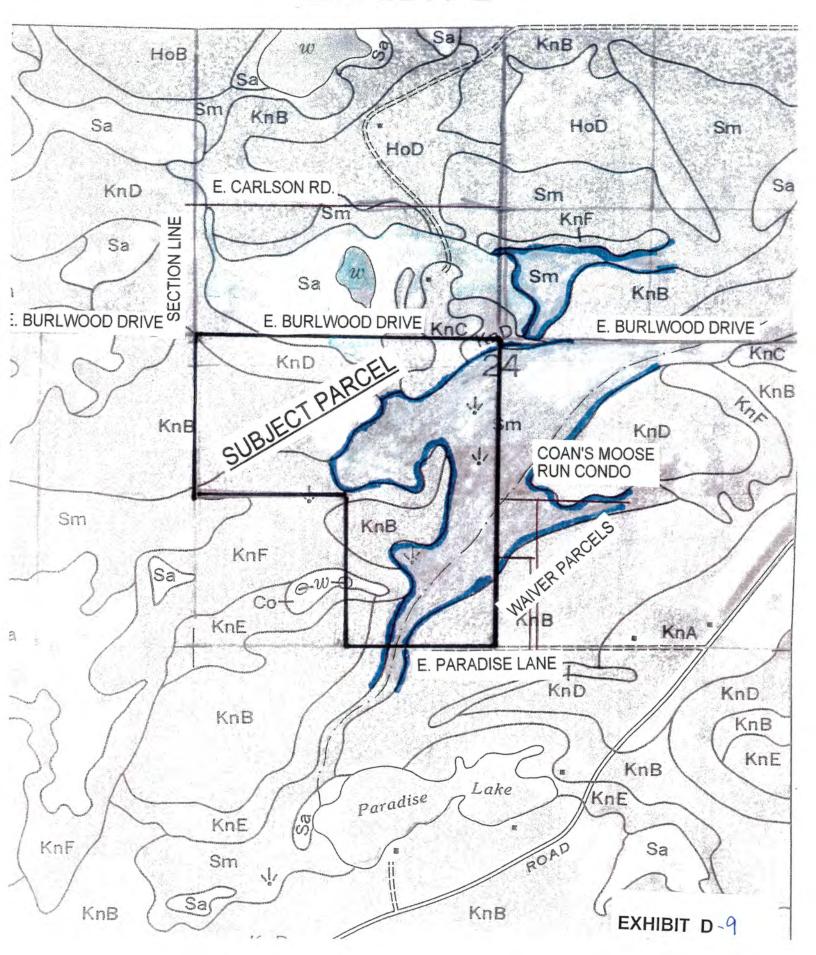
## **EXHIBIT B**



Platting Board January 21, 2021 Page 180



## **EXHIBIT D**



#### Cheryl Scott

From: Jamie Taylor

Sent: Thursday, December 17, 2020 6:26 PM

To: Cheryl Scott

Subject: RE: RFC Paradise Ridge MSP (CS)

Paradise Lane is classified in Cartegraph as a Rural Local road and currently provides access to 75 lots. For that volume of traffic, per the SCM, the constructed standard should be Residential Subcollector. Paradise Lane will be required to be upgraded to Residential Collector standard prior to adding any more than 8 lots (Phase 2). The RSA is planning an upgrade of Paradise Lane to Residential Collector standard, currently in design, and construction is anticipated in 2021 or 2022.

Galloway Drive and Ridgeview Drive are classified in Cartegraph as Residential roads and currently provide access to 33 lots. Due to radii of some of the horizontal curves on these existing roads, Residential is the highest classification allowed. No phase of this masterplan should be allowed to record without each lot having access to Paradise Lane.

Within the proposed subdivision, Baloo Drive, Ridgeview Drive, and Raye Avenue should be constructed to Residential Subcollector standard.

Obtain USACE permit for fill in wetlands.

Provide culvert sizing calculations for any stream crossings prior to the preconstruction meeting.

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 1, 2020 3:45 PM

**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; retirees@mtaonline.net; davemtp@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner

<John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses

<dmeneses@palmerak.org>; 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

#### Cheryl Scott

From: Adam Bradway

Sent: Tuesday, December 15, 2020 2:54 PM

To: Cheryl Scott

Cc: Karol Riese; Kim Sollien

Subject: RE: RFC Paradise Ridge MSP (CS)

Attachments: BMPs for Development around Waterbodies & Wetlands 3.6.18.pdf

#### Comments

#### Transportation:

Paradise Lane is identified in the MSB Official Streets and Highways Plan as a future minor collector. Collector level roads are designed to move higher volumes of traffic, at higher rates of speed, from one neighborhood to another and out to a major collector. Residential uses should access collector level roads by way of a local road wherever possible. When this is not possible the number of access points should be limited to reduce vehicular conflict on roads designed for mobility.

The Mat-Su Borough Planning division recommends that lots 1 & 2, Block 2 share a common access.

#### Wetlands and Waterbodies:

The subject parcels contain significant wetland complexes, which also include waterbodies.

- The applicant is proposing to build across at least one of these waterbodies (N. Baloo Drive) and should consult
  with the U.S. Army Corps of Engineers related to any permitting requirements related to the development of
  these parcels.
- The developer should be aware of MSB Code 17.55.020 Setbacks for Shorelands requires all structures shall be no closer than 75' from the ordinary high water mark of a body of water.
- Those developing near wetlands should adhere to The Best Management Practices for Development Around Water Bodies (attached) which maintains a 75' setback and other recommended BMP activities to apply to wetlands properties as well as waterfront.

Thank you for your consideration.

#### 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 1, 2020 3:45 PM

**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; retirees@mtaonline.net; davemtp@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner

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<dmeneses@palmerak.org>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts

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<Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner



### HOW CAN YOU HELP PROTECT WATER QUALITY?

MSB 17.55.020 requires a 75-foot setback from ordinary high water mark for structures or footings. No part of a subsurface sewage disposal system shall be closer than 100 feet from the ordinary high water mark of any body of water. Docks, piers, marinas, aircraft hangars, and boathouses may be located closer than 75 feet and over the water with stipulations (see 17.55.020(B)).

# Voluntary Best Management Practices for Development around Waterbodies

Best Management Practice	Rationale		
Maintain the natural shoreline or riparian habitat.     Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank.     Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development.	Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.  Provides flood control and reduces erosion and sedimentation.  Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.		
<ul> <li>Minimize impervious surfaces on shoreline lots.</li> <li>Limit to maximum of 25% of lot area.</li> <li>Minimize as much as possible within 75 feet of the water's edge.</li> </ul>	Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.  Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.		
Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.	Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.		
Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.	Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.  Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.		
Use landscaping practices that will reduce degradation of waterbodies, including:  • Test soils to see if fertilizers are needed and use sparingly.  • Design a smaller lawn to reduce fertilizer use.  • Use native species that grow well without fertilizer.  • Avoid fertilizer use completely within 50 feet of the water's edge.	Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.  Lawns are not as effective as natural vegetation for pollution filtration.  Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.		
Maintain at least a 75 foot distance from the water's edge for:  Driveways, roads and other impervious surfaces.  Livestock or dog quarters or yards.  Manure or compost piles.  Long-term vehicle or equipment storage.  Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes (see 17.55.020.)	Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.		

Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 861-7833.

#### Cheryl Scott

From: David Meneses <dmeneses@palmerak.org>
Sent: David Meneses <dmeneses@palmerak.org>
Thursday, December 10, 2020 2:19 PM

To: Cheryl Scott

Subject: RE: RFC Paradise Ridge MSP (CS)

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

Here are the comments and concerns we had on this proposed development.

 Lots 12 and 13 appears to be land lock with an access easement to provide entry to the property. Fire access to this property must be provided. It should meet the requirements of the International Fire Code (IFC) 2015 including the requirements in Appendix D.

Should you have any questions please feel free to contact me.

David Meneses
Palmer Fire & Rescue
645 E. Cope Industrial Way
Palmer, Alaska 99645
Ph. 907-745-3709
Fax 907-745-5443

Email: dmeneses@palmerak.org

From: Cheryl Scott < Cheryl Scott@matsugov.us> Sent: Tuesday, December 1, 2020 3:45 PM

To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; retirees@mtaonline.net; davemtp@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner

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<Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com;

ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>

Subject: RFC Paradise Ridge MSP (CS)

CAUTION: This email originated from outside of the 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 Paradise Ridge Master Plan, MSB Case #2020-168. RSA # 28 Gold Trail.

Comments are due by December 17, 2020.

#### **Cheryl Scott**

From: Holly Sparrow <a href="mailto:sparrow@mtasolutions.com">hsparrow@mtasolutions.com</a>
Sent: Wednesday, December 2, 2020 9:13 AM

To: Cheryl Scott

Subject: RE: RFC Paradise Ridge MSP (CS)

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

MTA has reviewed the plat for Paradise Ridge. 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 1, 2020 3:45 PM

**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mll; pamela.j.melchert@usps.gov; retirees@mtaonline.net; davemtp@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner

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<Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>;

row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>

Subject: RFC Paradise Ridge MSP (CS)

All ~

Below is a link to a Request for Comments for Paradise Ridge Master Plan, MSB Case #2020-168. 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

December 14, 2020

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 and preliminary plats and has no comments or recommendations.

- Green Way (MSB Case # 2020-173)
- Adam's Rib (MSB Case # 2020-174)
- Riverwide Alley Vacation (MSB Case # 2020-176 \* 177)
- Paradise Ridge Master Plan (MSB Case # 2020-168)
- Shady Grove (MSB Case # 2020-178)
- Gold Rush Est. Unit 2 RSB B/2 L47 & 48 (MSB Case # 2020-180)

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

Sincerely,

Skylar Shaw

ROW & Compliance Technician ENSTAR Natural Gas Company

(EXTERNAL EMAIL - CAUTION, Do not open unexpected strachments or links.)

The comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail ais notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. All public comments are due one (1) day prior, by 12:00 p.m. To request additional information please contact the Platting Technician, Chervl Scott at (907) 861-8692.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

[ ] No Objection [ ] Objection [ ] Concern

Names = ENN BRUMMOND Address: 3191 E. DREAM AND CIRCLE

comments: Hose Cully PARAdise Will get PAUL

#### **Cheryl Scott**

From: Linda Fisch <akfish@mtaonline.net>
Sent: Tuesday, January 5, 2021 10:07 AM

To: Cheryl Scott

Subject: Platting Comments on Paradise Ridge

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.] I am responding to the request for Public Notice on Paradise Ridge Subdivision.

#### Linda Fisch

Lot 1 Paradise Lake

I voice an Objection to the Engineer Curtis Holler and Keystone Surveying as they have a conflict of interest in this drainage. I will just begin with Curtis Holler.

Mr. Holler is directly responsible for ignoring a Surveyors Plat note on Paradise Park Subdivision. This was a signed completed Plat. Mr. Holler does not understand the hydrology of the subject parcel. The parcel on note has a year round creek flowing on the north east which goes underground and comes up on the shores of Paradise lake as springs. In the spring the saturation mounts and the water becomes a seasonal creek which flows into Paradise Lake which is the headwaters of Cottonwood Creek a juvenile salmon rearing creek. Mr. Holler denoted the plat note stating a septic must go north of the creek. While the creek traveled underground through a wetland the Engineer allowed a friend of his to create a septic south of the creek on Parcel 7 Paradise Park. This in turn created what we had argued him about was a dispute between Lot 6 and Lot 7 Paradise Park. The creek had breached the 100 foot distance on Lot 7 and Lot 6 had discovered his property was getting contaminated with E.coli . The lawsuit was started and evidence of the many water tests that showed bacteria flowing through lot 6 into Paradise Lake. This incompetence was created by Mr. Holler. I have evidence of all of these occurrences.

#### Keystone Surveying.

Surveyed Lot 7 Paradise Park. Although he would not survey the septic on Lot 7 Gary Laruso created a conflict of property issues with Lot 7 and residents of Paradise Lake. This past summer Gary wrote a 16 page fictitious survey to create lot 7 into lakefront. In 2016 lot7 was not lakefront and specifically said NO lake access no lake frontage. In 2016 the Owners Deborah and Tom Rolston sued lot 1 and Lot 6 as they claimed they have lakefront. Mr. Laruso to our knowledge allowed the Owners to contend that the Surveyor Bull Moose Surveying made a mistake even though the subdivision was created in 2012 and the Rolstons did not purchase the lot until 2016. The Rolstons went so far as to threaten Lot 1 again with a lawsuit this past summer though they did not act on it. They merely sent a Lawyer to threaten us saying we stole the Rolstons lakefront which they never had. We had nothing to do with Paradise Park Subdivision and any lot design was not our business. Mr. Laruso agreed to write up a 16 page report blaming the Surveyor for wrong computations even though Rolston waited 4 years to bring this up then tried to sue the wrong parties.

#### On Paradise Ridge

The creek must be protected. To flow south into Paradise Lake. This water has been flowing for over 100 years as depicting on a 1914 triangle survey. The Creek also shows up on the Borough parcel viewer maps. A study of the hydrology was done on that property to be determined that high density housing should not be built as the aquifer in this area is diminishing. I will submit that analogy. The EPA has also written extensively on this drainage with all letters and input into the masterplan of Paradise Park

We want a buffer zone of vegetation along side creek drainage. Building a road through the creek is very mystifying but if it is to be done correctly there needs to be a controlled area so that no silt nor vehicle dirt will end up in the creek to

be traveled through 4 properties and empty into Paradise Lake to pollute it. We also want to be sure no septic is within 150 feel at least so that again the septic does not overwhelm the creek and poison our property vegetation and pollute the lake.

We have to be sure that Paradise Lane will be up graded to allow for number 3 subdivision to come on after I built part of the road to a pioneer standard. As it is today the road is congested and dangerous.

The only access is from Paradise Lake is something we are all against. It is a fire hazard and not fair to the residents that live in this area.

I will submit more to be included with my packet

Thank you

Linda Fisch

#### **Cheryl Scott**

From: Linda Fisch <akfish@mtaonline.net>
Sent: Monday, January 4, 2021 9:39 AM

To: Cheryl Scott

Subject: Request for Paradise Ridge Master Plan Drainage and all other info not included

Attachments: Paradise Ridge Master Plan Request drainage etc.pdf

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

A side note there is a conflict of Interest on the drainage issue on Holler Engineering and Keystone Surveying, Both of them worked on the Lot 7 Paradise Park Subdivision and there are drainage and septic issues we have a possible conflict with unless our Land Surveyor clears the drainage plan for us. Thank you

Scott

From: akfish@mtaonline.net

Sent: Monday, January 4, 2021 9:46 AM

To: Cheryl Scott

Subject: RE: Public Records Request

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

Hollers actions on omitting a creek and signing off on the disrespect of Plat notes of the masterplan of Paradise Park through lot 7 of Paradise park caused EColi to contaminate the property of their adjacent neighbor Rick Cavens Lot 6 Paradise Park.

----- Original message -----

From: Cheryl Scott < Cheryl. Scott@matsugov.us>

Date: 1/4/21 8:44 AM (GMT-09:00)

To: akfish@mtaonline.net

Cc: Sloan VonGunten <Sloan. VonGunten@matsugov.us>, Kimberly McClure

<Kimberly.McClure@matsugov.us> Subject: Public Records Request

Hi Linda -

Attached is a public records request for the documents you're requesting for the proposed Paradise Ridge Master Plan.

Please fill out the attached form and return it to me asap for processing.

Thanks you,

Cheryl Scott

Platting Technician

(907)861-8692

cheryl.scott@matsugov.us

#### **Cheryl Scott**

From: Linda Fisch <akfish@mtaonline.net>
Sent: Thursday, January 7, 2021 3:47 PM

To: Cheryl Scott

Subject: Engineer on Paradise Ridge( Last Comment )

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

I just have one more comment on the Engineer. It seems as if he recognizes creek on drainage but for some reason did not acknowledge creek on Lot 7 Paradise Park. I have an Engineers report that states the obvious. It is too late but I wanted to make sure that the Borough is aware that Curt Holler sees things different when he is either a friend or gets some gratuitous gift or is a person who has the same faith. It is just not a good feel to not have trust in an Engineer who is licensed by the State. Curt Holler because of his actions left us a mess here on Lot 7 Paradise Park that the EPA had warned the Borough about... I am just hoping that Paradise Ridge respects the eco system in this area as we at Paradise lake from the very beginning of the 2012 Lepping Plat have worked so hard to keep the environment clean so that people can enjoy this area for decades.

Thank you

Linda Fisch











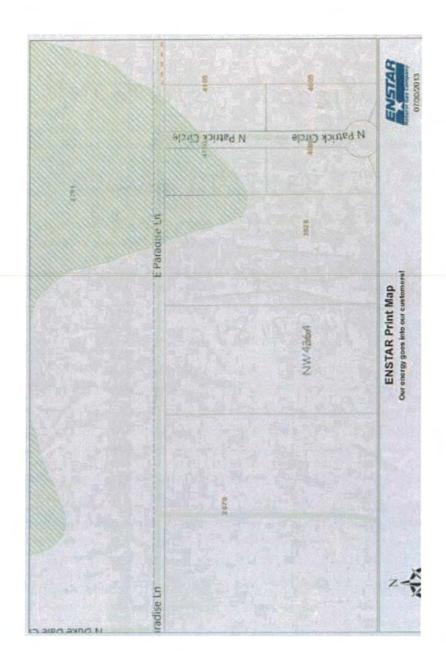














phone: 90'7 2d9.86w

FRANK H. MURKOWSIG. GOVERNOR

#### DEPARTMENT OF NATURAL RESOURCES

5'50 West 7' A venw.

Mdre 1020

4ackorage, 41aka 99501-3562

DIVISION OF- MINING, LAND AND WATER

Fax: 907.269.89,(7

Marr, h 28, 2006

Matanuska Susitna Borough Platting Board Janet Kincaid, Chair 350 East Dahlia Avenue Palnwr, AK 9W5

Re: Paradise Park Subdivision



Dear Ms. Kincaid:

Holders of water rights have raised concerns with the Water Resources Section regarding development of Paradise Park Subdivision. There are 31 water rights holders within a 1/2 mile radius of the proposed subdivision.

