

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 17, 2021**

ABBREVIATED PLAT: **STARBOARD COVE RSB B/4 L/2 & 3**

LEGAL DESCRIPTION: **SEC 30, T17N, R3W, SEWARD MERIDIAN, AK**

PETITIONER: **GRACE DAVENPORT**

SURVEYOR: **FIXED HEIGHT, LLC**

ACRES: **2.4** PARCELS: **2**

REVIEWED BY: PEGGY HORTON CASE: 2021-007

REQUEST

The request is to adjust the common lot line between Lots 2 & 3, Block 4, Starboard Cove, Plat No.72-39, to resolve a structural encroachment. This is to be known as Starboard Cove B/4 L/2A & 3A, containing 2.4 acres +/- . The property is located north of S. Big Lake Road and west of S. Starboard Street; within the SE¼ Section 30, Township 17 North, Range 3 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps	Exhibit A
Letter & As-built	Exhibit B

COMMENTS

Enstar	Exhibit C
MEA	Exhibit D
MTA	Exhibit E

DISCUSSION

Access: S. Big Lake Road provides legal and physical road access to these parcels and is maintained by the State of Alaska.

Lot Line Adjustment: Mr. Buku Solis, P.L.S. provided evidence that the adjustment affects only 1,998 square feet and therefore this platting action does not require a soils report or topographic information per MSB 43.15.016 and 43.20.281 (**Exhibit B**). The surveyor's as-built shows the proposed lot line is providing more than the required 10 feet of setback from the existing structure.

Comments:

Enstar had no comments (**Exhibit C**).

MEA requested inclusion of a recorded easement on the plat (**Exhibit D**).

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

FINDINGS of FACT:

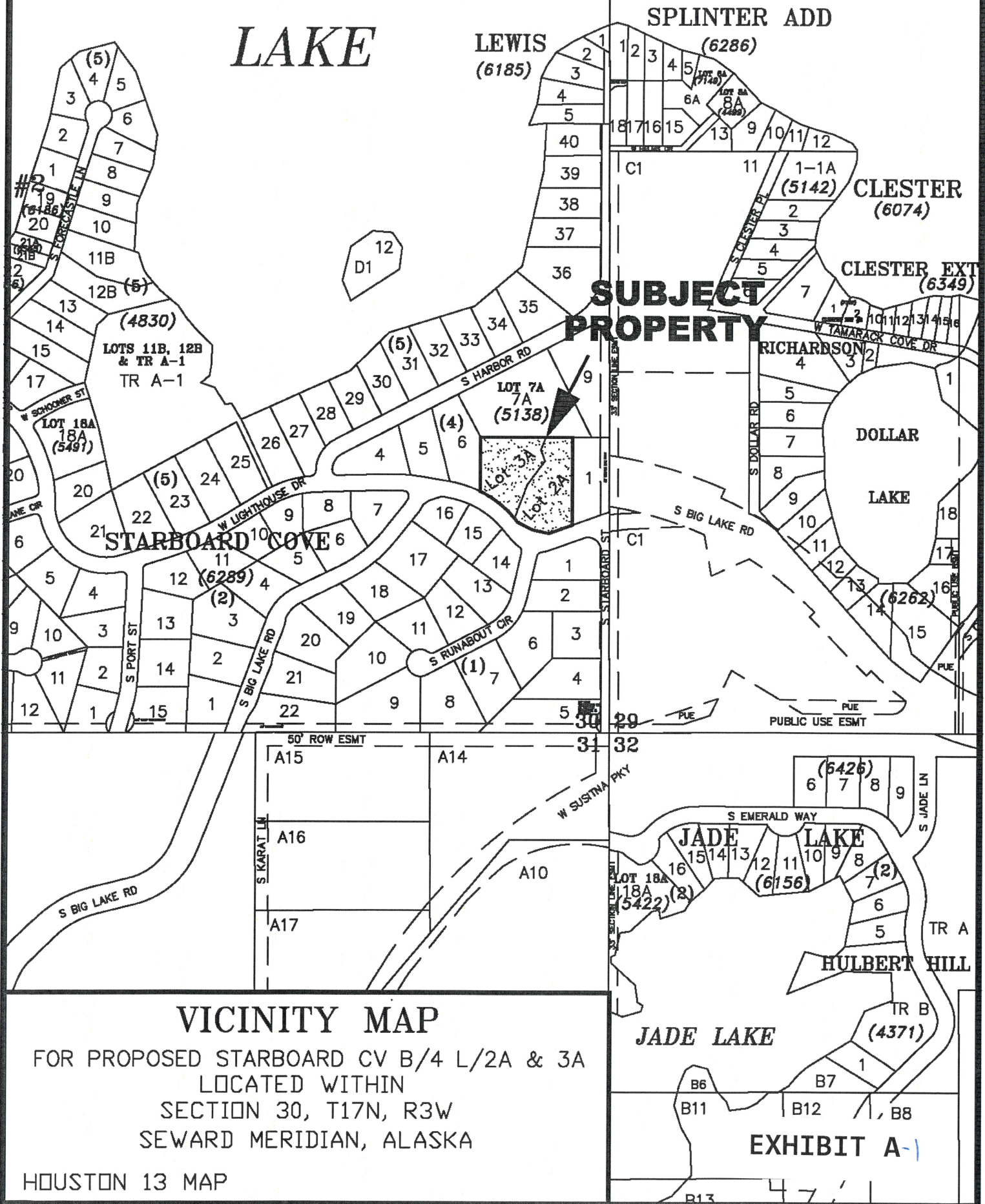
1. The proposed preliminary plat for Starboard Cove B/4 L/2A & 3A is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. The surveyor provided evidence that the adjustment affects only 1,998 square feet and therefore this platting action does not require a soils report or topographic information.
4. Access road, S. Big Lake Road, is constructed and publicly maintained. ADOT&PF manage the road.
5. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Starboard Cove B/4 L/2A & 3A, contingent upon:

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fees; payable to DNR.
5. Submit final plat in full compliance with Title 43.