Hydrologist, Roy Ireland analyzed available data, well logs, USGS documents and

conversations with USGS personnel. It was determined that the geology of Memory Lakes Unit I and the surrounding area is complex.

The surface or shallow groundwater aquifers are

variable and unreliable. The deeper aquifers in this area drilled to depths greater then 160 feet seem to provide adequate ground water yields of up to 12 gallons per minute. This is also an accurate description for the SEli4 of Section 23, SW114 Section 24 and NWI/4

although these areas are significantly less developed than the Memory Lakes area. It is thought that the groundwater flow in this area is from the NE to the SW; this infers that development of Paradise Park Subdivision may have a detrimental effect on wells in Memory Lakes Unit 1,

where several wells drilled into the surface or shallow groundwater aquifers have reported to have gone dry. Additional studies would be needed to address this issue in more detail,

The neighbors to Paradise Park Subdivision also have stated that the developer is proposing to dredge Paradise Lake to increase lake access. It is thought that Paradise Lake and others in the area are fed by springs upwolling from confined aquifers. It is possible that alterations to the

lake bottom could cause unexpected changes to the lake water levels, especially if the lake is perched above a confining layer, and that layer is breached.

The Water Resources Section would like to put forth the following recommendations:

- It would be in the best interest of the new lot owners of Paradise Park Subdivision to drill their water wells to a depth of 160 ft or greater, and
- Adequate engineering studies take place prior to any alterations to the shoreline of Paradise Lake if the alteration involves dredging of the lake bottom,

If you have any questions on the matter, please do not hesitate to contact me at 269-86-45.



### UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGION 10

222 West 7<sup>th</sup> Avenue, Room 537, Box 19 Anchorage, Alaska 99513-7588

Reply To Attn. Of: AOO/A

May 15, 2006



Mr. Murph O'Brien Director of Planning and Land Use Matanuska-Susitna Borough 350 East Dahlia Avenue Palmer, AK 99645

Ref: Paradise Park Subdivision Comments

Dear Mr. O'Brien:

This letter is in response to the proposed development of the Paradise Park Subdivision. The proposed subdivision would be located in the northwest ¼ of section 25, Township 18N., Range 1W., Seward Meridian, adjacent to the northwest portion of Paradise Lake. A number of concerns have been expressed regarding wetlands, surface drainage and groundwater in the area of the proposed subdivision. Based on our research of the proposed development and a site visit to Paradise Lake on April 19, 2006, The Environmental Protection Agency has the following comments.

There is a small intermittent stream which flows through the southeastern portion of the proposed subdivision. This stream enters Paradise Lake via a small emergent wetland. The stream, the wetland and Paradise Lake are considered waters of the United States under section 404 of the Clean Water Act, and as such, any discharge of dredge or fill material into these waters would require authorization via a Department of the Army permit from the Alaska District, Corps of Engineers, Regulatory Branch. A permit application packet can be obtained by calling (907) 753-2712. A Corps of Engineers approved jurisdictional determination, including a wetland delineation, should be obtained for the subdivision and any required permits should be obtained prior to beginning construction activities.

The developer must address handling of the project's storm water runoff both during and after construction. The National Storm Water Pollution Discharge (NPDES) provisions of Section 402 of the Clean Water Act require developers to prepare and submit a Notice of Intent (NOI) along with copies of construction plans and a Storm Water Pollution Prevention Plan (SWPPP) to the EPA and the State Department of Environmental Conservation prior to beginning land disturbing activities on projects over one acre in size. The Plans should address

potential storm water pollution issues both during and after construction. Additional information can be found at the following website; <a href="http://cfpub.epa.gov/npdes/stormwater/const.cfm">http://cfpub.epa.gov/npdes/stormwater/const.cfm</a> .

It appears that Paradise Lake is fed primarily by surface water runoff, the small intermittent stream mentioned above, and by springs upwelling from confined aquifers. As such, any disturbance or interference with surface water flows to the lake could have significant impact on lake levels and water quality.

According to the Alaska Department of Natural Resources (ADNR), the geology of the area around the proposed subdivision is very complex. The surface or shallow groundwater aquifers are variable and unreliable. Residents of the area have reported problems with decreased production of their wells as well as discoloration and sediments in their water which they attribute to nearby well drilling activity. The new Shaw Elementary School which is located near this area has a very low producing well which requires treatment and a separate wastewater disposal system to handle post treatment wastes. We recommend that any wells developed in conjunction with the proposed new subdivision be drilled to a depth of 160 feet or greater and that closed casings rather than perforated casings be used to preclude disrupting groundwater flow in shallow aquifers which may feed Paradise Lake and water supplies to nearby homes.

Information has been received that indicates the proposed developer may wish to dredge a portion of Paradise lake in conjunction with the proposed development. According to the ADNR, such actions could cause unexpected changes to the lake water levels, especially if the lake is perched above a confining layer and the layer is breached.

The Natural Resource Conservation Service (NRCS), July 2000, Soil Survey for the Matanuska-Susitna Valley Area, shows the soil in the proposed subdivision is a Knik Silt Loam. This soil has a number of building site development limitations including rapid permeability of the substratum which may allow sewage effluent from individual sewage disposal systems in moderate or high density housing to pollute the water table".

We recommend that adequate engineering studies, including soils and drainage studies, be conducted prior to any construction activities to determine the potential impact on water quality and quantity in the vicinity of the project and that appropriate mitigating measures be included in development plans. We also recommend that a minimum 75 foot undisturbed vegetated buffer be retained adjacent to the above referenced stream and wetlands as well as along the shoreline of Paradise Lake itself. We further recommend that full consideration be given to all the NRCS listed building site limitations and management practices, especially those pertaining to wastewater disposal, and that all necessary steps be taken to minimize any potential impact to water quality.

In conclusion we recommend that the Borough and the developer carefully weigh the issues associated with the proposed development and insure that the proposed development is conducted in such a way as to protect water quality and quantity in the newly proposed subdivision as well as on adjacent properties.

Sincerely,

Steve Duncan Aquatic Resources Coordinator, Mat-Su Borough

#### Copy forward:

Mr. Leroy Phillips US Army Corps of Engineers Regulatory Branch PO Box 6898 Anchorage, AK 99506

Mr. Kurt Lepping PO Box 872181 Wasilla, AK 99687-2181

Mr. David Greeno PO Box 872181 Wasilla, AK 99687-2181

### **MEMORANDUM**

Department of Natural Resources Division of Mining, Land and Water Alaska Hydrologic Survey

March 22, 2006

To:

Wendy Tatlow

Natural Resource Specialist

From:

Roy Ireland

Hydrologist

Subject:

Memory Lake/ Paradise Lake area

# State of Alaska

Main Telephone: (907) 269-8600 Hydrology Fax: (907) 269-8947 Personal Telephone: (907) 269-8639 E-mail: roy@dnr.state.ak.us

BECHIVEL BANG 19971

FIA) IS

I do not have well head elevations for much of the area of concern, and there is quite a range in topography, so correlating well information becomes difficult, especially given the disparity in nomenclature used on the well log forms..

Section 26: By performing a simple cluster analysis of well depths for the north east quarter of section 26 and this followed by a review of a random sample of well logs from each of the six depth cluster identified by the analysis, I was able to develop a rough summary for the area of Memory Lake Estates Unit 1.

0 ft to 20 ft - Silty, sandy clays

20 ft to 40 ft small water gravels with interlaying clays; water is confined (i.e. has a positive pressure head) and yields are 5 gpm to 10 gpm

40 ft to 50 ft, with up to 10 ft variability - Hardpans

50 ft to 60 ft - Sandy gravels with confined water up to 10 gpm, but variable

60 ft to 160 ft - Various layers of intermixed sandstones, shales and coals, some water at 105 ft, very variable static water levels up to 30 ft bls and yields between 3 gpm and 5 gpm

160 ft to 280 ft - Sandstones and coals, once again with very variable static levels up to 30 ft bls and yields to 12 gpm.

Almost all boreholes are cased to approximately 45 ft and are open hole with perfed PVC liners below this depth. This adds to the complexity of the analysis because unique aquifers cannot be identified with certainty and interflow between aquifers is very likely, given the varying static pressures observed.

It appears that there may be several thin confining layers interspersed through the series, so that though the aquifers may not be fully isolated, they cannot function efficiently as a single, larger, aquifer.

Varying degrees of lithification are likely, with some rocky outcroppings occurring to the north (north – east). Wet, bogy areas occur to the south (south-west) in conjunction with the lakes. Unpublished USGS data suggests the unconfined aquifer flows towards the south-west, probably perched on hardpans and clays. The lakes are possibly connected to the confined aquifer which is expressed as springs emerging at the lake bottoms.

The shallower confined aquifer is used both by the shallow wells (<60 ft) and by the uncased or perforated deeper wells, and therefore has experienced the greatest impact from the dense residential development in the area. It appears that there may be adequate water quantity, increasing with depth, but the variability in distribution, both horizontally and vertically, make it difficult to predict how any particular borehole may respond. Uncased deeper wells, intercepting more potential sources – either sands and gravels or fractures, are less likely to experience negative water supply conditions than the shallower wells. This is because more water bearing layers are intercepted and also because some of the deeper layers are more productive. Generally, the water supply is moderate to poor.

Section 23: The south east quarter shows much the same as section 26, with much less development having taken place. The few wells show a common static water level with moderate to good supply potential. Bedrock comes closer to the surface towards the center of the section.

Section 24: The south west quarter is also quite similar to the north east quarter of section 26, but like section 23, it is less developed. Static water levels are equivalent and yield is moderate. The south east quarter is dramatically different, with even the deeper wells being poor producers of water.

Section 25: Wells in the vicinity of Paradise lake show moderate to good yield at slightly shallower depths than elsewhere in the area. Development is still low, so there are few well logs to work with. The north west quarter of the north west quarter, where the proposed new subdivision is to be developed, will have more similarity to the north east of section 26 and the south west of section 24, that is, wells shallower than 60 ft will probably be moderate to poor producers but productivity is likely to increase with depth, as in section 26. Wells in this ½ ½ section should have minimal impact on other wells within the section, but they could impact wells in section 26, which is hydrologically down gradient. I do not have sufficient information, nor even the tools, to predict conclusively what the full impact may be, if anything; however, with wells already going dry in section 26, we should at least recommend that any new wells be at least to the 160 ft level, if not deeper.

Well owners in the north east quarter of section 26 are justified in being concerned about additional development upgradient (to the north-east). The project developer should be made aware that water conflict may arise and that deeper wells are recommended.

Paradise Lake is cross gradient from the proposed development and is not likely to experience any loss of water to the proposed wells. Nutrient loading and/or disturbance to existing wetlands should be addressed by the Matanuska Susitna Borough, as these issues do not affect the productive capacities of the aquifers in the area. Alterations to the shoreline and/or bed of the lake could cause unexpected changes to the lake, especially if the lake is perched. Loss of water could become an issue if any confining layer at the lake bed is breached.

SIGNATURE

DATE

NAME/TITLE PATTERSON CONSTRUCTION P.O. BOX 870873 WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGMENT SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES \_\_\_\_\_

BENEFICIARY

SIGNATURE

DATE

NAME/TITLE A & B'S LEGACY, LLC 9859 S. 168TH AVENUE OMAHA, NEBRASKA 68136

NOTARY ACKNOWLEDGMENT SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_ FOR\_\_

NOTARY FOR THE STATE OF NEBRASKA MY COMMISSION EXPIRES \_\_\_\_\_

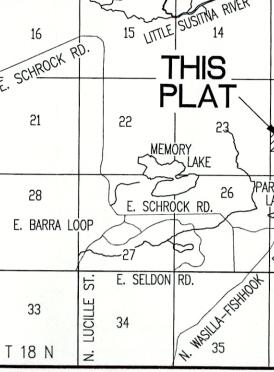
PLANNING & LAND USE DIRECTOR'S CERTIFICATE I HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE

LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON \_\_\_\_\_, 20\_\_\_, BY

RESOLUTION NO. \_\_\_\_\_ AND WILL EXPIRE ON\_\_\_\_\_, 20\_\_\_\_,

PLANNING & LAND USE DIRECTOR

PLATTING CLERK



VICINITY MAP SCALE 1" = 1 MILE

CURVE TABLE

January 21, 2021

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARIN
C1	47.07	30.00'	29.94	89*53'28"	42.39	N44*56'44"E
C2	47.18'	30.00'	30.06	90'06'32"	42.47	S45°03'16"E
C3	67.02'	320.00'	33.63'	12'00'00"	66.90'	S06'00'00"W
C4	73.30'	350.00'	36.79	12'00'00"	73.17'	S06'00'00"W
C5	79.59'	380.00'	39.94	12'00'00"	79.44	S06'00'00"W
C6	82.13'	470.00	41.17	10.00,45"	82.03'	N06'59'37"E
C7	122.94	470.00	61.82			
C8				14*59'15"	122.59'	N05°30'23"W
	218.17	500.00'	110.85	25'00'00"	216.44	N00*30'00"W
<u>C9</u>	231.26	530.00'	117.50'	25*00'00"	229.43'	N00°30'00"W
C10	90.41	370.00'	45.43'	14'00'00"	90.18'	S06*00'00"E
C11	97.74	400.00'	49.11'	14*00'00"	97.50'	S06'00'00"E
C12	105.07	430.00'	52.80'	14'00'00"	104.81	S06'00'00"E
C13	303.51	370.00'	160.88'	47'00'00"	295.07	N22°30'00"W
C14	132.65	400.00	66.94	19'00'00"	132.04'	N08'30'00"W
C15	86.35	430.00	43.32'	11'30'19"	86.20'	N04°45'10"W
C16	43.20'	30.00	26.31	82*30'19"	39.56'	S30°44'50"W
C17	72.55	60.00'	41.45'	69'16'40"	68.21	N37*21'40"E
C18	55.94'	60.00'	30.19	53*25'04"	53.94'	N23*59'12"W
C19	125.95'	60.00'	104.49	120°16'08"	104.06	S69'10'12"W
C20	54.95	50.00'	30.62	62*57'52"	52.22	N40°31'04"E
C21	43.20'	30.00				
C22			26.31'	82'30'19"	39.56'	S66'44'50"E
	266.46	430.00'	137.67	35*30'19"	262.22'	N43°14'50"W
C23	300.20'	400.00'	157.56'	43'00'00"	293.20'	N39*30'00"W
C24	96.87	370.00'	48.71	15*00'00"	96.59	N53°30'00"W
C25	148.00'	530.00'	74.49'	16'00'00"	147.52	S53*00'00"E
C26	128.34	530.00'	64.49'	13'52'27"	128.03	S38*03'46"E
C27	149.99'	530.00'	75.50'	16'12'51"	149.49'	S23'01'07"E
C28	427.61	500.00'	227.86	49'00'00"	414.69	S36*30'00"E
C29	174.14'	470.00'	88.08'	21'13'45"	173.15	S50°23'07"E
C30	203.34	470.00'	103.29'	24*47'19"	201.76	S27*22'35"E
C31	24.46	470.00	12.23'	02*58'56"	24.46	S13*29'28"E
C32	26.93'	530.00	13.47'	02'54'41"		
C33					26.93'	S13°27'21"E
C34	47.12'	30.00'	30.00'	90'00'00"	42.43'	S33*00'00"W
	55.85'	320.00'	28.00'	10'00'00"	55.78	S83*00'00"W
C35	62.83'	60.00'	34.64	60'00'00"	60.00'	N58*00'00"E
C36	31.42'	60.00'	16.08'	30'00'00"	31.06'	N13'00'00"E
C37	160.18'	60.00'	249.58'	152 <b>*</b> 57 <b>'</b> 52"	116.68'	N78*28'56"W
C38	54.95	50.00'	30.62'	62*57'52"	52.22'	N56°31'04"E
C39	66.32'	380.00	33.25'	10°00'00"	66.24	S83'00'00"W
C40	61.09	350.00'	30.62	10'00'00"	61.01'	S83'00'00"W
C41	71.03	370.00'	35.63'	11'00'00"	70.93	N82°30'00"E
C42	76.79	400.00'	38.52'	11'00'00"	76.68	N82*30'00"E
C43	82.55	430.00	41.40'			
C44	47.12	30.00°		11'00'00"	82.43'	N82*30'00"E
C45			30.00'	90'00'00"	42.43'	N57'00'00"W
	47.12'	30.00'	30.00'	90'00'00"	42.43'	S33*00'00"W
C46	37.82	50.00'	19.87'	43'20'30"	36.93'	S33*40'15"E
C47	60.05	60.00'	32.81	57'20'30"	57.57	N26°40'15"W
C48	50.27	60.00'	26.71'	48'00'00"	48.81	N26*00'00"E
C49	84.10'	60.00'	50.63	80°18'47"	77.39	S89*50'37"E
C50	54.78'	60.00'	29.47'	52°18'47"	52.90'	S23*31'50"E
C51	30.07	60.00'	15.36'	28*42'58"	29.76	S16*59'02"W
C52	37.82	50.00'	19.87	43'20'30"	36.93	N09°40'16"E
C53	47.12'	30.00'	30.00'	90'00'00"	42.43'	N57'00'00"W
C54	27.75	530.00	13.88'	03'00'00"	27.75	N79*30'00"E
C55	141.37	530.00	71.11	15°17'00"	140.96	N88°38'30"E
C56	159.55	500.00				
C57			80.46'	18'17'00"	158.88'	N87'08'30"E
	149.98'	470.00'	75.63'	18'17'00"	149.34'	N87°08'30"E
C58	47.12'	30.00'	30.00'	90'00'00"	42.43	N33*00'00"E
C59	47.12'	30.00	30.00'	90'00'00"	42.43	S57*00'00"E
C60	61.80'	470.00	30.95'	07'32'03"	61.76	S08*13'59"E
C61	36.63'	470.00'	18.33'	04°27'57"	36.63'	S02*13'59"E
C62	104.72	500.00'	52.55'	12.00,00"	104.53	S06'00'00"E
C63	111.00'	530.00'	55.71'	12'00'00"	110.80'	S06'00'00"E
C64	47.17	30.00'	30.05'	90.05,30,	42.46	N45*02'45"W
					12.10	1,10 02 TO W

PUBLIC	USE	EASEMENT	CURVE	TABLE

C66	62.83'	60.00′	34.64'	60°00′00 <b>°</b>	60.00′	N73°00′00*W
C67	192.56′	60.00'	1772.51′	183°52′39 <b>′</b>	119.93′	N48°56′19 <b>°</b> E
C68	51.70′	50.00'	28.43'	59°14′43 <b>′</b>	49,43'	N68°44'43"W

PUBLIC USE EASEMENT LINE TABLE 
 L21
 30.00'
 N13°00'00'W

 L22
 60.00'
 N77°00'00'E

L23 51.96' N77°00'00'E

### NOTES

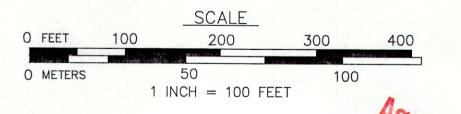
- 1. THERE MAY BE FEDERAL, STATE AND LOCAL RE-QUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH RE-QUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- 2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIRE-MENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- 5. EASEMENTS OF RECORD NOT PLOTTED HEREON: a) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 IN BOOK 29 AT PAGE 118
- 6. THE BOUNDARY BETWEEN LOTS 11 AND 12, BLOCK 2 IS THE CENTERLINE OF THE CREEK.