BIG LAKE





Fixed Height, LLC
225 W 23rd Avenue
Anchorage, AK 99503
907.290.8949
www.fixedheight.com

January 13, 2021

ATTN: Peggy Horton
Mat-Su Borough Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RE: Grave Davenport
Lot 2A & Lot 3A, Block 4, Starboard Cove Subdivision

To whom it may concern,

The aggregate change in area caused by the Replat of Lot 2 & Lot 3, Block 4, Starboard Cove Subdivision is **1998 Square Feet**.

Please feel free to contact me with any questions.

Buku Saliz, PLS, CFedS
Fixed Height, LLC



RECEIVED
JAN 13 2021
PLATTING

EXHIBIT B-1

RECEIVED
JAN 13 2021
PLATTING

LOT 3A
50,713 sq. ft.

SEPTIC
STANDPIPE

GRAVEL
DRIVEWAY

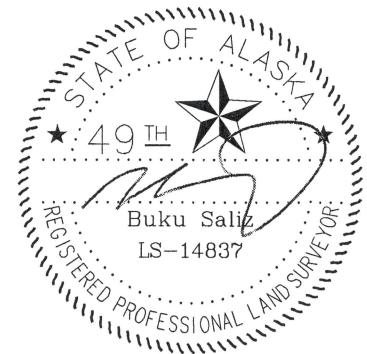
2-STORY
FRAME
BUILDING

DECK

WELL

ORIGINAL LOT LINE

LOT 2A
55,518 sq. ft.



EXHIBIT

LOT 2A & LOT 3A, BLOCK 4,
STARBOARD COVE SUBDIVISION

A REPLAT OF
LOTS 2 AND 3, BLOCK 4, STARBOARD COVE SUBDIVISION
PER PLAT No. 72-3, PALMER RECORDING DISTRICT

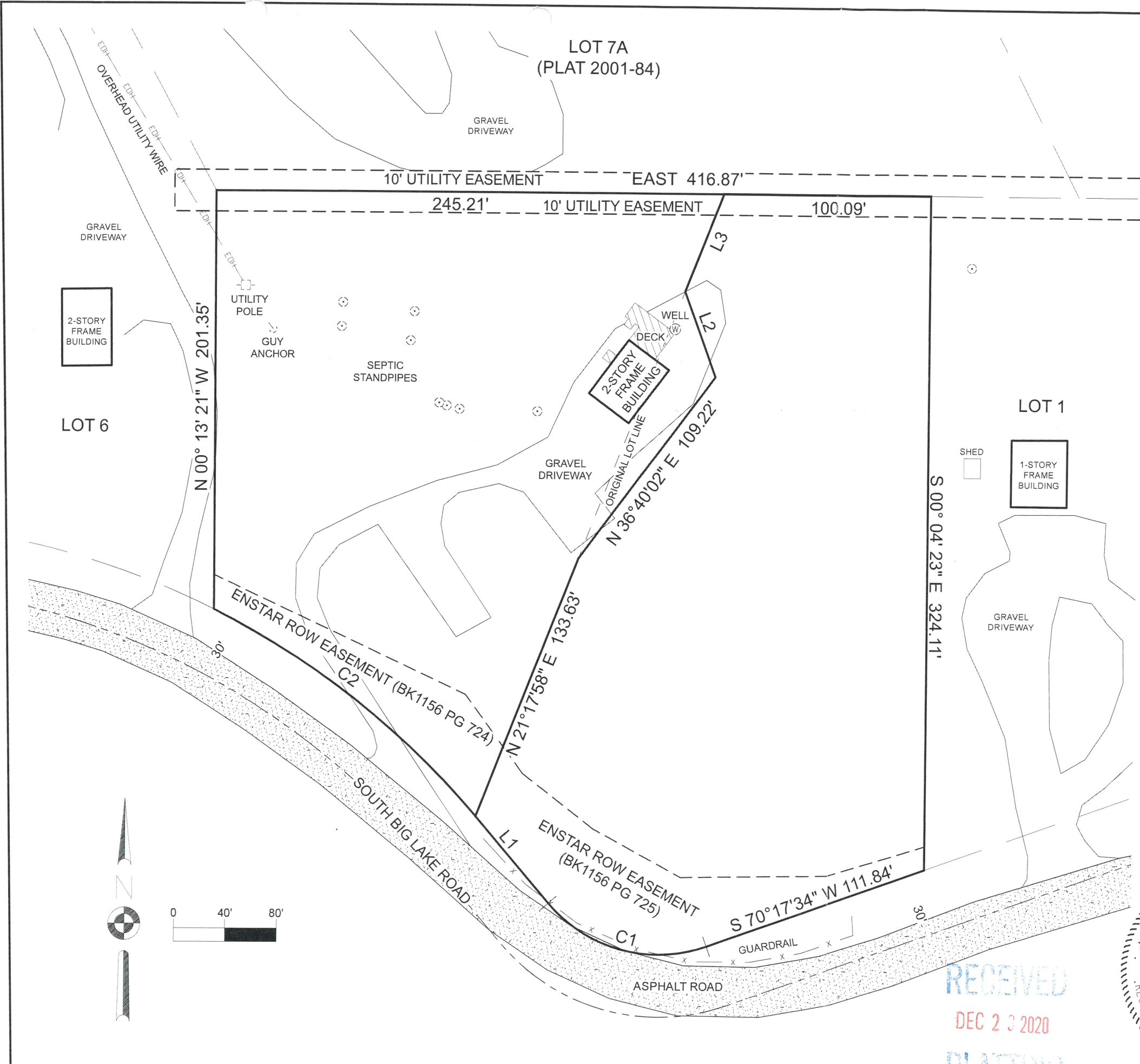
FIXED HEIGHT, LLC

Land Surveying Services

907.290.8949
WWW.FIXEDHEIGHT.COM

JOB # 20306

EXHIBIT B-2



LINE TABLE		
LINE	BEARING	DIST. (ft.)
L1	N 40°42'33\" W	54.70'
L2	N 20°08'53\" W	43.73'
L3	N 21°17'58\" E	50.44'

CURVE TABLE					
CURVE NO.	RADIUS LENGTH	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	69.89'	69°00'07\"	84.18'	S 75°12'29\" E	79.18'
C2	404.38'	22°59'56\"	162.32'	S 52°12'30\" E	161.23'
C3	404.34'	17°00'14\"	120.00'	S 72°12'28\" E	119.56'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS DRAWING REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE EXTENT SHOWN HEREON.