LINE TABLE						
	LINE	LENGTH	BEARING			
	L1	61.14'	S03*59'46"E			
	L2	25.01'	S45*28'58"E			
	L3	29.88'	S34°17'05"W			
	L4	26.45'	S24°47'56"E			
	L5	18.47'	S10°35'07"W			
	L6	22.37'	S34°46'07"E			
	L7	75.91'	S15*26'20"E			
	L8	26.22'	S36*04'31"E			
	L9	19.23'	S02'02'50"W			
	L10	39.25'	S41°08'12"E			
	L11	30.00'	N18'00'00"W			
	L12	30.00'	N02'00'00"W			
	L13	30.43'	S83'43'00"E			
	L14	27.11'	S83°46'43"E			
	L15	23.79'	S83'43'00"E			
	L16	30.15'	N00'02'09"W			
	L17	30.21'	N00°02'09"W			
	L18	60.05	N89'54'30"E			
	L19	59.95'	N89°54'30"E			
	L20	33.00'	N00°05'07"W			

### \_LEGEND

- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- → FOUND 3 1/4" BRASS CAP MONUMENT
- AS SHOWN AND DESCRIBED FOUND 5/8" REBAR
- O FOUND MONUMENT PIPE
- FOUND 2" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
- △ SURVEY CONTROL MONUMENT

NOV 2 3 2020 PLATTING



### A MASTER PLAN OF PARADISE RIDGE

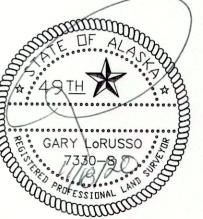
A SUBDIVISION OF THE SE1/4 SW1/4 AND THE N1/2 SW1/4, LOCATED WITHIN THE COUSECTION 24, T. 18 N., R. 01 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA

KEYSTONE SURVEYING & MAPPING GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615 MAILING ADDRESS: P.O. BOX 2216 \* PALMER, ALASKA 99645

PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE \* PALMER, ALASKA 99645

CONTAINING 120 ACRES, MORE OR LESS

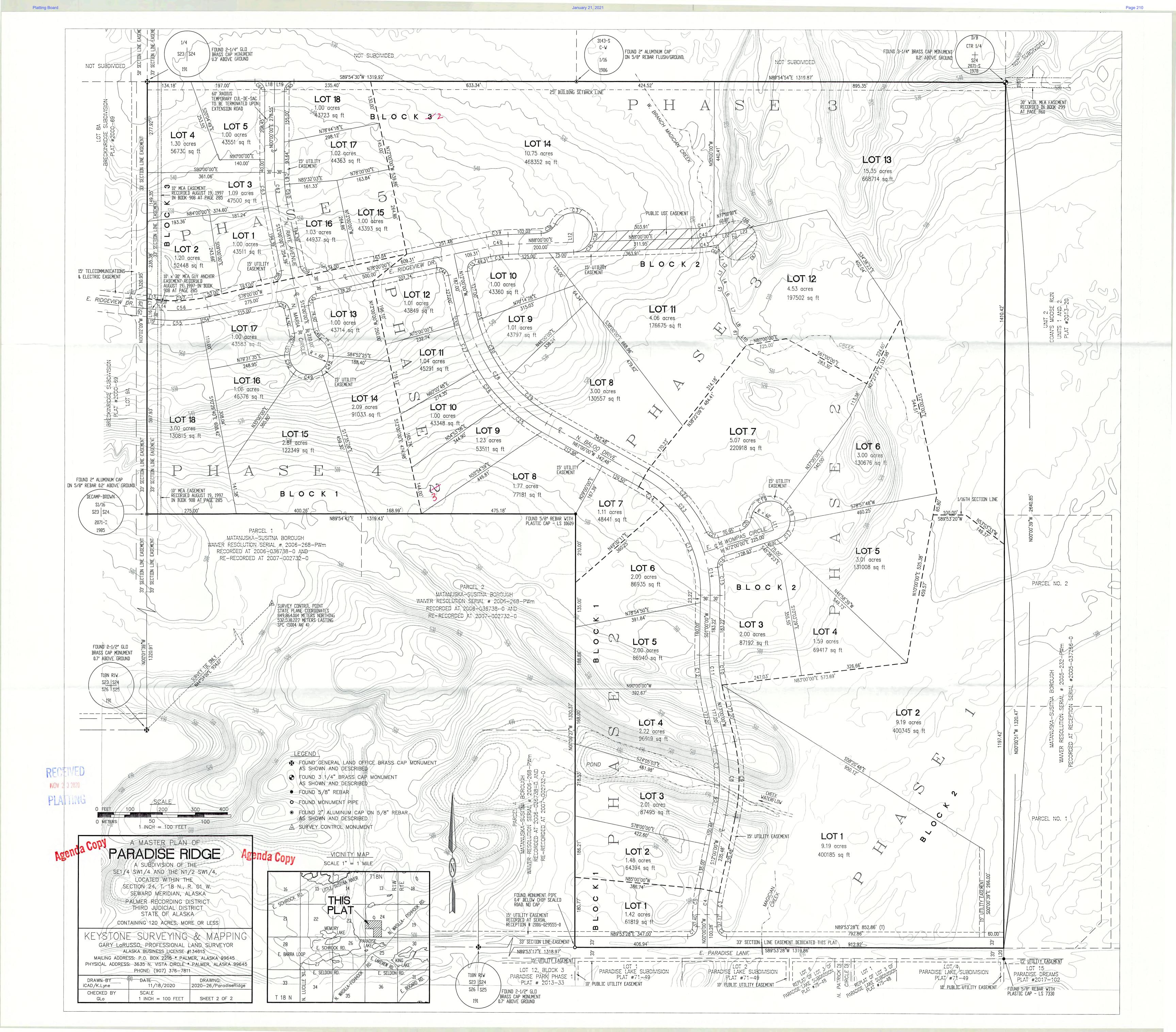
PHONE: (907) 376-7811 DRAWN BY DRAWING: iCAD/K.Lyne 11/18/2020 2020-26/ParadiseRidge CHECKED BY SCALE 1 INCH = 100 FEET SHEET 1 OF 2 GLo



SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUB-DIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.

7330-S GARY LoRUSSO

REGISTERED LAND SURVEYOR DATE



# STAFF REVIEW AND RECOMMENDATIONS PUBLIC HEARING JANUARY 21, 2021

PRELIMINARY PLAT: KELLARD FAMILY

LEGAL DESCRIPTION: SEC 6, T25N, R4W, SEWARD MERIDIAN, AK

PETITIONER: JAMES & SUSAN KELLARD

SURVEYOR/ENGINEER: R & K LAND SURVEYING/MLP & ASSOCIATES

ACRES: 15.03 PARCELS: 6

REVIEWED BY: PEGGY HORTON CASE: 2020-181 & 182

#### REQUEST

The request is to divide Lots 21 and 38, Paper Subdivision, Plat 66-3, into 6 lots to be known as Kellard Family Subdivision, containing 15.03 acres +/-. The petitioner also requests to vacate the 15' wide utility easement along the south boundary and replace it with a 15' wide utility easement adjacent to the proposed right-of-way. The property is located west of S. Talkeetna Spur and north of E. Woodpecker Road, within the SE½ Section 6, Township 25 North, Range 4 West, Seward Meridian, Alaska.

#### EXHIBITS:

Vicinity Maps
OHSP
Engineer's Report
Drainage Plan
Utility Esmt Mod Petition
Exhibit A
Exhibit B
Exhibit C
Exhibit D
Exhibit D

#### COMMENTS:

Planning Exhibit F
Development Svs Exhibit G
Public Works Exhibit H
ROW Coordinator Exhibit I
ADOT&PF Exhibit J
MTA Exhibit K
MEA Exhibit L

#### DISCUSSION:

Lot and Block Design and Frontage: The 6 lots range in size from 1.63 acres to 2.45 acres and meet the lot and block design standards per MSB 43.20.300. The lots do not exceed the 3:1 or 4:1 width to depth ratio. Each lot has more than the minimum 60' of road frontage.

As-built Info: The surveyor provided the as-built information within and outside the boundary as required by MSB 43.15.016. There are two sheds shown on proposed Lot 3, Block 1 that are closer than 10 feet from the south lot line. There is one shed shown on proposed Lot 2, Block 1 that is closer than 25 feet from the proposed right-of-way. The petitioners will need to move or remove these structures to meet the setback requirements of MSB 17.55 (Recommendation #2).

Access: The petitioner previously constructed a road within the proposed public right-of-way as shown on the preliminary plat. The surveyor's as-built information shows a road was constructed along the north side of the proposed right-of-way. Within the south edge of the right-of-way are utility poles. A civil engineer will need to provide evidence that the construction meets the residential subcollector road construction requirements of the Subdivision Construction Manual (SCM) and a surveyor's as-built is required to ensure the construction is within the right-of-way (Recommendation #6).

<u>Useable Area:</u> MLP & Associates provided a useable area report two test holes (**Exhibit C**). Mr. Lewis, the civil engineer, stated no groundwater was encountered in either test hole, which were dug to 16.5 feet. Mr. Lewis visually classified the soils as GW-GP, which is consistent with MSB 43.20.281(A)(1). He states all lots proposed in the Kellard Family Subdivision are in accordance with MSB code in that all lots are over 40,000 square feet and contain 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area.

<u>Drainage:</u> Mr. Lewis also provided a drainage plan that meets the Subdivision Construction Manual standards (Exhibit D). The drainage plan shows the drainage along the proposed roads and general drainage patterns along S. Talkeetna Spur in front of the parcel. Also shown are the proposed culverts and infiltration points.

<u>Utility Easement Elimination:</u> Mr. Kellard submitted a petition to eliminate the 15' wide utility easement that the borough reserved on the quitclaim deed to the Kellard's in 1980 along the south boundary of their parcels (**Exhibit E**). As shown on the plat, the petitioner is placing a new utility easement along the right-of-way of both the new east-west road and the existing north-south right-of-way along the western edge of the property. The utilities are currently installed within the proposed right-of-way and utility easement shown on the preliminary plat.

#### COMMENTS:

**Borough:** Planning Division stated the proposed subdivision is partially within the Spur Road South district of the Talkeetna special Land Use district (**Exhibit F-1**). Any future development within this district must comply with MSB 17.25 Talkeetna Special Land Use District. Staff notes the petitioner's plat complies with MSB 43.15.049, *Service area boundary requirements*, as Lots 1 & 2, Block 1 are fully within the service area and the remainder of the subdivision lots are outside the service area (**Exhibit F-2**).

Development Services stated there appear to be seven driveways onto Kellard Circle; they will all need a permit (Exhibit G).

DPW stated MSB 43.20.281(A)(1)(b) requires test holes sufficient to indicate subsurface conditions over the entire area of the subdivision (Exhibit H). They question whether the subsurface conditions on Lot 2, Block 2 are indicative of the soils and water table throughout the subdivision. Staff notes the engineer certified that all the lots within the proposed subdivision have the useable area as required by MSB 43.20.281 (Exhibit C). DPW also stated to construct the road to Residential Subcollector standard (longer than 1000 lineal feet) (Recommendation #6). Required cul-de-sac diameter is 85'. Larger is okay, but will need a larger easement to accommodate drainage (Recommendation #7). DPW questions the drainage plan and suggests possible changes need to be made.

Andy Dean, ROW Coordinator, stated the third party rights underlying the proposed pubic easements should be removed prior to the public right-of-way dedication (Exhibit I) (Recommendation #8). Roadway may need to be relocated as part of the Borough Engineer approval. Utility poles cannot be within 12 feet of the roadway without a nonstandard design placement approval (Recommendation #9). A radius return should be dedicated on the south edge of the intersection of Kellard Circle and Talkeetna Spur. Staff notes a radius return is not required by code. Utility pole at the intersection will need relocation to more than 40 feet from the intersection according to the Standard Utility Facility Installation Agreement, which is an agreement entered into between the borough and the utility companies for placement of utility facilities (Recommendation #10). The right-of-way could be moved north to eliminate that requirement, but that would require right-of-way from the neighboring property to the north.

<u>State:</u> ADOT&PF stated no direct access will be granted to Talkeetna Spur. All lots must access via internal circulation (Exhibit J) (Recommendation #11).

<u>Utilities:</u> MTA has no objections to the moving of the utility easement, they have no facilities where the existing utility easement is (**Exhibit K**). MEA has no comment concerning the moving of the utility easement. (**Exhibit L**). MEA also submitted three recently recorded blanket easements to be noted on the plat.

#### CONCLUSION

The preliminary plat of Kellard Family Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plat will create six lots out of a 15-acre parcel. Mr. Kellard submitted a petition to eliminate the 15' wide utility easement that the borough reserved on the quitclaim deed to the Kellard's in 1980 along the south boundary of their parcels and grant a 15' utility easement alongside the proposed right-of-way.

A professional engineer stated the proposed lots contain the required useable septic and useable building area. The proposed road is required to be constructed to residential subcollector standard. A drainage plan was submitted which meets the Subdivision Construction Manual standards, although DPW has some concerns. There were no objections from Borough Departments, outside agencies, or the public.

#### FINDINGS of FACT:

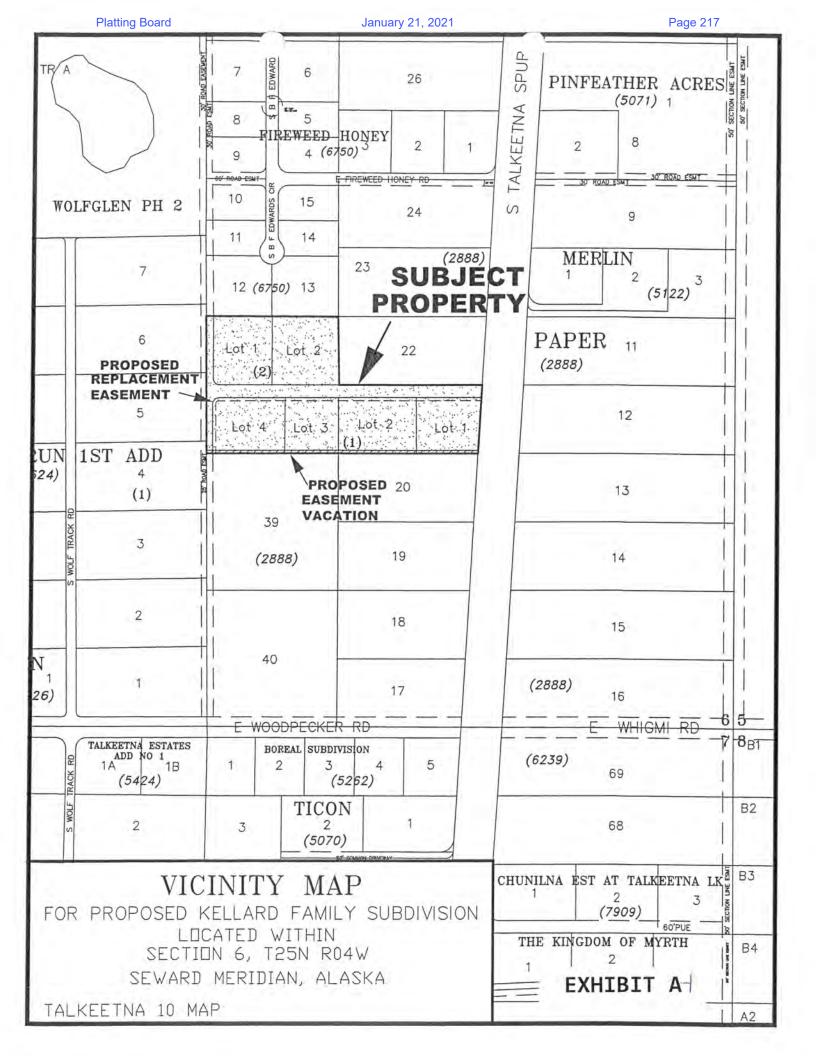
- The plat of Kellard Family Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat.
- Mr. Kellard submitted a petition to eliminate the 15' wide utility easement that the borough reserved on the quitclaim deed to the Kellard's in 1980 along the south boundary of their parcels and grant a 15' utility easement alongside the proposed right-of-way.
- 3. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281.
- 4. Lot sizes and block lengths are consistent MSB 43.20.300(A), Lot and Block Design.
- 5. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
- There are three structures shown on the as built that do not meet the requirements of MSB 17.55.
- ADOT&PF manages access onto Talkeetna Spur; they stated all lots must take access from the internal road.
- The proposed road up to the middle of the cul-de-sac is longer than 1000 feet. Residential Subcollector road construction will be required for the internal road.
- Proposed Lots 1 & 2, Block 1 are fully within the Spur Road South Subdistrict of the Talkeetna Special Land Use District.
- 10. There were no borough department, outside agency or public objections to this plat.

#### RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: "I move to approve the preliminary plat of Kellard Family and relocation of the 15' utility easement reserved on quitclaim deeds recorded at Book 75 Pages 225 and 228, Talkeetna Recording District, located within Section 6, Township 25 North, Range 4 West, Seward Meridian, Alaska contingent on the following staff recommendations:"

- 1. Submit the mailing and advertising fee.
- Move or remove all structures from the borough setbacks of 10 feet from lot lines and 25 feet from all public rights-rights-of-way or obtain legal nonconforming status determination from Development Services Division. Provide surveyor letter or as-built as proof.

- Obtain the Borough Assembly approval of the 15' utility easement elimination within 30
  days of Platting Board's written Notification of Action. MSB Assembly has 30 days from
  the date of the Platting Board decision to deny the request.
- 4. Show the utility easement elimination and replacement easements on the final plat.
- 5. Submit construction cost estimate, schedule pre-construction meeting with Public Works Engineer, pay inspection fee in compliance with SCM, Section E.
- Construct the interior road to minimum Residential Subcollector standards. Provide engineer's final inspection report along with verification from an RLS that the constructed roadways are located within proposed rights-of-way per MSB 43.20.140 and obtain Public Works Engineer signoff.
- 7. If necessary, increase the size of the temporary cul-de-sac right-of-way to comply with the Subdivision Construction Manual.
- 8. Remove third party rights underlying proposed public easements prior to recordation.
- If necessary, obtain a Nonstandard Design Placement Approval for the utility poles as required by MSB ROW Coordinator.
- 10. Relocate the utility pole at the intersection of Kellard Circle and Talkeetna Spur so that it is more than 40 feet from the intersection per the Standard Utility Facility Installation Agreement.
- 11. Provide plat note that all lots will take access from the internal road, no direct access to the Talkeetna Spur without prior approval from the managing authority.
- Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
- Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
- 14. Submit recording fee, payable to the State of Alaska, DNR.
- 15. 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.
- 16. Submit final plat in full compliance with Title 43.











December 2, 2020

James Kellard 14850 E. Kellard Circle PO Box 101 Talkeetna, AK 99676

Re:

Kellard Family Subdivision

Lot 2 Block 2 Percolation Test Results

Dear Mr. Kellard:

This submittal is provided for platting of the Kellard Family Subdivision with the Matanuska Susitna Borough (MSB). This submittal is not a design for an onsite wastewater system. Design and construction for an onsite wastewater system shall be in accordance with 18 AAC 72 current edition, the International Plumbing Code as adopted by State of Alaska, and MSB code.

MSB 43.20.281(A)(1): All lots provided in the Kellard Family Subdivision are in accordance with MSB code in that all lots are over 40,000 square feet and contain 10,000 square feet of usable building area (UBA) and 10,000 square feet of contiguous usable septic area.

There are no known wetlands, waterbodies, or flood zones within 100-feet, measured horizontally, of the subdivision that would reduce the UBA and/or usable septic area based on a review of the U.S. Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper (<a href="https://www.fws.gov/wetlands/data/mapper.html">https://www.fws.gov/wetlands/data/mapper.html</a> accessed on December 2, 2020) and MSB Parcel Viewer

(https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB Parcel Viewer accessed on December 2, 2020).

See Table 1 below for a summary of subdivision lot areas, UBA, and presences of existing wells and septic systems.

Table 1 Summary of lot areas and systems.

Block	Lot	Lot Area (sf)	UBA (sf)	Well(s)	Septic
1	1	83,285	74,036	1	1
1	2	102,538	91,150	2	2
1	3	70,998	63,112	1	1
1	4	95,214	81,164	1	1
2	1	96,627	87,650	none	none
2	2	106,937	102,078	none	none







MSB 43.20.281(A)(1)(b, c, and f-g): Two percolation tests were performed on Lot 2 Block 2 of the preliminary plat. Lots 1, 2, 3, and 4 of Block 1 have existing septic systems. Lot 1 of Block 2 is heavily forested, and no percolation test was performed. Percolation tests were performed in accordance with 18 AAC 72.265(3)(B).

The observed percolation rates for Test Hole 1 and 2 were 1.49 and 0.61 minutes per inch, respectively. Based on the observed percolation rates a sand liner or other advanced treatment system should be included in the design of the onsite wastewater system. No groundwater or impermeable layer were observed within the limits of the test holes, 16.5-feet below ground surface. Visual soil classification at both test holes is GW-GP under the Unified Soils Classification System.

If you have any questions, please contact me by phone at 907-885-0271, by cell 907-301-9797 or by email at: slewis@mlpassociates.com. Please reference project number 20001KEL.

Sincerely,

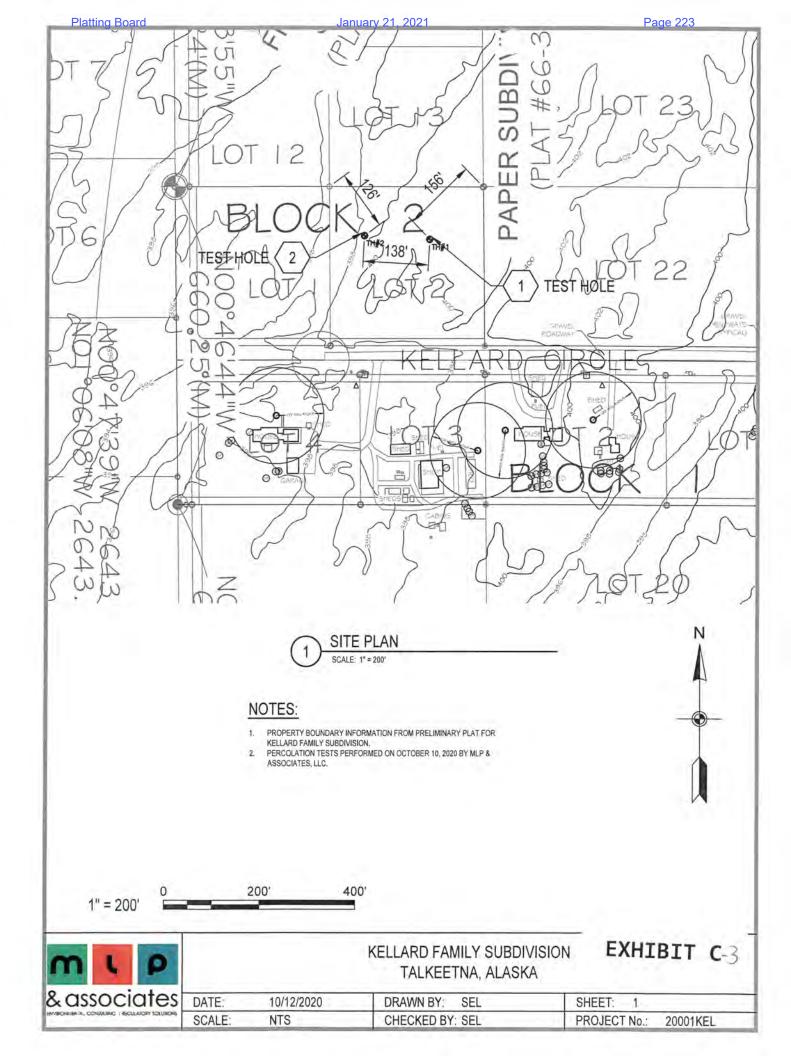
Steven E. Lewis, PE

Principal

### Attachments:

- · Site Plan
- · Percolation Test Results





# **Percolation Data Sheet**



_	_	_			_
4	~~	stant	Into	montie	-
100	LACH	III CICI	a markon	matic	711

Property Owner/Client: James Kellard

Address: Lot 2, Block 2, Kellard Family Subdivision, Talkeetna, AK 99676

Percolation test by: Steven E. Lewis, PE

Diameter, inches: 10  Test hole depth at elevation, inches: 10  Elevation, feet: 8 below existing grade  Is pre-soak required*? No * Not required in sandy soils	Date prepared and/or soaked:	October 10, 2020	
Elevation, feet: 8 below existing grade	Diameter, inches:	10	
	Test hole depth at elevation, inches:	10	5
Is pre-soak required*? No * Not required in sandy soils	Elevation, feet:	8	below existing grade
	Is pre-soak required*?	No	* Not required in sandy soils
Soak* start time: Soak* end time: Hours of soak:	Soak* start time:	Soak* end time:	Hours of soak:

Sandy soil presoak prior to test? Yes, 8-inch column of water seeped away in less than 10 minutes.

3	. Perco	ation	Test	Data
		auo.		-

Test Hole Number: 1

Location: Approx. 156-ft SW from NE property corner

Soil texture description:

Depth (feet below grade)	Soil Texture, Visual	
0-0.25	Organics, dark	
0.25-2.0	Sandy loam, brown	
2.0-10.5	Gravely sand, some 12" stones	
10.5-11.0	Sand	
11.0-16.5	Gravely sand, some 12" stones	

## Groundwater:

Reading	Time Interval, minutes	Measurement, inches	Drop in Water Level, inches	Percolation Rate, minutes per inch
12:13 PM		2.00		
12:14 PM	1	2.62	0.62	1.61
12:15 PM	1	3.50	0.88	1.14
12:16 PM	1	4.25	0.75	1.33
12:18 PM	2	5.50	1.25	1.60
12:20 PM	2	6.62	1.12	1.79

Average percolation rate, minutes per inch: 1.49

Remarks: Test stopped after 7 minutes due to soil sluffing into bottom of hole.

## 4. Engineers' Seal

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules, and laws.

Steven E. Lewis

(Engineer)

/0// (Da

The seal appearing on this document was authorized by Steven E. Lewis, P.E., CE 12814. Alteration of a sealed document without proper notification to the responsible engineer is a violation under the engineering practice statues.



# Percolation Data Sheet



1	Con	tact	Info	rmat	ion

Property Owner/Client: James Kellard

Address: Lot 2, Block 2, Kellard Family Subdivision, Talkeetna, AK 99676

Percolation test by: Steven E. Lewis, PE

	ber 10, 2020		
Diameter, inches:	10		
Test hole depth at elevation, inches:	10		
Elevation, feet:	8	below existing grade	
Is pre-soak required*?	No	* Not required in sandy soils	
Soak* start time: Soak*	oak* end time:	Hours of soak:	

Sandy soil presoak prior to test? Yes, 8-inch column of water seeped away in less than 10 minutes.

3.	Perco	lation	<b>Test</b>	Data

Test Hole Number:

Location: Approx. 126-ft SE from NW property corner

Soil texture description:

Depth (feet below grade)	Soil Texture, Visual
0-2	Sandy loam, brown
2-16.5	Gravely sand, some 12" stones

Groundwater:

Reading	Time Interval, minutes	Measurement, inches	Drop in Water Level, inches	Percolation Rate, minutes per inch
1:24 PM		1.50		
1:25 PM	1	2.50	1.00	1.00
1:26 PM	1	4.25	1.75	0.57
1:27 PM	1	6.25	2.00	0.50
1:28 PM	1	9.00	2.75	0.36

Average percolation rate, minutes per inch:

Remarks: Test stopped after 4 minutes due to water seeped away.

### Engineers' Seal

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules, and laws.

Steven E. Lewis

(Engineer)

The seal appearing on this document was authorized by Steven E. Lewis, P.E., CE 12814. Alteration of a sealed document without proper notification to the responsible engineer is a violation under the engineering practice statues.



EXHIBIT C5

Matanuska-Susitna Borough Telephone (907) 861-7874 NOV 3 0 2020

350 East Dahlia Avenue Palmer, Alaska 99645-6488

# PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, SLOPE, SNOW STORAGE, DRAINAGE, SANITATION, BUFFERS AND SCREENING EASEMENTS

buffers, or scree	undersigned, Jim Kellard , and petitions the itna Borough to eliminate or modify the utility, slope, snow storage, drainage, sanitation, ening easement(s) lying within the following described property, to-wit:  Jet Subdivision Lot 21 3 38 (flat # 66-3)
Said easement(	s) being more fully described as: 15 Feet of Lot 21 & Lot 28 Paper Subdivision. (plat#66-3)
	asement eliminations require non-objection letters from the service area utility companies bmittal, see MSB 43.15.032.
Submitted herev	vith are the following:
1. A copy of	the as-built showing the easement(s) to be vacated/modified (if due to encroachment)
2. \$500.00	Public Hearing Fee (no fee if submitted with Regular Plat)
Petitioner Sedication	ht by this petition is for the following reasons: (ATTACH PAGES, IF NEEDED)  15 Subdividing these 2 lots into 6 weed lots &  New withhy exercises on the new plant.
APPLICANT	Name: Jim Kellard Email: tkajimo kotma
OR	Mailing Address: Po Box 101 Talkatna, AK Zip: 99676
OWNER	Contact Person: Tim Kellard Phone: 733-2300
SURVEYOR	Name (FIRM): R&K Cound Surveying Email: (Klands) verying Eguail. 6
	Mailing Address: 10 Box 606 us llow, AK zip: 99698
	Contact Person: Rick Wentworth Phone: 495-0047

Matanuska-Susitna Borough Telephone (907) 861-7874

350 East Dahlia Avenue Palmer, Alaska 99645-6488

SIGNATURES OF PETITIONER(S):	
Bred Wentert For Ji	m Kellard
**************	····
THIS AREA TO BE COMPLETE	ED BY THE MATANUSKA-SUSITNA BOROUGH
THE APPLICATION HAS BEEN REVIEW NOTED ABOVE.	ED AND FOUND TO MEET SUBMITTAL STANDARDS AS
12/10/2020	PLATTING DIVISION REPRESENTATIVE
DAIL	- 21
SCHEDULED FOR PUBLIC HEARING ON:	(+N 21,2020

From: Adam Bradway

Sent: Monday, December 28, 2020 10:57 AM

To: MSB Platting
Cc: Karol Riese

Subject: RE: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

#### Comments:

The proposed subdivision is partially within the Spur Road South district of the Talkeetna Special Land Use District. Any future development within this district must comply with MSB 17.25 Talkeetna Special Land Use District.

#### Adam Bradway

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

From: MSB Platting <Platting@matsugov.us> Sent: Thursday, December 10, 2020 8:24 AM

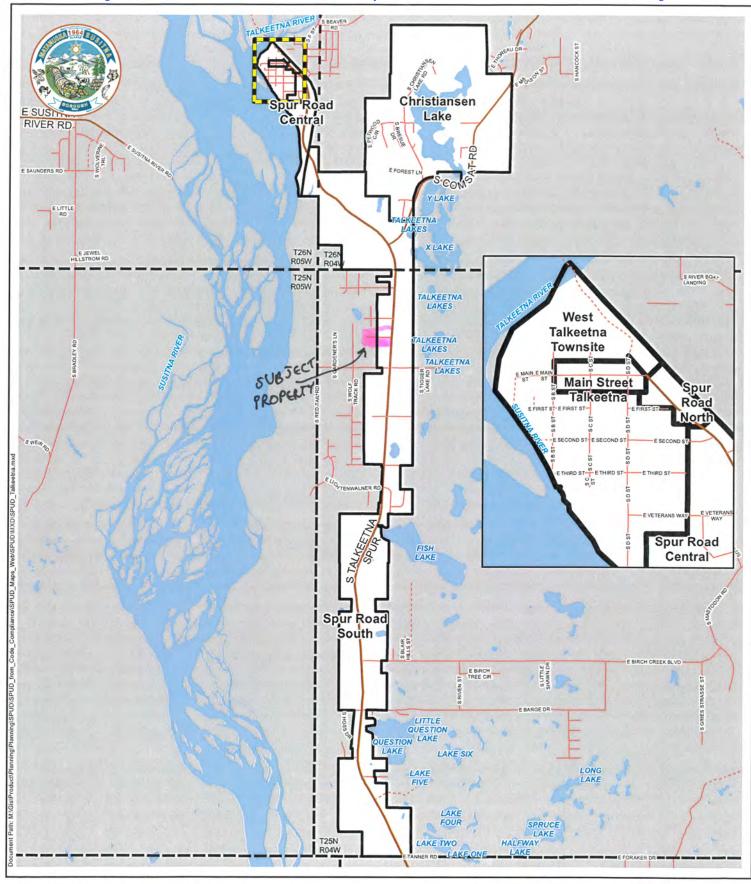
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) < tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Tam Boeve <Tamboevedistrict7@gmail.com>; TCCI contact <contact@talkeetnacouncil.org>; Idear0523@aol.com; John <jsandrw@matnet.com>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; 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>; Debbie Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>

# Good Morning.

The link below will take you to a request for comments for a six-lot subdivision with utility easement removal and replacement in the Talkeetna area. RSA 29. Please review and provide any comments by December 31, 2020.

Subject: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

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



Matanuska-Susitna Borough - Informational Map SPECIAL LAND USE DISTRICT MSB 17.25 TALKEETNA MSB ORDINANCE NO. 03-051, 08-107, & 13-119

Date: 9/11/2015



EXHIBIT F->



0.5 Miles

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-Sustana Borough GIS Division at 907-951-7958

From: Permit Center

Sent: Thursday, December 17, 2020 4:58 PM

To: MSB Platting

Subject: RE: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

Good Afternoon,

It appears that there are seven driveways onto Kellard Cir, they will all need a permit.

Thank you,

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

From: MSB Platting <Platting@matsugov.us> Sent: Thursday, December 10, 2020 8:24 AM

To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) < tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Tam Boeve <Tamboevedistrict7@gmail.com>; TCCI contact <contact@talkeetnacouncil.org>; Idear0523@aol.com; John <jsandrw@matnet.com>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; 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>; Debbie Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us> Subject: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

### Good Morning,

The link below will take you to a request for comments for a six-lot subdivision with utility easement removal and replacement in the Talkeetna area. RSA 29. Please review and provide any comments by December 31, 2020.

From: Jamie Taylor

Sent: Tuesday, December 22, 2020 4:19 PM

To: MSB Platting
Cc: Peggy Horton

Subject: RE: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

43.20.281(A)(1)(b) requires test holes sufficient to indicate subsurface conditions over the entire area of the subdivision. Are the subsurface conditions on lot 2 block 2 indicative of the soils and water table throughout the subdivision?