BUKU SALIZ	LS-14837	12/18/2020
REGISTERED LAND SURVEYOR	REGISTRATION No.	DATE

EXHIBIT

LOT2A and LOT3A, BLOCK4
STARBOARD COVE SUBDIVISION

A REPLAT OF
LOTS 2 AND 3, BLOCK 4, STARBOARD COVE SUBDIVISION
PER PLAT No. 72-3, PALMER RECORDING DISTRICT

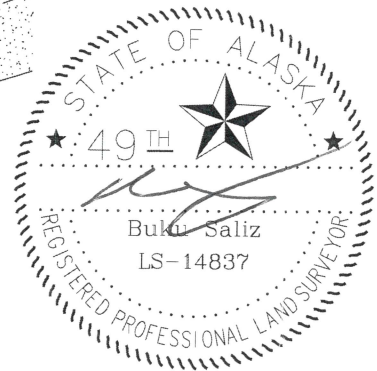
WITHIN
SECTION 30, TOWNSHIP 17 NORTH, RANGE 3 WEST,
SEWARD MERIDIAN, ALASKA

FIXED HEIGHT, LLC

Land Surveying Services 907.290.8949
WWW.FIXEDHEIGHT.COM

EXHIBIT B-3

JOB # 20306



RECEIVED
DEC 23 2020
PLATTING



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

February 4, 2021

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

To whom it may concern:

ENSTAR Natural gas company has reviewed the following preliminary plats and has no comments or recommendations.

- **Green Acres Master Plan**
(MSB Case # 2021-006)
- **Starboard Cove RSB B/4 L/2 & 3**
(MSB Case # 2021-007)
- **Destiny Estates**
(MSB Case # 2021-011)

If you have any questions, please feel free to contact me at 907-334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

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

Skylar Shaw
ROW & Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT C

Peggy Horton

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, February 2, 2021 11:27 AM
To: MSB Platting
Subject: RE: Request for comments for Starboard Cove RSB B/4 L/2 & 3 Case #2021-007 Tech: PH
Attachments: 20210202_113556.pdf

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

Thank you.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, January 18, 2021 9:59 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>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; mokietew@gmail.com; MEA_ROW <MEAROW@mea.coop>; 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 Starboard Cove RSB B/4 L/2 & 3 Case #2021-007 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.

Good Morning,

The link below will take you to a request for comments for a two-lot subdivision in the Big Lake area. RSA 21. Please review and provide any comments by February 8, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EIJ8HmlzA-RLhotKXAeJswgBxwUAMmbkk7wyYYTbrmt45w?e=G4ndFV

EXHIBIT D-



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

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

Grace A. Davenport

whose address is PO Box 210363 Anchorage, AK 99521

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

Starboard Cove L3 B4
(plat 72-39)

being in Section 30, Township 17 N, Range 3W S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; 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.

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 18 day of Sept 2005

Grace A. Davenport

Grantor

Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 18 day of Sept, 2005, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Grace A. Davenport adl

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

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

Lisa Heffner

SEAL

Notary Public in and of Alaska

My commission expires 04/05/06

W/O <u>857191</u>	Subd <u>6289</u>	Plat <u>672037</u>
P/S <u>3</u>	Misc _____	Map <u>17#7</u>
Pole <u>1</u>	Easement <u>210600201</u>	Quad _____

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

EXHIBIT D-2

State of Alaska
NOTARY PUBLIC
Lisa Heffner
My Commission Expires 04/05/06

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, January 19, 2021 10:11 AM
To: MSB Platting
Subject: RE: Request for comments for Starboard Cove RSB B/4 L/2 & 3 Case #2021-007 Tech: PH

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

Hello,

MTA has reviewed the plat for Starboard Cove. 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: MSB Platting <Platting@matsugov.us>
Sent: Monday, January 18, 2021 9:59 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>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; mokietew@gmail.com; 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 Starboard Cove RSB B/4 L/2 & 3 Case #2021-007 Tech: PH

EXHIBIT E

CERTIFICATE OF OWNERSHIP

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

GRACE DAVENPORT
PO BOX 210363
ANCHORAGE, ALASKA 99521

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO, BEFORE ME,
THIS ___ DAY OF ___, 20__.

PERSONALLY APPEARED

MY COMMISSION EXPIRES

NOTARY PUBLIC

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY:

PLAT RESOLUTION NUMBER: _____
DATE: _____

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

DATE

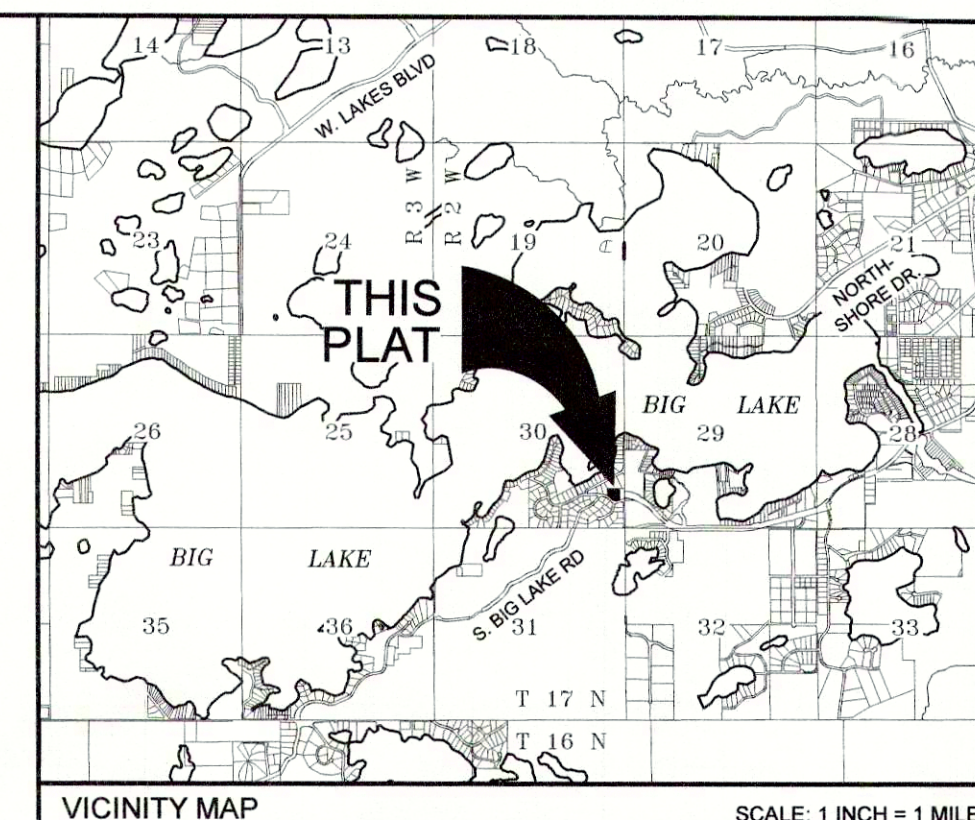
ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT BOROUGH TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL

DATE



VICINITY MAP

SCALE: 1 INCH = 1 MILE

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
5. FOUND A 5/8" DIAMETER REBAR 0.1' ABOVE GROUND IN GOOD CONDITION. REBAR BEARS S 14°00'31" W, 2.04' FROM THE COMPUTED CORNER POSITION AND WAS NOT HELD FOR THIS SURVEY.

TYPICAL CAP SET

FIXED HEIGHT
LS-14837

LEGEND

- LOT LINE TO BE REMOVED BY THIS PLAT
- FOUND 5/8" DIAMETER REBAR
- FOUND 5/8" X 30" REBAR WITH 1.5" YELLOW PLASTIC CAP
- SET 5/8" X 30" REBAR WITH 1.5" ORANGE PLASTIC CAP
- (R) RECORD MEASUREMENT - PLAT 72-39
- (P) PROPORTIONATE MEASUREMENT
- (C) COMPUTED MEASUREMENT

LOT 7A
(PLAT 2001-84)

BASIS OF BEARING (PLAT 72-39)

EAST 417.01' (R)
EAST 416.87' (M)

10' UTILITY EASEMENT
245.21' (P)
245.00' (R)

100.09' (P)
100.00' (R)

LOT 4

LOT 5

LOT 6

LOT 3A
50,713 sq. ft.

LOT 1

LOT 2A
55,518 sq. ft.

S 80°30'00" E 100.51' (R)
N 80°42'33" W 100.36' (C)
SEE NOTE 5

NORTH 200.79' (R)
N 00°13'21" W 201.35' (C)

ENSTAR ROW EASEMENT (BK1156 PG 724)
C2

ENSTAR ROW EASEMENT (BK1156 PG 725)
L1

N 36°40'02" E 109.22'
N 21°17'58" E 133.63'
N 70°30'00" E 112.00' (R)
S 70°17'34" W 111.84' (C)

SOUTH 325.00' (R1)
S 00°04'23" E 324.11' (C)

N 70°30'00" E 146.97' (R)
S 70°17'23" W 146.74' (C)

CURVE TABLE					
CURVE No.	RADIUS LENGTH	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(R)	70.00'	69°00'00"	84.30'	S 74°59'58" E	79.30'
C1(C)	69.89'	69°00'07"	84.18'	S 75°12'29" E	79.18'
C2(R)	405.00'	22°59'57"	162.57'	S 51°59'57" E	161.48'
C2(C)	404.38'	22°59'56"	162.32'	S 52°12'30" E	161.23'
C3(R)	405.00'	17°00'03"	120.17'	S 71°59'56" E	119.73'
C3(C)	404.34'	17°00'14"	120.00'	S 72°12'28" E	119.56'
C4(R)	755.00'	11°01'48"	145.35'	N 86°00'54" W	145.27'
C4(C)	753.87'	11°01'48"	145.13'	N 86°13'27" W	144.90'

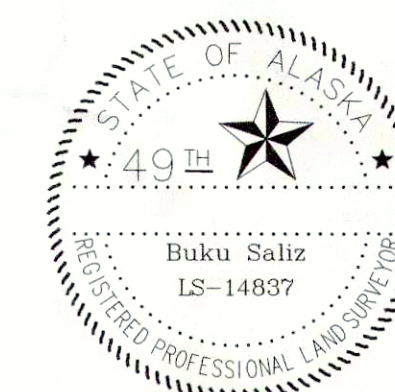
LINE TABLE			
LINE	BEARING	DIST. (ft.)	
L1(R)	N 40°30'00" W	54.78'	
L1(C)	N 40°42'33" W	54.70'	
L2	N 20°08'53" W	43.73'	
L3	N 21°17'58" E	50.44'	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