Construct road to Residential Subcollector standard (longer than 1000 LF). The road needs to be centered in the ROW. Required cul-de-sac diameter is 85'. Larger is okay, but will need a larger easement to accommodate drainage.

What is the proposed drainage swale depth? 18" or less requires a 4:1 foreslope. Minimum ditch grade is 0.5%. The site appears to be too flat to get the swale to run all the way to the west. May need intermittent low areas with infiltration galleries or lead off ditches along the length of the road.

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: MSB Platting <Platting@matsugov.us> Sent: Thursday, December 10, 2020 8:24 AM

<John.Aschenbrenner@matsugov.us>

To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov); Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov); Melanie Nichols (Melanie.nichols@alaska.gov) <Adam J. Dubour (adam.dubour@alaska.gov); Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov); Adam J. Dubour (adam.dubour@alaska.gov) <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov); Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov); Adam J. Dubour (adam.dubour@alaska.gov) <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:kyler.hylton@alaska.gov">cata</a>. Pamela Melchert (pamela.j.melchert@usps.gov); Tam Boeve <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:kyler.hylton@alaska.gov">cata</a>. Pamela Melchert (pamela.j.melchert@usps.gov); Tam Boeve <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:kyler.hylton@alaska.gov">cata</a>. Tam Boeve <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:cata">cata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:kyler.hylton@alaska.gov">cata</a>. Tam Boeve <a href="mailto:cata">aanata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:kyler.hylton@alaska.gov">cata</a>. Tam Boeve <a href="mailto:cata">aanata</a>. Dubour (adam.dubour@alaska.gov) <a href="mailto:cata">cata</a>. Pamela Melchert (pamela.j.melchert@usps.gov) <a href="mailto:cata">cata</a>. Pamela.j.melchert@usps.gov) <a href="mailto:cata">cata</a>. Pamela.j.melchert@usps.gov) <a href="mailto:cata">cata</a>. Pamela.j.melchert@usps.gov) <a href="mailto:cata">cata</a>. Pamela.j.melchert@usps.gov) <a href="mailto:cata">cata</a>. Pamela.j.m

Subject: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

<Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner

From: Andy Dean

Sent: Friday, December 11, 2020 4:27 PM

To: Peggy Horton

Subject: RE: Kellard Family plat

Hello Peggy,

Comments with old subdivision construction standards:

Third party rights underlying proposed public easements to be removed prior to dedication. (Blanket easements) Superior right to pole placements cannot be allowed.

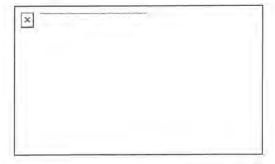
Roadway may need relocation as part of Borough Engineer approval. The clear zone of the roadway should be made available as part of the right of way. Borough Engineer approval is required before nonstandard clear zone design is accepted. If roadway to be within seven feet of property line a guardrail needs proposed to alleviate possible future safety concerns.

Poles cannot be within 12 feet of roadway without nonstandard design placement approval. If within seven feet of roadway guardrail will be required as part of any proposed design. If roadway to be within seven feet of property line a guardrail needs proposed to alleviate safety issue concerns. Borough Engineer approval needed before nonstandard clear zone design can be accepted.

Radius return should be dedicated where possible on the south edge of the intersection on the east side of the subdivision at proposed Kellard Circle and Talkeetna Road.

Pole at intersection will need relocation to more than 40 feet from the radius return point, if remaining within any existing or proposed ROW near an intersection.

Sincerely,



From: Peggy Horton < Peggy. Horton@matsugov.us>

Sent: Friday, December 11, 2020 10:17 AM To: Andy Dean <Andy.Dean@matsugov.us>

Subject: Kellard Family plat

Hi Andy,



# Department of Transportation and Public Facilities

Program Development and Statewide Planning Anchorage Field Office

> 4111 Aviation Avenue P.O. Box 196900 Ancharage, AK 99519-6900 Main number: 907-269-0520 Fax number: 907-269-0521 Website; dat.state.ak.us

December 28, 2020

Fred Wagner, Platting Officer Matanuska-Susitna Borough 350 East Dahlia Avenue Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

### Paper, Plat #66-3 TRD (Stull & Stousa)

- No direct access will be granted to Talkeetna Spur. All lots must access via internal circulation.
- We object to the section line easement vacation.
- We recommend that the cul-de-sac be extended to the section line easement. The cul-de-sac can be placed within the section line easement and will provide alternative access in and out of the subdivision if the section line is developed in the future.

#### Kellard Family (Kellard)

- No direct access will be granted to Talkeetna Spur. All lots must access via internal circulation.
- Bug Lake with SLE Vacation (Wood)
  - No change will be granted to the existing accesses.

#### Shire Estates (Barrus)

 No direct access will be granted to Fairview Loop. All lots must access via Clydesdale Drive.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,

Melanie Nichols Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities Brad Sworts, MSB Transportation Manager James Amundsen, Chief, Highway Design Danika Simpson, Property Management Supervisor, Right of Way Jude Bilafer, MSB Capital Projects Director Allen Kemplen, Mat-Su Core Area Planner

From: Holly Sparrow <a href="mailto:sparrow@mtasolutions.com">hsparrow@mtasolutions.com</a>
Sent: Wednesday, December 16, 2020 12:15 PM

To: MSB Platting

Subject: RE: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.] We do not have any objections, we did check that out, we don't have any facilities where they are vacating.

Thanks for checking.

### 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: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, December 16, 2020 10:39 AM
To: Holly Sparrow <hsparrow@mtasolutions.com>

Subject: RE: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

Holly, did you see that they are vacating a utility easement along the south side of the property and dedicating one along the new right-of-way? Do you have any objection to that?

Thanks,

Peggy Horton Platting Technician 907-861-7881

From: Holly Sparrow <a href="mailto:hsparrow@mtasolutions.com">hsparrow@mtasolutions.com</a> Sent: Wednesday, December 16, 2020 9:24 AM

To: MSB Platting <a href="mailto:hsparrow@matsugov.us">Platting@matsugov.us</a>

Subject: RE: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

EXHIBIT K

From: Cindy A. Coughlin < Cindy.Coughlin@mea.coop>

Sent: Wednesday, January 6, 2021 9:37 AM

To: Peggy Horton

Subject: RE: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

Attachments: scan0383.pdf; Agenda Plat.PDF

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

Peggy, thank you for reaching out to us.

I have reviewed the file and email Tammy sent. MEA submits no comment. However, please add the 3 recorded easements to the note section on the new plat.

Thank you again for reaching out to us,

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

From: Cindy A. Coughlin

Sent: Wednesday, January 6, 2021 9:23 AM
To: Peggy Horton < Peggy. Horton@matsugov.us>

Subject: RE: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

Thank you Peggy. I'll take a look and get back to you!

Cindy Coughlin ROW Supervisor Matanuska Electric Association cindy.coughlin@mea.coop

Office Phone: 907-761-9265 Cell Phone: 907-707-4915

From: Peggy Horton < Peggy. Horton@matsugov.us > Sent: Wednesday, January 6, 2021 9:15 AM

To: Cindy A. Coughlin < Cindy. Coughlin@mea.coop>

Subject: FW: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

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.

Hello Cindy,

Here's Tammy's comments below and the attached easements she sent. Also attached is the agenda plat that shows where they intend to move the utility easement. If you could please comment on the elimination of the 15' utility easement along the south line and moving it to the edge of the proposed right-of-way. Thank you,

Peggy Horton
Platting Technician
907-861-7881

From: Tammy L. Simmons < Tammy.Simmons@mea.coop>

Sent: Thursday, December 17, 2020 10:50 AM To: MSB Platting < <u>Platting@matsugov.us</u>>

Subject: RE: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.] MEA comments to include the attached easements in the plat notes.

Thank you.

Tammy Simmons, SR/WA Right of Way Technician 907-761-9276

From: MSB Platting < Platting@matsugov.us > Sent: Thursday, December 10, 2020 8:24 AM

To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <a href="mailto:allen.kemplen@alaska.gov">allen.kemplen@alaska.gov</a>; Tucker Hurn (tucker.hurn@alaska.gov) <a href="mailto:kemplen@alaska.gov">kucker.hurn@alaska.gov</a>; Melanie.nichols@alaska.gov) <a href="mailto:kyler.hylton@alaska.gov">kyler.hylton@alaska.gov</a>; Adam J. Dubour (adam.dubour@alaska.gov) <a href="mailto:kyler.hylton@alaska.gov">kyler.hylton@alaska.gov</a>; Famelaska.gov) <a href="mailto:kyler.hylton@alaska.gov">kyler.hylton@alaska.gov</a

< 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>; Debbie Bakic <Debbie.Bakic@matsugov.us>;

Terry Dolan <a href="mailto:Terry.Dolan@matsugov.us">Terry Dolan@matsugov.us</a>; Jim Jenson <a href="mailto:Jenson@matsugov.us">James.Jenson@matsugov.us</a>; Jamie Taylor

<<u>Jamie.Taylor@matsugov.us</u>>; Charlyn Spannagel <<u>Charlyn.Spannagel@matsugov.us</u>>; Planning 
<MSB.Planning@matsugov.us>; Joseph Metzger <<u>Joseph.Metzger@matsugov.us</u>>; 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>; John Aschenbrenner

<John.Aschenbrenner@matsugov.us>

Subject: Request for Comment for Kellard Family Case 2020-181 & 182 Tech: PH

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Good Morning,

2020 — 001915 — 0

Recording District 321 Talkeetna
12/16/2020 01:51 PM Page 1 of 2

CC

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

# DO NOT DETACH

# Matanuska Electric Association, Inc.

# RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),
(unmarried) (husband and wife), whose address is 2241 E 56th #8 HNChorage AK 99507
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, and to its successors or assign, the right to enter upon the lands of the undersigned, situated in the
Lot 22 Paper Sub 3821 (plat 663)
being in Section . Township . Township . 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 chemical means, machinery or otherwise of trees and shrubbery located within . Feet of the center line of said line of 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; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunication purposes.
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 and 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 and 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 and those held by the following persons:
IN WITNESS WHEREOF, the undersigned have set their hands and seals this 20 day of March, 1998  Grantor
STATE OF ALASKA) SS-
THIS IS TO CERTIFY that on this 20 day of Maych, 1998 EROW 256 (94) before me, the undersigned, a Notary Public in and for the State of
Alaska, duly commissioned and sworn as such, personally appeared FOR DISTRICT EXHIBIT L-4

ALASKA

2020 - 001916 - 0

Recording District 321 Talkeetna 12/16/2020 01:51 PM Page 1 of 3 CC

Return to: Matanuska Electric Association Inc.

Po Box 2929 Palmer AL 99645

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DO NOT DETACH

# Matanuska Electric Association, Inc.

# RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),	AK 99676
- 0 1/1	On Box In Tolleans
James J. And/ox Susand. Kelland (unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is her	aby acknowledged, do bereby grant unto
MATANUSKA FLECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the '	'Grantee'') whose post office address is
Box 2929 Palmer, Alaska, and to its successors or assigns, the right to enter upon the lar	nds of the undersigned, situated in the nd more particularly described as follows:
TATION OF THE PARTY OF THE PART	x
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being in Section 86, Township 25N, Range 4W, S.M., and to constraint and maintain on, over or under the above described lands and/or in, upon or under all streets, in	ruct, reconstruct, rephase, repair, operate
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 by way of example and not by way of limitation, the right to increase or decrease the number	of conduits, wires, cables, hand holes,
manholes, connection boxes, pedistals, transformers and transformer enclosures; to cut, trim ar machinery or otherwise of trees and shrubbery located within	nd control the growth by chemical means.
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 emp buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint u	se or occupancy of the easement, lines, or
system by any other person, association or corporation for electric or telecommunication purpor	ses.
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	e, removable at the option of the Grantee.
The Grantee, its successors and 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 and assigns, together with the	e 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 brances and liens of whatsoever character except as may appear of record and those held by the second sec	he said lands are free and clear of encum- he following persons:
MAT C. Bana	in the many personal
MAT Su BOAD	
-	The state of the s
IN WITNESS WHEREOF, the undersigned have set their hands and seals this $13^{74}$ day of	Sept. 19 93
	$n \mid n \mid n$
Lames &	1 Kellare Grantor
1/0 8	1/00 0
Susp P	Heller Grantor
STATE OF ALASKA) SS-	19
THIS IS TO CERTIFY that on this 13th day of September	× × × × × × × × × × × × × × × × × × ×
	302:18 (1/88) ISTRICT RECORDERS USE
the State of Alaska, duly commissioned and sworn as such, personally	IÇTII OTTE CONSCINE
Tames P. Kellard and Susan P. Kellard	EXHIBIT L-6

: **MEA** P.O. BOX 2929 PALMER, AK 99645

# LETTER OF PERMISSION

(Easement)

(I, W	E) James J.	ANd/ORSU	SANP. Kel	lard—the or	wners
of th	e real property des				
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to se	rve Shanno	N Nyseu	vander w	ith electric sem	vice
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S Recording District 321 Talkeetna CC
12/16/2020 01:51 PM Page 1 of 2

Return to: Matanuska Electric Association Inc.

Po Box 2929 Palmer AL 99645

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

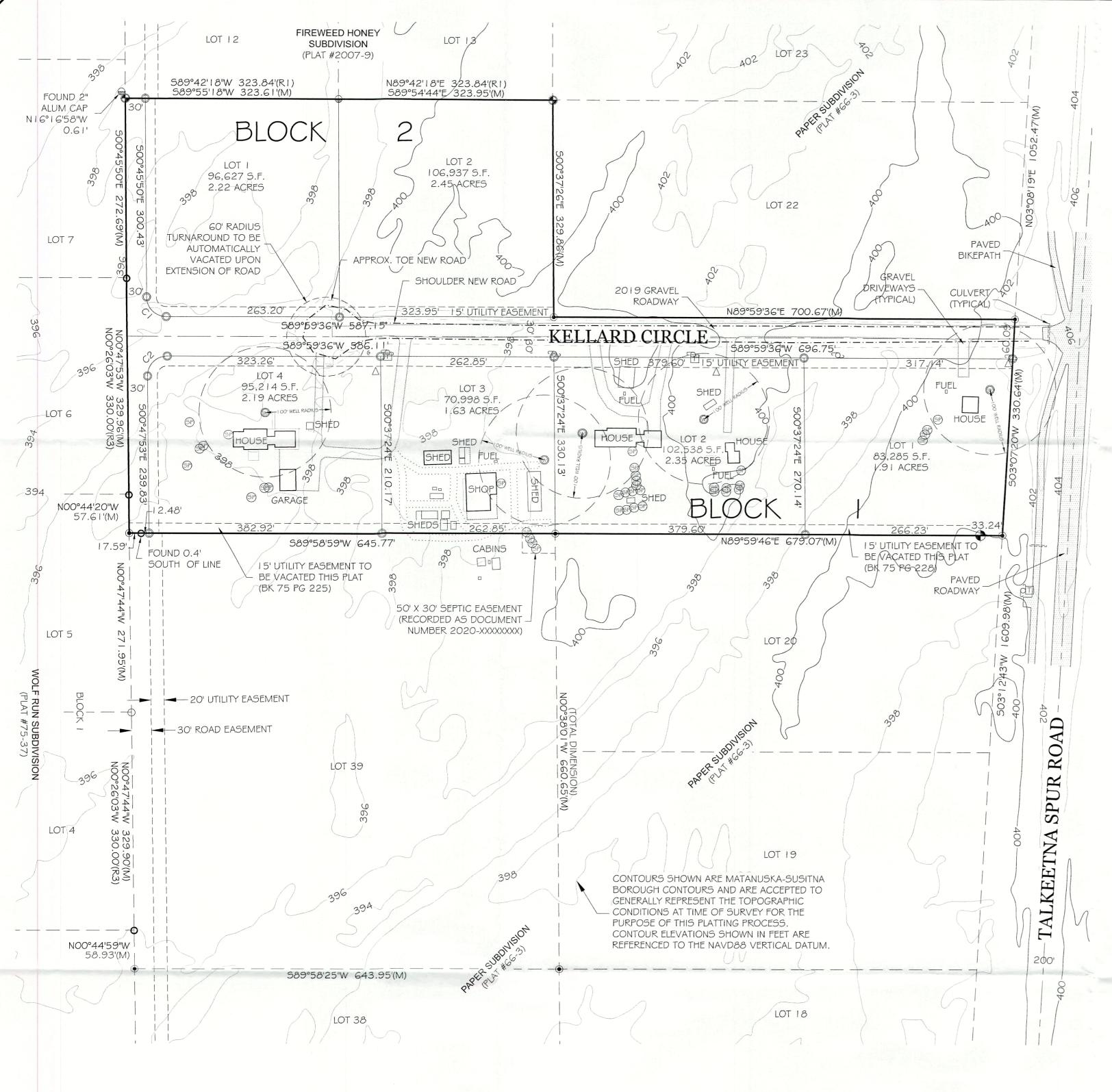
DO NOT DETACH

# Matanuska Electric Association, Inc.

W/0 60914

# ELECTRIC LINE RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),  Tames Kellard and or Susan Hellard
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Recording District, State of Alaska, and more particularly described as follows:
Juliantiva Sour Rd Mill
Talkeetna, Spue Rd Mill Space "A" (plat 66.3)
REC PLAT 66
Being in Section $6$ , Township $25N$ , Range $4\omega$ , S.M., and to construct, recon-
struct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric 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 Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 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; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.
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 Association's expense shall remain the property of the Association, removable at the option of the Association.
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 those held by the following persons:  Mat Su Borough
13
IN WITNESS WHEREOF, the undersigned have set their hands and seals this day of
Aug 8 , 19 83. James Feller L.S.
STATE OF ALASKA) ss.
THIS IS TO CERTIFY that on this 8 day of August 1983
pefore me the undersigned, a Notary Public in and for the State of Alaska, personally appeared



1/4 CORNER LOT 9 LOT 24 MERLIN SUBDIVISION (PLAT #2001-7) LOT II LOT 22 S LOT 1 LOT 2 LOT 12 LOT 3 LOT 2 BLOCK LOT 20 LOT 13 **LOT 39** LOT 14 LOT 15 LOT 16 14 CORNER N89°57'00"E 2567.99'(M) 2640.00'(R)-N89°38'42"E 2568.02'(R1)-EAST 2640' (R2) BASIS OF BEARING LOT | BOREAL SUBDIVISION | LOT 5 (PLAT #66-4)

# **CONTROL DIAGRAM**

GRAPHIC SCALE 1"=400"

# NOTES:

- 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.
- 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 OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- 3. ADL 32991 ELECTRICAL LINE 20 FEET IN WIDTH IS RESERVED BY THE MATANSUKA-SUSITNA BOROUGH FOR ROAD RIGHT-OF-WAY AND PUBLIC UTILITIES, RECORDED IN THE TALKEETNA RECORDING DISTRICT ON JUNE 4, 1973 IN BOOK 51 ON PAGE 425.
- 4. MATANUSKA TELEPHONE ASSOCIATION, INC. BLANKET EASEMENT AFFECTING LOT 21 OF PAPER SUBDIVISION (PLAT #66-3), RECORDED IN THE TALKEETNA RECORDING DISTRICT ON SEPTEMBER 26, 1985 IN BOOK 108 ON PAGE 823.
- 5. MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENT AFFECTING LOT 21 OF PAPER SUBDIVISION (PLAT #66-3), RECORDED IN THE TALKEETNA RECORDING DISTRICT ON OCTOBER 15, 1985 IN BOOK 109 ON PAGE 147.
- 6. MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENT AFFECTING LOT 2 I AND 38 OF PAPER SUBDIVISION (PLAT #66-3), RECORDED IN THE TALKEETNA RECORDING DISTRICT ON AUGUST 18, 1995 IN BOOK 154 ON PAGE 217.