BUKU SALIZ LS-14837
REGISTERED LAND SURVEYOR

12/17/2020
DATE



Agenda Copy

A PLAT OF
**LOT 2A & LOT 3A, BLOCK 4
STARBOARD COVE SUBDIVISION**

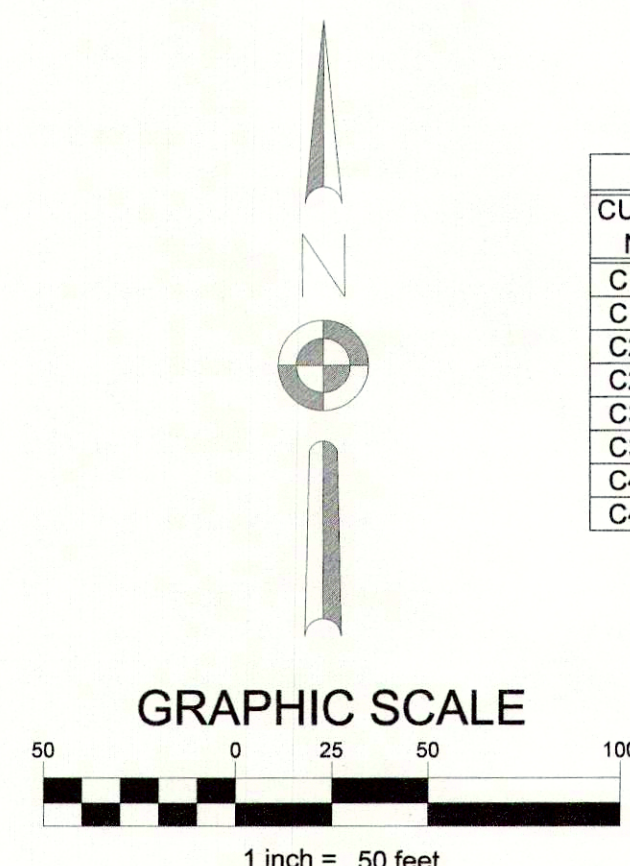
A REPLAT OF
LOTS 2 AND 3, BLOCK 4 OF STARBOARD COVE SUBDIVISION
PER PLAT No. 72-39, PALMER RECORDING DISTRICT,
CONTAINING 2.4 ACRES

LOCATED WITHIN
SECTION 30, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

Agenda Copy

FIXED HEIGHT LLC 907.290.8949
WWW.FIXEDHEIGHT.COM
225 W 23rd AVE.
ANCHORAGE, AK 99503
C.O.A. 122544

SURVEY DATE: NOVEMBER 20th, 2020	DRAWN BY: AK
SHEET: 1 OF 1	CHECKED BY: BS
PROJECT NO.: 20306	SCALE: 1" = 50'



STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 17, 2021

PRELIMINARY PLAT: BILL'S HAPPY PLACE @ KASHWITNA LANDING
LEGAL DESCRIPTION: SEC 07/08, T21N, R04W, SEWARD MERIDIAN AK
PETITIONERS: TROY & CRETA BLOXOM
SURVEYOR: FARMER SURVEYING
ACRES: 4.71 ± PARCELS: 1
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-008

REQUEST: The request is to eliminate the common lot line between Lots 13 & 14, Block 1, Kashwitna Landing Estates, Plat No. 80-8, to be known as **BILL'S HAPPY PLACE @ KASHWITNA LANDING**, containing 4.71 acres +/- . The plat is located east of S. Parks Highway at Milepost 83, west of S. Chuniilna Loop and north of E. Nakochna Circle; within the E ½ NE ¼ SE ¼ Section 07 and the W ½ SW ¼ Section 08, Township 21 North, Range 04 West, Seward Meridian, Alaska. This case will be heard under MSB 43.15.025(B) Elimination of common lot lines.

EXHIBITS

Vicinity Map and Aerial Photos
Public Comment

EXHIBIT A – 2 pgs
EXHIBIT B – 1 pg

DISCUSSION: The proposed subdivision is being heard under MSB 43.15.025(B) Elimination of Common Lot Lines. Code does not require a soils report, legal and physical access, an as-built survey or topographical information. Request for Comments was sent to USACE; ADF&G and MSB Development Services. Notice of Public Hearing was sent out pursuant to code. One non-objection was received.

Public Comment: (**Exhibit B**) Daniel Page, owner of Lot 12 and Lots 5 & 6, has no objection to the platting action.

CONCLUSION: The preliminary plat of Bill's Happy Place @ Kashwitna Landing is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing, one non-objection was received.

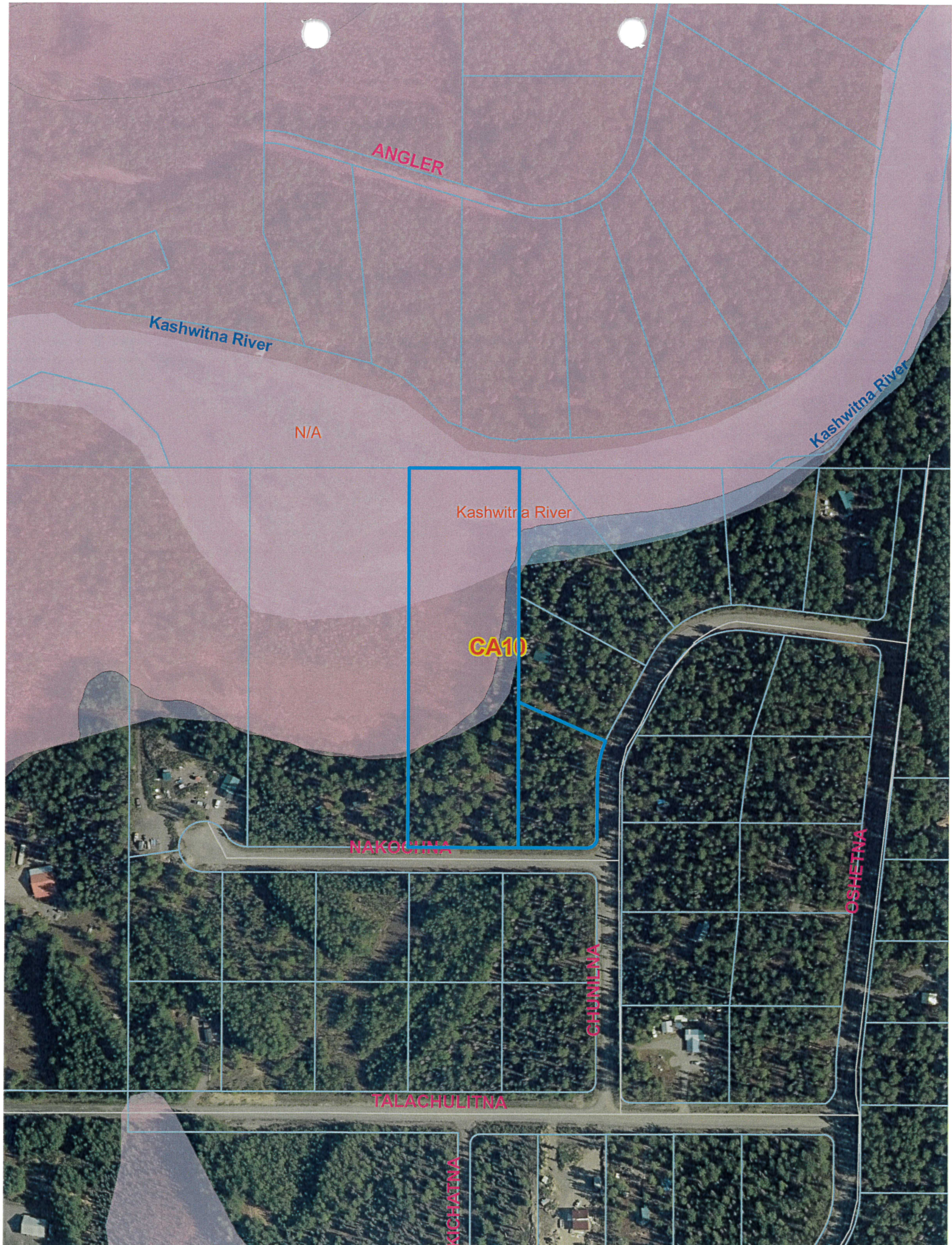
FINDINGS OF FACT

1. The plat of Bill's Happy Place @ Kashwitna Landing is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats
2. A soils report was not required, pursuant to MSB 43.15.025(B)(1).
3. There were no objections from any federal or state agencies, or Borough departments was received.

4. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Bill's Happy Place @ Kashwitna Landing, Township 21 North, Range 04 West, Section 07, Seward Meridian, Alaska:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$57.16.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



Amy Otto-Buchanan

From: Daniel Page <nanooklt1986@gmail.com>
Sent: Monday, February 1, 2021 3:08 PM
To: MSB Platting
Subject: Bill's Happy Place @ Kashwitna Landing, Plat 80-8

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
For MSB Platting Officer

Comments on Troy and Sreta Bloxom's request to eliminate the common line between lots 13 & 14, Kashwitna Estates, Plat No. 80-8 to be known as Bill's Happy Place @ Kashwitna Landing.

I own lot 12 directly beside the proposed platting action. I also own lots 5 and 6 across Nakochna Cir. I have absolutely no issues with this plotting action. I look forward to sharing a beer with Troy next spring at Bill's Happy Place when this is all done and legal.

Daniel Page
Eagle River, AK
Owner of lots 5, 6 and 12 of Kashwitna Landing

FLOOD HAZARD AREA

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____, DATED _____, 202____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

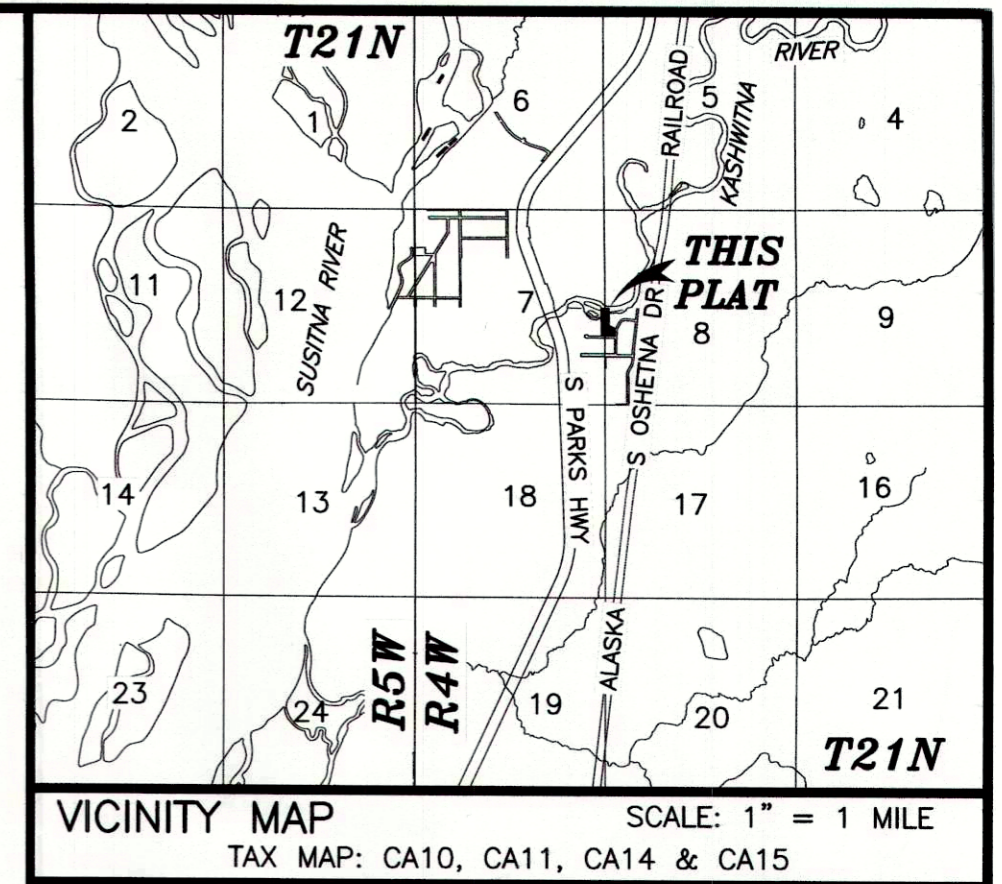
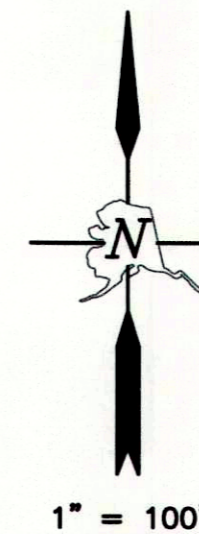
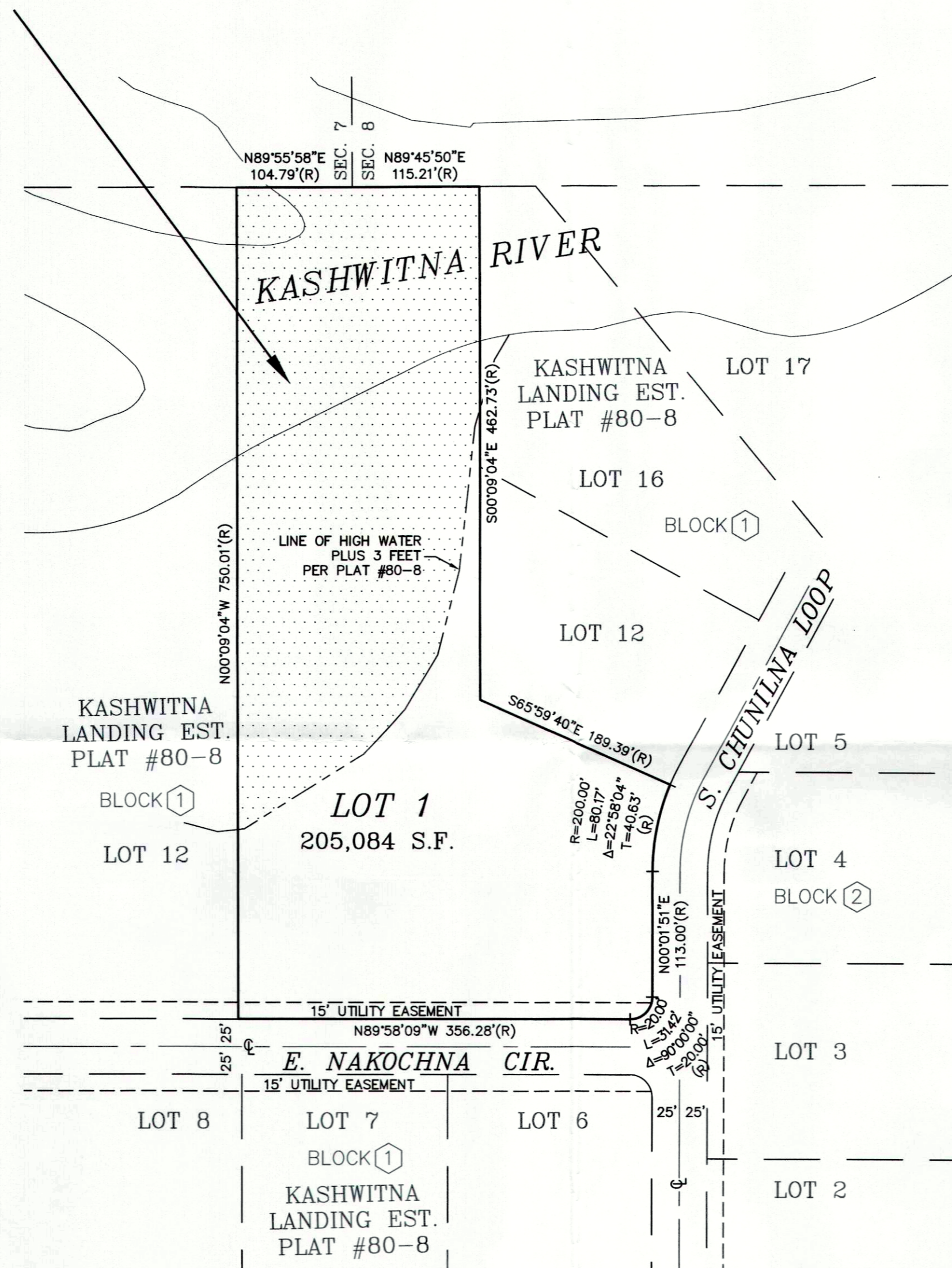
ATTEST: _____
PLATTING CLERK