# GUY WIRE

(R) RECORD PLAT #66-3

(R3) RECORD PLAT #75-37

(M) MEASURED

SEPTIC PIPE

UTILITY POLE

(RI) RECORD PLAT #2007-9

△ REMOTE ELECTRIC METER T TELEPHONE PEDESTAL

WELL

**LEGEND** 

FOUND 5/8" REBAR

O FOUND 1/2" REBAR

FOUND 2" BRASS CAP ON 2" IRON PIPE (3796-5)

FOUND 2-1/2" BRASS CAP ON 1" IRON PIPE (GLO 1918)

☐ FOUND 6" X 6" YELLOW ADOT CONCRETE POST MONUMENT

• FOUND 2-1/2" ALUMINUM CAP ON 5/8" REBAR (6925-5)

FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (3796-5)

O FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (NO MARKS)

© SET 5/8" X 30" REBAR WITH 1-1/4" RED PLASTIC CAP (LS 11004)

FOUND 2" ALUMINUM CAP ON 5/8" REBAR (LS 8 | 32)

(R2) RECORD GLO PLAT DATED JANAUARY 15, 1919 AND

ACCEPTED FEBRUARY 26, 1919

● FOUND I-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR (6925-S)

#### CURVE TABLE DELTA RADIUS TANGENT LENGTH CHORD BEARING CHORD DISTANCE Δ=89°14'34" | R=30.00' T=29.61' L=46.73' CB=N45°23'07"W CH=42.15' C2 $\Delta = 90^{\circ}47'29"$ R=30.00' T=30.42' L=47.54' CB=544°35'51"W CH=42.72'

TYPICAL RED PLASTIC CAP SET E. POW WOW TRL RKLS LS-11004 FISH LAKE

R&K LAND SURVEYING, LLC 27250 WEST LONG LAKE ROAD PO BOX 606 WILLOW, ALASKA 99688 (907) 495-0047

ISB TAX MAP: JOB NUMBER: CASE NUMBER: TAIO 2019-108 REVISION: XXXX RKLS 2019-07 11-28-2020 RKLS 2020-09 1'' = 100'

PLANNING AND 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 , DATED 20 , AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

, 20

PLANNING AND LAND USE DIRECTOR

PLATTING CLERK

**CERTIFICATION 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.

BOROUGH TAX COLLECTION OFFICIAL

# -RICHARD L. WENTWORTH -. No. 11004 .

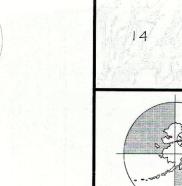
# SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS# I 1004, 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.

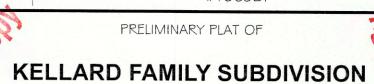
RICHARD L. WENTWORTH, PLS#11004

DRAWN BY: RLW CHECKED BY: KEW R & K LAND SURVEYING,

1"=100'







VICINITY MAP

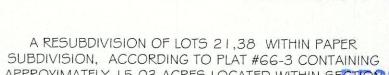
X LAKE

SURVEY

17

T26N

16



APPROXIMATELY 15.03 ACRES LOCATED WITHIN SECTION 11 6, T25N, R4W, S.M., ALASKA

TALKEETNA RECORDING DISTRICT, NOV 3.0 THIRD JUDICIAL DISTRICT, STATE OF ALASKA

FIELD BOOK:

# MY COMMISSION EXPIRES:

# SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF , 20 ,

NOTARY FOR THE STATE OF ALASKA

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

SEE AFFIDAVIT JAMES J. KELLARD PO BOX 101 TALKEETNA, ALASKA 99676

# NOTARY'S ACKNOWLEDGEMENT

# **CERTIFICATE OF OWNERSHIP**

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

SEE AFFIDAVIT SUSAN P. KELLARD PO BOX 101 TALKEETNA, ALASKA 99676

# NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, 20\_\_\_\_\_,

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:



# STAFF REVIEW AND RECOMMENDATIONS PUBLIC HEARING JANUARY 21, 2021

PRELIMINARY PLAT: BUG LAKE with SECTION LINE ESMNT VACATION

LEGAL DESCRIPTION: SEC 25, T20N, R10E, SEWARD MERIDIAN, AK

PETITIONER: RICHARD WOOD

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 14.64 PARCELS: 2

REVIEWED BY: PEGGY HORTON CASE: 2020-186 & 187

### REQUEST

The request is to divide Lot 1, Treeline, Plat 2014-35, into two lots, vacate the section line easement along the north side of proposed Lot 2 and dedicate 300' of right-of-way for W. Glenn Hwy. State of Alaska has provided preliminary approval for the Section Line Easement (SLE) vacation. This subdivision is to be known as Bug Lake, containing 14.64 acres +/-. The property is bisected by W. Glenn Highway, just east of mile 111; lying within the NE¼ Section 25, Township 20 North, Range 10 East, Seward Meridian, Alaska. In Community Council: Glacier View and in Assembly District #1 Tim Hale

#### EXHIBITS:

Vicinity Map
As-Built
Aerial Imagery
Topographic Info
Engineer's Report
SLE Vacation Petition
Exhibit A
Exhibit B
Exhibit C
Exhibit D
Exhibit E
Exhibit E

### COMMENTS:

Public Works
Dev Svs
ADOT&PF
MTA
Exhibit I
Exhibit J

### DISCUSSION:

Lot and Block Design and Frontage: The property is bisected by W. Glenn Hwy. and will create two lots, 1.88 & 7.98 acres, and dedicate right-of-way (ROW) for the highway. Lot and Block design standards are met. Neither lot exceeds the 3:1 or 4:1 depth to width ratio. Each lot has a minimum of 60' of road frontage on the W. Glenn Hwy.

This property lies within the Glacier View Special Land Use District, Sheep Mountain Subdistrict. Minimum lot area is 4.75 acres, except that in the case where a waterbody, public easement or public roadway splits an existing parcel, the minimum lot size may be reduced, as long as the resulting parcels meet all other requirements under MSB Title 43 and the intent of the goals in the Sheep Mountain Subdistrict Plan. During the preapplication process, comments from Borough Planning Division stated proposed Lot 2 (1.88 acres), north of the Glenn Highway, meets those standards as the public roadway splits the parcel.

As-built Info: As-Built information was provided within and outside the boundary as required by MSB 43.15.016 (Exhibit B-1). There is a cabin deck that appears to encroach into proposed Lot 1. The deck is not considered a structure if it is less than 18 inches above average grade and the surveyor provided a statement that it is less than 18 inches (Exhibit B-2). Therefore, there is no violation of MSB 17.55, Setbacks.

The surveyor provided Aerial Imagery (Exhibit C) and Topographic information (Exhibit D) also.

Access: The State of Alaska DOT&PF maintains W. Glenn Highway. Both lots have existing driveways onto W. Glenn Highway. No road construction will be required.

The plat of Treeline has a plat note that states if any of the lots or parcels are further subdivided which would create more than the 4 original lots created, a road must be constructed to pioneer standards and until accepted by the borough, no borough maintenance will be provided nor any borough funds shall be spent on upgrades. Lot 1 does not use S. Wood Circle for access therefore staff is not recommending S. Wood Circle be upgraded for this plat.

<u>Useable Area:</u> Simon Gilliland, P.E. with Hanson Land Solutions provide an engineer's report (**Exhibit E**). There was one test hole evaluated for this report, on proposed Lot 2. Groundwater was not observed in the test hole. The soils observed consisted primarily of poorly-graded sands, gravelly sands, moderate fines, silty sands, sand-silt mixtures (SP-SM). He stated that all lots have at least 10,000 square feet of Useable Building Area and all lots have at least 10,000 square feet of Useable Septic Area. Mr. Gilliland also provided a sieve analysis for the type of soil found within the test hole and his reasoning that a sieve analysis is a suitable way of determining useable septic area for this type of soils (**Exhibit E-5 thru 8**)

<u>Vacation</u>: The petitioner applied to vacate the Section Line Easement (SLE) along the north boundary (Exhibit F). The vacation is consistent with MSB 43.15.035(B)(1)(a) as the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation. Staff notes Glenn Highway provides equal or better access. The vacation is also consistent with 43.15.035(B)(1)(c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided. Staff notes the Section Line Easement is not constructed and would be impossible or impractical to construct as it crosses a small lake (Bug Lake) and alternative access is the Glenn Hwy. 43.15.035(B)(2)(b) states the Platting Board shall not ordinarily approved vacations of public interests in land if the vacation is of a public right-of-way providing access to a lake, river, or other area with public interest or value, unless alternate or better access is provide or

exists. Staff notes access to Bug Lake is still available via the remaining Section Line Easement and the Glenn Highway.

The petitioner obtained a preliminary decision of approval from State of Alaska Department of Natural Resources (DNR) for the vacation (Exhibit F-3). Under the heading Practicality of Use, DNR Preliminary Finding & Decision states the Glenn Highway right-of-way overlaps the east end of the subject SLE; it also crosses the section line common to sections 24 & 25 less than one-quarter (1/4) mile to the west of the subject vacation; therefore, the subject SLE is no longer needed to access adjacent & adjoining lands. In addition, the SLE proposed to be vacated crosses a small lake (Bug Lake). At this time, the Glenn Highway provides sufficient public access to adjoining lands.

Within the Preliminary Finding & Decision under <u>Agency Comments</u>, DOT&PF did not object provided the petitioner dedicate his underlying interest within the Glenn Highway ROW. The petitioner worked out an agreement with DOT&PF to dedicate 300' of right-of-way while also shifting the right-of-way approximately 25' south. DOT&PF are able to vacate ROW by Commissioner's Deed of Vacation per A.S. 19.05.070 *Vacating And Disposing Of Land And Rights In Land* and so the ROW vacation for this shift does not have to be approved by the Platting Board. The preliminary plat shows this shift and 300' wide ROW dedication.

Staff notes a current Alaska State Department of Transportation and Public Facilities and Department of Natural Resources final approval is required prior to recordation pursuant to AS 19.30.410 (Recommendation #5).

### COMMENTS:

**Borough:** Public Works stated sieve or perc tests are required for SM soils. Code specifies that only SW, SP, GW, & GP soils can be visually classified. SP-SM is a separate soil category from SP (Exhibit G). Staff recommends percolation test be performed in accordance with MSB 43.20.281(A)(1)(i)(iii) (Recommendation #2).

Development Services stated they have an encroachment permit in place for a structure within the Section Line Easement (Exhibit H). If the easement is vacated, the permit will need to be revoked. Staff will notify Development Services when the Section Line Easement vacation is recorded.

State: ADOT&PF stated no change will be granted to the existing accesses (Exhibit I).

Utilities: MTA has no comments (Exhibit J).

### CONCLUSION:

The preliminary plat for Bug Lake is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plat will create two lots out of a 14.64-acre parcel. The petitioner also requests to vacate the section line easement along the north boundary and obtained DNR preliminary approval for the vacation. The petitioner is also dedicating 300' of right-of-way for the Glenn Highway.

A professional engineer stated the proposed lots contain at least the minimum useable septic and useable building area. Percolation tests are required for the type of soils encountered. There were no objections from Borough Departments, outside agencies, or the public.

### FINDINGS of FACT:

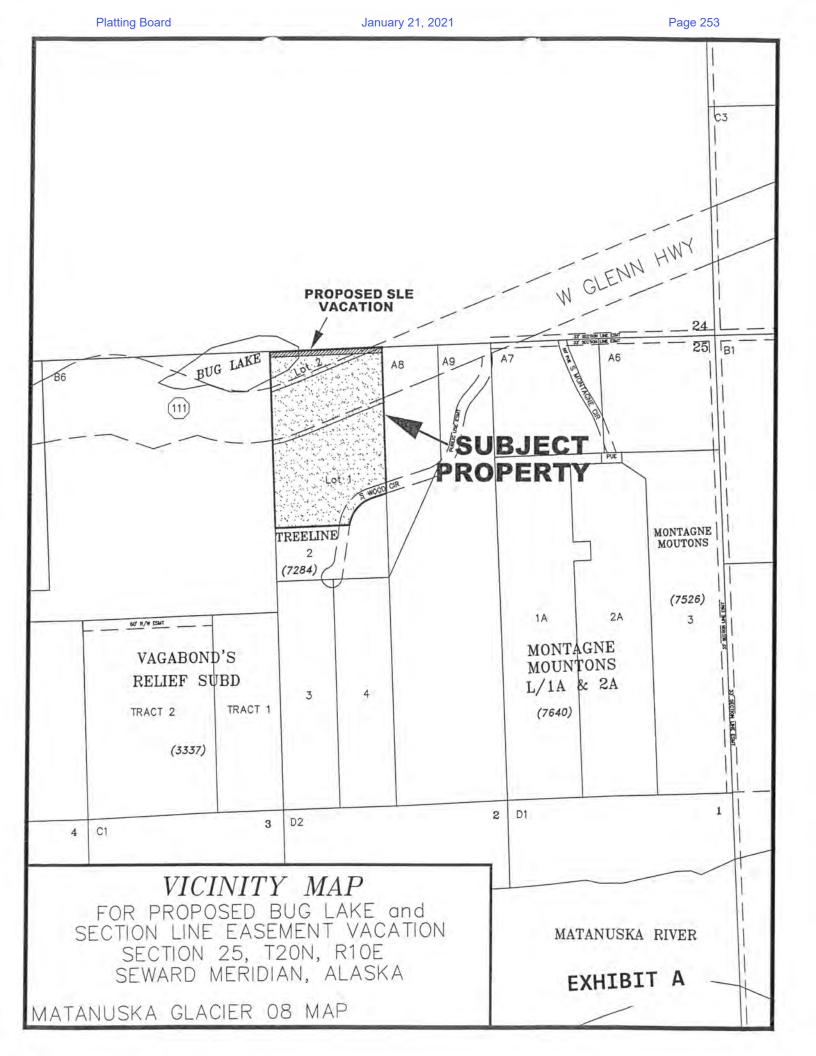
- The plat of Bug Lake is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat.
- 2. The petition to vacate the Section Line Easement is consistent with MSB 43.15.040, Section Line and State Recognized RS-2477 Easement Vacations.
- 3. The vacation is consistent with MSB 43.15.035(B)(1)(a) & 43.15.035(B)(2)(b) as the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation and alternate or better access to adjacent and adjoining lands exists. The vacation is consistent with MSB 43.15.035(B)(1)(b) as the right-of-way is not being used and a road is impossible or impractical to construct as it crosses a small lake (Bug Lake) and alternate access exists via the Glenn Highway.
- SOA DNR has issued a preliminary decision approving the vacation of the section line easements (EV-3-269). A final finding and decision from DOT & DNR is necessary to finalize the case.
- DOT&PF are able to vacate ROW by Commissioner's Deed of Vacation per A.S. 19.05.070
   *Vacating And Disposing Of Land And Rights In Land* and so the ROW vacation for this shift
   does not have to be approved by the Platting Board or the Assembly.
- 6. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281. Test hole contained SP-SM soils. The engineer provided a sieve analysis of the soils found and his reasoning that a sieve analysis is a suitable way of determining useable septic area for this type of soils.
- 7. Lot sizes and block lengths are consistent MSB 43.20.300(A), Lot and Block Design.
- 8. This property lies within the Glacier View Special Land Use District, Sheep Mountain Subdistrict where the minimum lot area is 4.75 acres, with exceptions for where a public roadway splits a parcel. During the preapplication process, comments from Borough Planning Division stated proposed Lot 2 (1.88 acres), north of the Glenn Highway, meets the subdistrict's standards as the public roadway splits the parcel.
- 9. Frontage to all lots are consistent with MSB 43.20.320, Frontage.

- 10. The plat of Treeline has a plat note that states if any of the lots or parcels are further subdivided which would create more than the 4 original lots created, a road must be constructed to pioneer standards and until accepted by the borough, no borough maintenance will be provide d nor any borough funds shall be spent on upgrades. Developed access to Lot 1 is from W. Glenn Hwy.; no road construction is required.
- 11. There is a cabin deck that appears to encroach into proposed Lot 1. The surveyor commented that the deck is less than 18 inches above average grade; therefore there is not setback violation per MSB 17.55.
  - ADOT&PF manages access onto W. Glenn Hwy; they did not object to the current access points.
  - 13. There were no borough department, outside agency or public objections to this plat.

# RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: "I move to approve the preliminary plat of Bug Lake and vacation of the 33-foot Section Line Easement along the north boundary, within Section 25, Township 20 North, Range 10 East, Seward Meridian, Alaska contingent on the following staff recommendations:"

- 1. Submit the mailing and advertising fee.
- Obtain the Borough Assembly approval of the Section Line Easement Vacation within 30 days of Platting Board's written Notification of Action. MSB Assembly has 30 days from the date of the Platting Board decision to deny the request.
- Obtain DOT&PF and DNR Final Decision of Approval for the Section Line Easement Vacation.
- Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
- Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
- 6. Submit recording fee, payable to the State of Alaska, DNR.
- 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.
- Submit final section line easement vacation plat, signed by the State and those with legal and beneficial interest in full compliance with Title 43.



From: Craig Hanson <ceh@hlsalaska.com>
Sent: Thursday, January 7, 2021 11:01 AM

To: Peggy Horton

Subject: 19-101: Bug Lake deck

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

Peggy,

Yes, it would be less than 18"...it's not much of a deck.

Respectfully,
Craig Hanson, RLS
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907)746-7738
On 1/7/2021 9:02 AM, Peggy Horton wrote:

I meant to say the deck that appears to encroach into Lot 1, not Lot 2

# Peggy

From: Peggy Horton

Sent: Thursday, January 7, 2021 8:55 AM

To: Admin (platting@HLSalaska.com) <platting@HLSalaska.com>

Subject: Bug Lake deck

Good Morning,

Can you tell me if the cabin deck that appears to encroach into Lot 2 is less than 18 inches above average grade? If so, it is not considered a structure and is not a code violation. If it is higher than 18 inches above average grade, then the portion within Lot 2 will need to be removed.

Let me know soonest please.

Peggy Horton Platting Technician 907-861-7881



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





#### USEABLE AREA CERTIFICATION

#### **BUG LAKE SUBDIVISION**

A SUBDIVISION OF

LOT 1, TREE LINE SUBDIVISION, W1/2 W1/2 NE1/4 SECTION 25, T.20N. R.10E. SM AK

#### INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for

	rting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square et of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.
	INDIVIDUAL LOTS: GEOMETRY
$\boxtimes$	All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.
12.31	EXCEPTIONS:
$\boxtimes$	Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).
	Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.  LOTS:
	USABLE BUILDING AREAS
	CONFLICTING USE CONSIDERATIONS:
$\boxtimes$	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:
$\boxtimes$	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:
$\boxtimes$	All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
$\boxtimes$	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:
$\times$	The useable area consists entirely of land sloping less than 25% or will be at final certification.
$\boxtimes$	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.
$\times$	The useable area is not less than 100° from the mean high water of any body of water, swamp, bog or marsh
$\boxtimes$	The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
$\boxtimes$	The useable area is outside of any known debris burial site.
	SOILS INVESTIGATION
	<u>EXCAVATIONS</u>
	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 (test holes with permafrost or

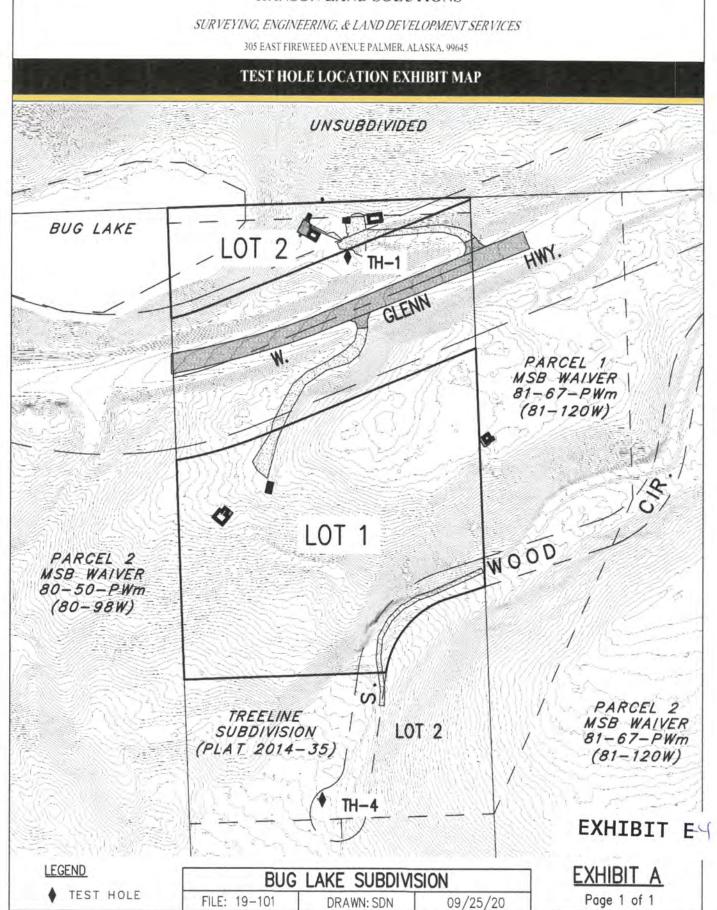
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES

	SOIL CLASSIFICATIONS  305 E. Fireweed Ave. Palme	r, AK 99645
$\boxtimes$	Soils within the potential absorption system area are expected to ha been visually classified under Uniform Soils Classification System	ve a percolation rate of 15 minutes per inch or faster and have as:
	(GW) TEST HOLES:	(GP) TEST HOLES:
	(SW) TEST HOLES:	(SP) TEST HOLES: I
there w parent p	oles from prior subdivision, Tree Line Subdivision, previously certified as not the required 10,000 SF north of the Hwy prior to the ROW being parcel being on an adjacent Lot it was not able to be officially include parent parcel. This Test Hole consisted of Poorly Graded Sand (SP) significantly included the control of	ng shifted south. Due to the Test Hole for this certification of the
	Soils within the potential absorption system area have been shown Classification System as:	by mechanical analysis to be classified under the Uniform Soils
	(GM) TEST HOLES:	(SM) TEST HOLES:
	Soils within the potential absorption system area have been shown Department of Environmental Conservation (ADEC) regulations to HOLES:	by a percolation test, conducted in accordance with Alaska have a percolation rate of 60 minutes per inch or faster. TEST
	Bedrock, Clay, or other impermeable stratum was encountered.	TEST HOLES:
	GROUND WATER INV	ESTIGATION
$\times$	No groundwater was encountered in any of the Test Holes	
	Groundwater was encountered in some Test Holes and excavation of table level was determined by:	ontinued at least 2' below encounter depth. Seasonal High Wate
	Monitoring Test Holes May through October:	TEST HOLES:
	Soil Mottling or Staining Analysis:	TEST HOLES:
	Depth to seasonal high water is a min. of 8'	TEST HOLES:
	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
	A STATE OF THE STA	4.1.1.0 Mandak 2 a a a aba
	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:
$\boxtimes$	No further action required to establish sufficient usable area.	
Title foreg conc. as for least least	ve assessed the land of the proposed subdivision in light of 43.20.281 of the Matanuska-Susitna Borough Code. The going parameters have directed my investigation. My dusions for all lots with an area less than 400,000 sq. ft. are flows: 1. All contain sufficient overall area 2. All have at 10,000 square feet of "Useable Building Area" 3. All have at 10,000 square feet of "Useable Septic Area".  Siblibit 12/4/20 on Gilliland P.E. Date	SIMON C. GILLILAND CE-110731

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG									
Parcel:	LOT 1, TREE LINE SUBDIVISION, W1/2 W1/2 NE1/4 SECTION 25	TEST HOLE NO.	Date:	09/22/20					
Insp. By:	SIMON GILLILAND	1	Job#	15-144					

		TEST HOLE EXCAVATION ANALYSIS		TE	ST HOLE	LOCAT	ION MAP	
1ft 2ft	OI.	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
3ft								
4ft								
					PERCOL			
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
		POORLY-GRADED SANDS, GRAVELLY SANDS, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES	2		-			
7ft	SP-SM		3 4					
8ft	31 -3.11		5					
			6					
9ft	t		7					
			8					
10ft			9					
			10					
11ft			11					
12ft			12	Daro I	Hole Diam	(in )		
1211			1					
13ft					ft and		ft Deep	
			] '			-	ann.	•
14ft					2	<b>FO</b>	ALAO	à.
15ft					36	40 TH	*	14
16ft			-		8	and the	8 ills	
					3	SIMON C	GILLILAND	
17ft			1		1	ERED TI	110731	2
18ft			сомм	ENTS:	1	REPRO	ESSIONA.	
19ft			-					
20ft								
	Depth 12ft	Total Depth of Test Hole		WAT	ER LEVE	L MONI		
	None	Depths where Seeps encountered						
	None	Depths where Ground Water encountered						
	None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered	-					
	No	Monitor Tube Installed?	1					



From: Simon Gilliland <scg@hlsalaska.com> Thursday, January 7, 2021 1:01 PM Sent:

Peggy Horton To:

Re: Final Staff Report for Bug Lake Subject:

Bug Lake Subdivision soils log and gradation.PDF; Reference - Soils classification Attachments:

figure.PDF

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

Peggy,

Please see the attached gradation log for the test hole on this project. I have attached to soils log again showing the correlation of project numbers; nothing else should have changed.

I would like to make a comment with regard to Recommendation #2 in the staff report. As is graphically represented in the attached Soil Classification figure SP-SM soil is a soil that is NOT as silty as SM soil but also not as free of silt "clean" as SP soil. Being that gradation is allowed for determination of SM being suitable for septic certification it should be allowed to determine if SP-SM soil is suitable. Referenced the blue inked box on the attached soil classification form for when this "dual" soil classification is required to be used.

The fine material (silts and clays) is what slows percolation rates and is the premise for requiring gradations or percolation tests to verify materials that visually appear to be SM or GM. Materials with very few fines (SP, SW, GP, and GW) which are allowed to be visually classified are all considered "clean" referring to an absence of fine material that passes the #200 sieve. A soil that falls between these two classifications that are outlined in code is common (these being GW-GM, GP-GM, SW-SM, and SP-SM) and previously hasn't appeared to be an issue when I have submitted prior reports. Possibly a clarification in code would prevent future confusion on what is required for submittal when these very common soils is encountered.

Feel free to call if I can clarify the classification form or anything else for you.

Respectfully, Simon Gilliland, PE LSIT Hanson Land Solutions, LLC 305 E. Fireweed Ave. Palmer, AK 99645 (907) 746-7738

On 1/7/2021 12:30 PM, platting wrote:

----- Forwarded Message --

Subject: Final Staff Report for Bug Lake Date: Thu, 7 Jan 2021 20:21:48 +0000

From:Peggy Horton < Peggy. Horton@matsugov.us>

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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG									
Parcel:	LOT 1, TREE LINE SUBDIVISION, W1/2 W1/2 NEI/4 SECTION 25	TEST HOLE NO.	Date:	09/22/20					
Insp. By:	SIMON GILLILAND	1	Job#	15-144/19-101					

are some our		TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP					
1ft 2ft	OL.	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
3ft	_	(April 10 april 10 ap	1					
4ft								
711					PERCOL	ATION	TEST	
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					-
			2					
7ft		POORLY-GRADED SANDS, GRAVELLY SANDS, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES	3					
S	SP-SM		4					
8ft		SILI I SILI DI, SILI DI SILI SILI SILI	5					1.000
			6					
9ft			7		-		744	
	t		8					
10ft			9					
			10		- Same access		ne-months	
11ft			1.1					
			12					***************************************
12ft		Bernaman Managara			lole Diam.			
				***************************************	un Betwee		ft Deep	
13ft	OCCUPATION OF THE PROPERTY OF			***************************************	it and		преер	
14ft					2	TE O	ALAS	14.
15ft			-		260 *	49 TH	X	*14
16ft			***		18	um	Bill	9
17ft					1	SIMON C	GILLILAND	1
18ft			COMM	ENTS.	.0	1888 PRO	EESIONAL ENG	2
19ft			COMM	L				11/21 01 - 411 - 211 - 000 - 51
20ft								
Dep	oth			WATI	R LEVE	L MONI	TORING	1
12		Total Depth of Test Hole		Date		ATER LI		
No		Depths where Seeps encountered	_					
No	V-100-1-100 No. 100-1-100-1-100-1-1	Depths where Ground Water encountered	-					2
No		Depths where Impermeable Soil (Silt / Clay / Bedrock encountered			· · · · · · · · · · · · · · · · · · ·			
N	0	Monitor Tube Installed?						



# MECHANICAL GRAIN SIZE ANALYSIS REPORT

#### BUG LAKE SUBDIVISION

A SUBDIVISION OF

#### LOT 1, TREE LINE SUBDIVISION, W1/2 W1/2 NEI/4 SECTION 25

Mechanical Analysis

Date Started: 09/22/2020

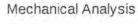
Date Started: 01/07/2021

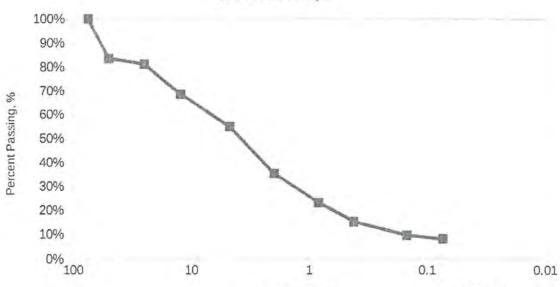
Date Completed: 01/07/2021

TH- 1
Sample depth: 5 ft

Project #: 19-101

					Percent	Passing				
Sieve	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
ΓH-1	100%	84%	81%	69%	55%	35%	23%	15%	10%	8.2%





Grain size, (mm)

Soil Classification: SP-SM

PI= 0

Non-plastic

Simon Gilliland P.E.

Professional Engineer

1/7/21



#### UNIFIED SOIL CLASSIFICATION SYSTEM

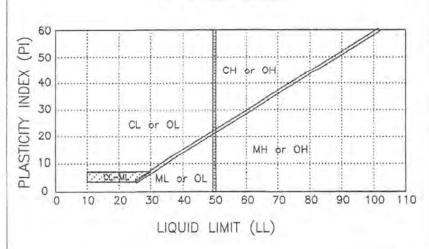
Soils are visually classified by the United Soil Classification System (USCS) on the boring logs presented in this report. Grain size analysis and Atterberg limits tests are often performed on selected samples to aid in classification. The classification system is briefly outlined on this chart. For a more detailed description of the system, see "The Unified Soil Classification System" Corps of Engineers, US Army Technical Memorandum No. 3—357 (Revised April 1960) or ASTM Designation: D2487—66T.

		MAJOR DI	VISIONS	GROUP SYMBOL	TYPICAL NAMES
S sieve)	of ve)		CLEAN GRAVELS	GW	Well graded gravels, gravel—sand mixtures, or sand—gravel—cobble mixtures.
	GRAVELS (50% or less of coarse fraction asses No. 4 sieve)	(Less than	5% passes No. 200 sieve)	GP	Poorly graded gravels, gravel—sand mixtures, or sand—gravel—cobble mixtures.
D SOILS No. 200	GRAVELS (50% or less course frac asses No. 4	GRAVELS WITH	Limits plot below the "A" line & hatched zone on plasticity chart	GM	Silty gravels, gravel—sand—silt mixtures.
GRAINED passes N	(50% codil	(More than 12% passes No. 200 sieve)	Limits plot above the "A" line & hatched zone on plasticity chart	GC	Clayey gravels, gravel-sand-clay mixtures.
Δ.	)器 of iion sieve)	1	CLEAN SANDS	SW	Well graded sands, gravelly sands.
COARSE -	U 35	(Less than	5% passes No. 200 sieve)	SP	Poorly graded sands, gravelly sands.
	Sab	SANDS WITH FINES (More than 12%	Limits plot below the "A" line & hatched zone on plasticity chart	SM	Silty sands, sand-silt mixtures.
(Less	(More codn passes	passes No. 200 sieve)	Limits plot above the "A" line & hatched zone on plasticity chart	SC	Clayey sands, sand-clay mixtures.
passes (ve)	Plot ched on on ched	SILTS (Liquid	OF LOW PLASTICITY Limit Less Than 50)	ML	Inorganic silts, non-plastic or slightly plastic.
S e s	SILTS (Limits Plot Below "A" Line & hotched Zone an Plastlaty Chart)	SILTS OF HIGH PLASTICITY (Liquid Limit More Than 50)		MH	Inorgania silts, micaceous or diatomaceous silty soils, elastic silts.
50% or more No. 200 si	Sy Prot	CLAYS OF LOW PLASTICITY  (Liquid Limit Less Than 50)		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
	CLAYS (Limits P. Above "A" & hotch Zone or Plosticit Chart)			СН	Inorganic clays of high plasticity, fat clays, sandy clays of high plasticity.

NOTE:

Coarse grained soils with between 5% & 12% passing the No. 200 sieve and fine grained soils with Atterberg limits plotting in the hatched zone on the plasticity chart shall have dual symbol. In Arizona, local streams contain sand, gravel & cobble type material, which are locally known as SGC or riverrun material. The USCS is not used to divide and symbolize this material.