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100' FROM ANY BODY OF WATER OR WATERCOURSE.
4. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON JANUARY 25, 1980, IN BK. 207, AT PG. 174.
5. F.E.M.A. MAP SHOWS A PORTION OF THIS PARCEL AS BEING WITHIN F.H.A. ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM F.I.R.M. MAP PANEL NO. 02170C5015F, DATE: SEPTEMBER 27, 2019.

LEGEND

- (R) RECORD DATA DERIVED FROM PLAT No. 80-8
- HATCHING INDICATES FLOOD HAZARD AREA



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

TROY M BLOXOM
17640 LACEY DR
EAGLE RIVER, AK. 99577

DATE _____

CRETA A BLOXOM
17640 LACEY DR
EAGLE RIVER, AK. 99577

DATE _____

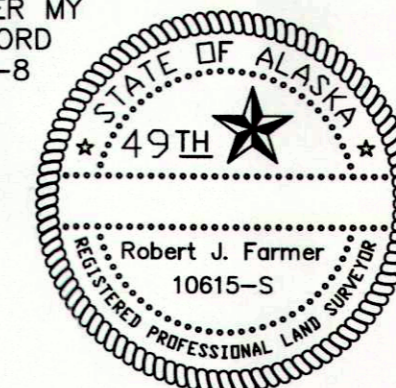
NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 80-8



ROBERT J. FARMER, PLS
LS 10615-S

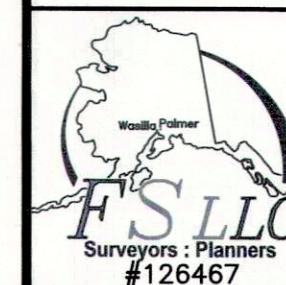
DATE _____

Agenda Copy

RECEIVED
JAN 18 2021
PLATTING

A PLAT OF BILLS HAPPY PLACE AT KASHWITNA LANDING

A REPLAT OF
LOTS 13 & 14, BLOCK 1, KASHWITNA LANDING ESTATES
PLAT No. 80-8 PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN THE E1/2 NE1/4 SE1/4, SECTION 7,
AND THE W1/2 SW1/4, SECTION 8, T21N, R4W, S.M., AK.
CONTAINING 4.71± ACRES



FARMER SURVEYING, LLC
9131 E. FRONTAGE RD.
PALMER, ALASKA 99645
PH: (907)745-0222
bob@farmersurveying.com www.farmersurveying.com