# PLASTICITY CHART



# DEFINITIONS OF SOIL FRACTIONS

SOIL COMPONENT	PARTICLE SIZE RANGE
Cobbles Gravel Coarse gravel Fine gravel Sand Coarse Medium Fine Fines (silt & clay) Clay Colloid	Above 3 in. 3 in. to No. 4 sieve 3 in. to 3/4 in. 3/4 in. to No. 4 sieve No. 4 to No. 200 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200 Below No. 200 sieve Smaller than 2 microns Smaller than 5 microns
	EXHIBIT E

Matanuska-Susitna Borough Telephone (907) 861-7874

350 East Dahlia Avenue Palmer, Alaska 99645-6488

# PETITION FOR VACATION OF SECTION LINE EASEMENT OR RS 2477

	WITHIN A SUBDIVISION DEC 0 3 2020
Comes now the Matanuska-Su property, to-wit	e undersigned, Havson Land Solv tions , and petitions the sitna Borough to vacate the section line easement lying within the following described
	LOT 1 TREELINE SUBDIVISION (Plat Z014-35)
Said easement	being more fully described as (legal description): The North 33' of  TREELINE SUBDIVISION (2014-35)
	(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)
Submitted here	with are the following:
1. Prelimina	ary finding of approval from SOA/DNR.
A. Pater  3. The action	on sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)
1154	BILITY OF A SMALL LOT THAT WAS CREATED BY THE DOT
ROW	CROSSING THE PARGUT PARCEL
	the plat showing the section line easement to be vacated. Section Line Easement Vacation or RS 2477 Vacation Fee or \$250.00 with Regular Plat.
APPLICANT OR OWNER	Name: Hanson Land Solutions Email: admin@hansonlandsolution Mailing Address: 305 E fine weed Ave Zip: 99695 Contact Person: Craig Hanson Phone: 746 7738
SURVEYOR	Name (FIRM): Hanson Land Solutions Email: admin@hansonlandsolutions.com  Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645  Contact Person: Craig Hanson Phone: (907)746-7738

Matanuska-Susitna Borough Telephone (907) 861-7874 350 East Dahlia Avenue Palmer, Alaska 99645-6488

Telephone (907) 861-7874	Palmer, Alaska 99645-6488
SIGNATURES OF PETITIONER(S):	
subject to consent of the City Cour Borough Assembly has 30 days from	15.035(D), vacations of public rights-of-way are neil or Borough Assembly. The City Council or m the date of Platting Board written decision in to veto the action.
THIS AREA TO BE COMPLET	ED BY THE MATANUSKA-SUSITNA BOROUGH
THE APPLICATION HAS BEEN REVIEW NOTED ABOVE.  12/14/2020 DATE	PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 1/21/2020



# Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Survey Section

RECEIVED

DEC 0 3 2020

PLATINIA

550 West 7th Avenue, Suite 650 Anchorage, Alaska 99501-3576 Main: 907.269.8523 TDD: 907.269.8411 Fax: 907.269.8916

September 16, 2019

Hanson Surveying & Mapping, LLC Craig Hanson 305 E. Fireweed Ave Palmer, AK 99645

Dear Mr. Hanson:

Subject: EV-3-274 Preliminary Decision and Public Notice

The proposed action consists of vacating the 33-foot wide section-line easement lying in Lot 1, Treeline Subdivision (Plat 2014-35 Palmer Recording District). This action lies in Section 25, T20N, R10E, SM.

Also enclosed is a copy of the <u>Public Notice of Preliminary Decision</u> which will be published on the State of Alaska Online Public Notices website, https://aws.state.ak.us/OnlinePublicNotices/Default.aspx.

Any comments concerning the proposed action must be submitted in writing to DNR -- DMLW by **5 PM on October 17, 2019.** Contact DNR with questions at 907-375-7733 or joseph.povdack@alaska.gov or Stan Brown 269-8521 or stanley.brown@alaska.gov by October 17<sup>th</sup>.

Sincerely,

Jee Poydack, RWA DNR Adjudicator

Enc: Copy PD & Public Notice

# STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER



# Preliminary Finding & Decision

Petitioner: Richard Wood

#### Section Line Easement Vacation

#### EV-3-274

#### Petitioned Action:

The proposed action consists of vacating the 33-foot wide section-line easement (SLE) lying in Lot 1, Treeline Subdivision (Plat 2014-35 Palmer Recording District) as depicted in Attachment A. This action lies in Section 25, T20N, R10E, SM.

The reasons cited by the applicant: "Home is situated on the proposed lot north of the Glenn Highway. I wish to separate this lot from the remainder of Lot 2, Treeline Subdivision. With the setbcks required from the lake, the SLE and the Glenn Highway, the proposed lot does not meet the size required by the MSB for septic. Vacating the SLE would fulfill this requirement."

#### Legal Authority:

AS 19.10.010, AS 19.30.410, AS 38.05.035, AS 38.05.945, 11 AAC 51.025, 11 AAC 51.065 and 11 AAC 51.100

The Alaska Department of Transportation and Public Facilities (DOT/PF) and the Department of Natural Resources (DNR) have concurrent authority for approving the vacation of SLEs.

# Administrative Record:

The DNR Survey Case File EV-3-274 constitutes the administrative record used for the basis of this decision.

#### Borough:

The proposed action is located within the Matanuska-Susitna Borough (MSB).

#### State Easement Interest:

A 33-foot wide section-line easement exists within the subject property pursuant to Ch 35, SLA 1953. (See Discussion 1).

#### Underlying Interest:

The petitioner owns the estate underlying the SLEs proposed for vacation.

#### Alternate Route:

The proposed alternate access is the constructed Glenn Highway right-of-way (ROW) and the remaining unconstructed SLEs. Public access to the adjoining and adjacent parcels is not negatively affected by this action.

# Land Management Policies:

- 1) Pursuant to AS 19.30.410 the Department of Natural Resources, the Department of Transportation and Public Facilities, or another agency of the state may not vacate a right-of-way acquired by the state under former 43 U.S.C. 932 unless:
  - a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonably foreseeable uses.
- 2) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:
  - protected by an easement of record that is adequately wide for the purpose; if the
    easement of record is new, the petitioner must arrange for a note in the vacation
    document to be recorded that identifies the new easement as a replacement for
    the vacated easement; and,
  - at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
  - the department will determine if the vacation is in the State's best interest.

#### Public Use Patterns:

A field inspection was not conducted; therefore, it is unknown whether vehicles, pedestrians or other public interests have been or are currently using those portions of the SLEs proposed to be vacated. However, the petitioner states that in the last 47 years since he's lived at Mile 111 Glenn Highway there has been no use, or indication of previous use along this SLE.

#### Practicality of Use:

The Glenn Highway right-of-way overlaps the east end of the subject SLE; it also crosses the section line common to sections 24 & 25 less than one quarter (1/4) mile to the west of the subject vacation; therefore, the subject SLE is no longer needed to access adjacent & adjoining lands. In addition, the SLE proposed to be vacated crosses a small lake (Bug Lake). At this time, the Glenn Highway provides sufficient public access to adjoining lands.

#### Agency Review:

Initial Agency review of the proposed action began on July 27, 2017 and concluded July 29, 2019. Agencies notified included Department of Transportation/Public Facilities Central Region (DOT/PF), Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – South Central Regional Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO) and DNR Division of Parks and Outdoor Recreation (DPOR).

#### Agency Comments:

 In an August 7, 2017 letter, DOT/PF did not object provided the petitioner dedicate his underlying interest within the Glenn Highway ROW. In an July 29, 2019 email, the surveyor submitted a new plat showing DOT/PF's requested dedication.

- 3. All other agencies submitted comments of non-objection.
- 4. No other comments or objections on the proposed action were received.

#### Discussion:

- 1. Determination of the existence of the Section-Line Easements:
  - a. The Rectangular Survey Plat (USRS) for Partially Surveyed Township 20 North, Range 10 East, Seward Meridian, Alaska was accepted by the Bureau of Land Management on February 8, 1960.
  - b. The lands underlying the SLE proposed to be vacated were conveyed into private ownership by Patent No. 50-77-0091. The date of entry (location date) according to the case file abstract for BLM case file AA 8030 was May 5, 1972. An application was filed on June 5, 1972.
  - c. The abutting lands to the north in Section 24 were conveyed into restricted status by Native Allotment Certificate 50-90-0148. The Date of Occupancy according to the BLM Historical Index for BLM case file AA 52282 was (8/1967) August 1967.
  - d. The abutting lands to the west were conveyed into private ownership by Patent No. 50-77-0067. The date of entry (application filed) according to the case file abstract for BLM case file AA 7043 was March 6, 1972.
  - e. Historical Index research verified that the lands described above in "b", "c" & "d" were unappropriated and unreserved at the time of USRS plat approval. For surveyed federal land that was unappropriated and unreserved at any time on or after March 21, 1953 through December 14, 1968, the width identified in Ch. 35, SLA 1953 for any section-line easement is 33-feet. (11 AAC 51.025, editor's note #6).
  - f. The adjoining lands to the northwest in Section 24 were Tentative Approved by BLM on May 19, 1989. According to said TA No.19890022, the document confirms that "all right, title, and interest of the United States in and to the lands described above [in said document] is deemed to have vested in the State of Alaska pursuant to Sec. 906(g) of the Alaska National Interest Lands Conversation Act of December 2, 1980, 94 Stat. 2374." For surveyed or unsurveyed land owned by the State of Alaska at any time on or after July 1, 1960 the width identified in AS 19.10.010 is 50 feet (11 AAC 51.025, editor's note #7).
- 2. The proposed alternate access is reasonably comparable and meets the requirements for vacation of a portion of the subject section-line easement pursuant to 11 AAC 51.065. The proposed alternate route is adequately wide to satisfy all present and reasonable foreseeable uses. Continued access to adjacent lands is ensured by the dedicated and constructed ROWs and the remaining unconstructed SLEs in the vicinity.
- Pursuant to 11 AAC 51.065(e)(1), the department will give consideration to the recommendations of the MSB Platting Board regarding this action when a copy of the Approved Minutes are received at DNR.

Approval of the proposed action is contingent upon the following conditions:

- 1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments. The advertising/postage cost for Public Notice is at the expense of the applicant.
- 2. Dedication of the underlying interest in the Glenn Highway ROW.

- 3. Comply with MSB's conditions of approval unless waived by the Director, DMLW.
- 4. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Decision unless extended by DMLW, Survey Section.
- 5. Submittal of a Certificate to Plat, current within 90-days, with the final plat.

# Recommendation:

Based on our findings, the applicant meets DNR's requirements to vacate the subject section-line easement. The proposed vacation may be in the state's best interest. Therefore, the Division of Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945.

Prepared by

Joseph L. Poydack, RWA, Adjudicator

Date

Approved by:

Gwen M. Gervelis, PLS Chief, Survey Section Date

# **PUBLIC NOTICE:**

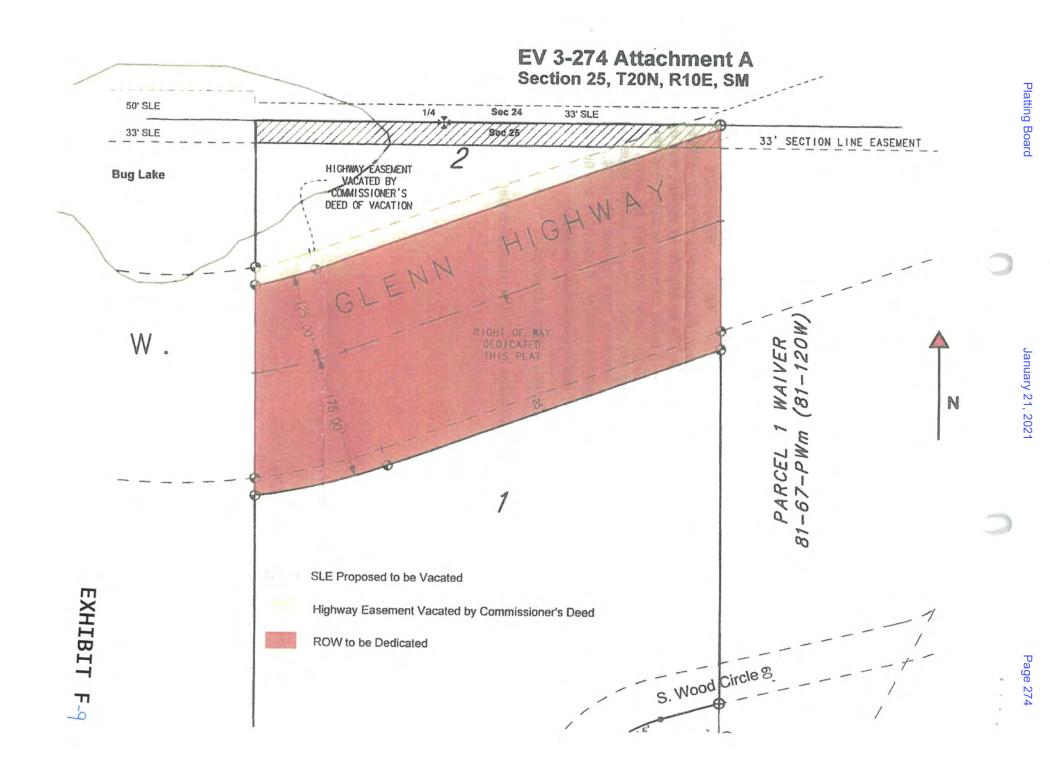
# Notice of Preliminary Decision Section Line Easement Vacation EV-3-274

Per AS 19.30.410 and 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition vacating the 33-foot wide section-line easement lying in Lot 1, Treeline Subdivision (Plat 2014-35 Palmer Recording District). This action lies in Section 25, T20N, R10E, SM.

The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7th Avenue, Suite 650, Anchorage, AK 99501-3576 or <a href="https://aws.state.ak.us/OnlinePublicNotices/Login.aspx">https://aws.state.ak.us/OnlinePublicNotices/Login.aspx</a>. All comments must be received in writing at DMLW by 5:00 p.m. on October 17, 2019. To be eligible to appeal, one must respond in writing during the comment period. If public comment analysis indicates the need for significant changes to the PD, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Decision (FD). To obtain PD/FD copy, reference case number EV-3-274; include date, your email and mailing address and telephone number. If you have any questions, contact DNR, Joseph L. Poydack, 375-7733 or joseph.poydack@alaska.gov.

DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.



From: Jamie Taylor

Sent: Tuesday, December 22, 2020 1:59 PM

To: MSB Platting
Cc: Peggy Horton

Subject: RE: Request for Comments for Bug Lake Subd & SLE Vacation Case #2020-186 & 187

Tech: PH

We have been requiring sieves or perc tests for SP-SM soils. Code specifies that only SW, SP, GW, & GP soils can be visually classified. SP-SM is a separate soil category from SP.

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: MSB Platting <Platting@matsugov.us> Sent: Monday, December 14, 2020 4:18 PM

To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) < tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.armv.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; 'Joseph Davis (josephdavisak@mac.com)' <josephdavisak@mac.com>; Fire Code <Fire.Code@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Permit Center < Permit. Center@matsugov.us>; Joseph Metzger < Joseph. Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad,Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; timhaledistrict1@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com> Subject: Request for Comments for Bug Lake Subd & SLE Vacation Case #2020-186 & 187 Tech: PH

# Good Morning,

The link below will take you to a request for comments for a two-lot subdivision and Section Line Easement Vacation in the Glacier View area, Sheep Mountain Subdistrict. SOA DNR

From: Andy Dean

Sent: Monday, December 14, 2020 4:42 PM

To: MSB Platting

Subject: RE: Request for Comments for Bug Lake Subd & SLE Vacation Case #2020-186 & 187

Tech: PH

#### Hello,

'I have an encroachment permit in this section line easement that will need to be revoked if this easement is vacated. Please contact Andy, when this vacation records so that revocation of this permit authorization can occur.

#### Sincerely,



#### Andy Dean Matanuska-Susitna Borough ROW Coordinator

(907) 861-7803 andy.dean@matsugov.us 350 E. Dahlia Avenue Palmer, AK 99645

From: MSB Platting <Platting@matsugov.us> Sent: Monday, December 14, 2020 4:18 PM

To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) < tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; 'Joseph Davis (josephdavisak@mac.com)' <josephdavisak@mac.com>; Fire Code <Fire.Code@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Permit Center < Permit. Center@matsugov.us>; Joseph Metzger < Joseph. Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa, Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; timhaledistrict1@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>

Subject: Request for Comments for Bug Lake Subd & SLE Vacation Case #2020-186 & 187 Tech: PH

# Good Morning,

The link below will take you to a request for comments for a two-lot subdivision and Section Line Easement Vacation in the Glacier View area, Sheep Mountain Subdistrict. SOA DNR granted preliminary approval for the vacation. No RSA. Please review and provide any comments by December 31, 2020.



# Department of Transportation and **Public Facilities**

Program Development and Statewide Planning Anchorage Field Office

> 4111 Aviation Avenue P.O. Box 196900 Anchorage, AK 99519-6900 Main number: 907-269-0520 Fax number: 907-269-0521 Website: dot.state.ak.us

December 28, 2020

Fred Wagner, Platting Officer Matanuska-Susitna Borough 350 East Dahlia Avenue Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

# Paper, Plat #66-3 TRD (Stull & Stousa)

- No direct access will be granted to Talkeetna Spur. All lots must access via internal circulation.
- We object to the section line easement vacation.
- We recommend that the cul-de-sac be extended to the section line easement. The cul-desac can be placed within the section line easement and will provide alternative access in and out of the subdivision if the section line is developed in the future.

#### Kellard Family (Kellard)

- No direct access will be granted to Talkeetna Spur. All lots must access via internal circulation.
- Bug Lake with SLE Vacation (Wood)
  - No change will be granted to the existing accesses.
- Shire Estates (Barrus)
  - o No direct access will be granted to Fairview Loop. All lots must access via Clydesdale Drive.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,

Melanie Nichols Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities Brad Sworts, MSB Transportation Manager James Amundsen, Chief, Highway Design Danika Simpson, Property Management Supervisor, Right of Way Jude Bilafer, MSB Capital Projects Director Allen Kemplen, Mat-Su Core Area Planner

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, December 16, 2020 9:36 AM

To: MSB Platting

Subject: RE: Request for Comments for Bug Lake Subd & SLE Vacation Case #2020-186 & 187

Tech: PH

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

MTA has reviewed the plat for Bug Lake Subdivision. MTA has no comments.

Than 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: MSB Platting <Platting@matsugov.us> Sent: Monday, December 14, 2020 4:18 PM

To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) < tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) < kyler.hylton@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; 'Joseph Davis (josephdavisak@mac.com)' <josephdavisak@mac.com>; Fire Code <Fire.Code@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Permit Center < Permit.Center@matsugov.us>; Joseph Metzger < Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa. Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; timhaledistrict1@gmail.com; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>

Subject: Request for Comments for Bug Lake Subd & SLE Vacation Case #2020-186 & 187 Tech: PH

PLANNING & LAND USE DIRECTOR'S CE	RTIFICATE				4	NOTES			14	13	.; 18 17 \
CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COLAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOR	OUGH, AND THAT		CURVE T	ABLE		ISPOSAL SYSTEM SHALL	TER SUPPLY SYSTEM OR L BE PERMITTED ON THIS L	OT UNLESS		R. 10E	
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