W.O. 2000358	DATE: JAN., 2021
DRAWN BY: JMC	SCALE: 1" = 100'
FILE: 20-00358PL	SHEET 1 OF 1

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 17, 2021

PRELIMINARY PLAT: CHURCH OF EOAN BOHOSLOV

LEGAL DESCRIPTION: SEC 05, T16N, R02W, SEWARD MERIDIAN AK

PETITIONERS: CHURCH OF EOAN BOHOSLOV

SURVEYOR: KEYSTONE SURVEYING

ACRES: 11.03 ± PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-010

REQUEST: The request is to eliminate the common lot lines between Lot 1, Sunny Heights, Plat No. 2015-117 and Lots 11 & 12, Block 2, Knik Heights, Plat No. 2003-117, to be known as **CHURCH OF EOAN BOHOSLOV**, containing 11.03 acres +/- . The plat is located northwest of S. Knik-Goose Bay Road, north of S. Knik Knack Mud Shack Road and north of W. Sanderling Drive, within the SW ¼ Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. This case will be heard under MSB 43.15.025(B) Elimination of common lot lines.

EXHIBITS

Vicinity Map and Aerial Photos
Public Comment

EXHIBIT A – 4 pgs
EXHIBIT B – 2 pgs

DISCUSSION: The proposed subdivision is being heard under MSB 43.15.025(B) Elimination of Common Lot Lines. Code does not require a soils report, legal and physical access, an as-built survey or topographical information. Request for Comments was sent to USACE; ADF&G and MSB Development Services. Notice of Public Hearing was sent out pursuant to code. Two comments were received, which were non-objections.

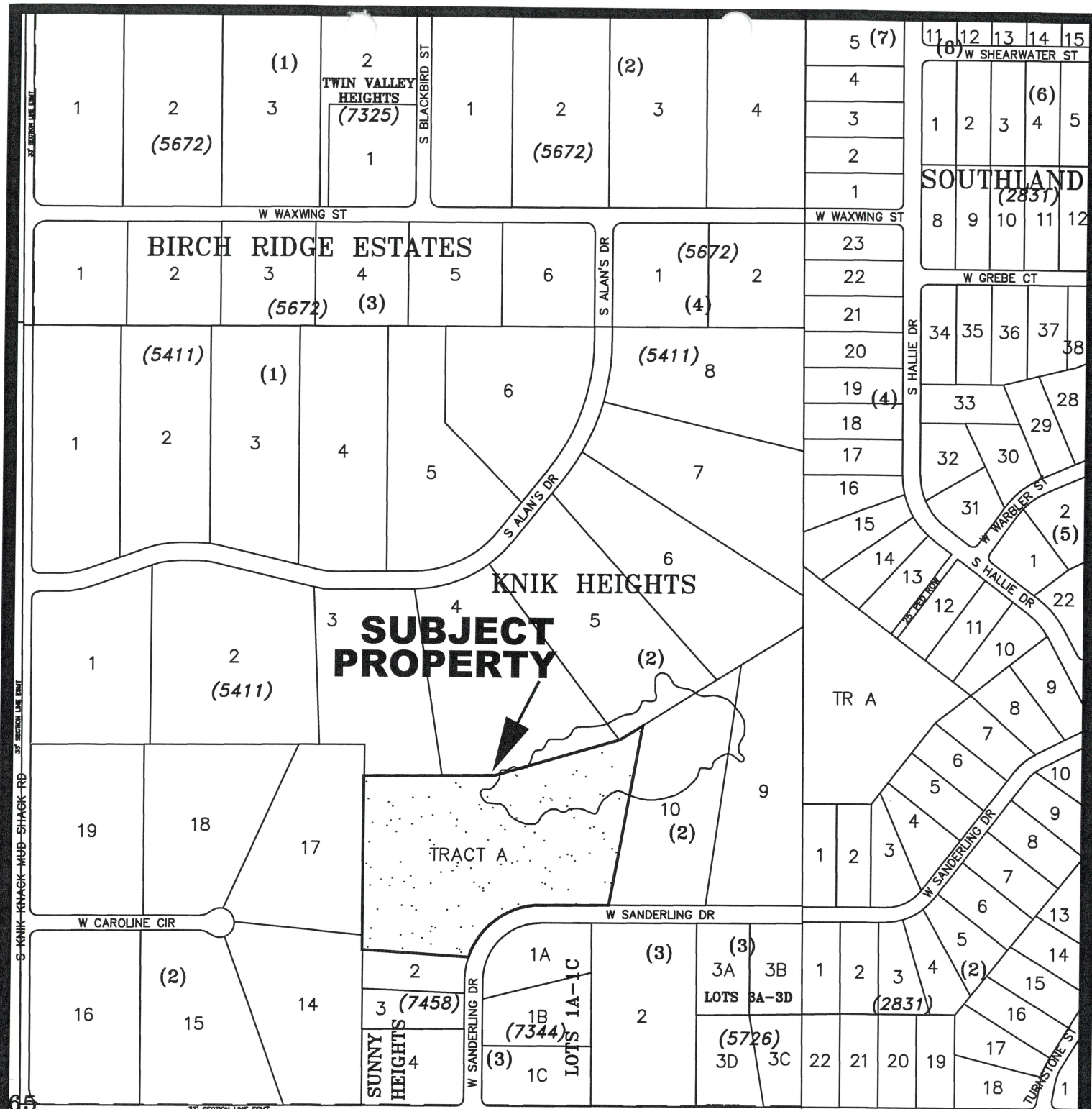
CONCLUSION: The preliminary plat of Church of Eoan Bohoslov is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing.

FINDINGS OF FACT

1. The plat of Church of Eoan Bohoslov is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats
2. A soils report was not required, pursuant to MSB 43.15.025(B)(1).
3. There were no objections from any federal or state agencies, or Borough departments was received.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. Postage and advertising fee has been paid.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Church of Eoan Bohoslov, Township 16 North, Range 02 West, Section 05, Seward Meridian, Alaska:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Show all easements of record on final plat.
4. Submit recording fees, payable to Department of Natural Resources (DNR).
5. Submit final plat in full compliance with Title 43.

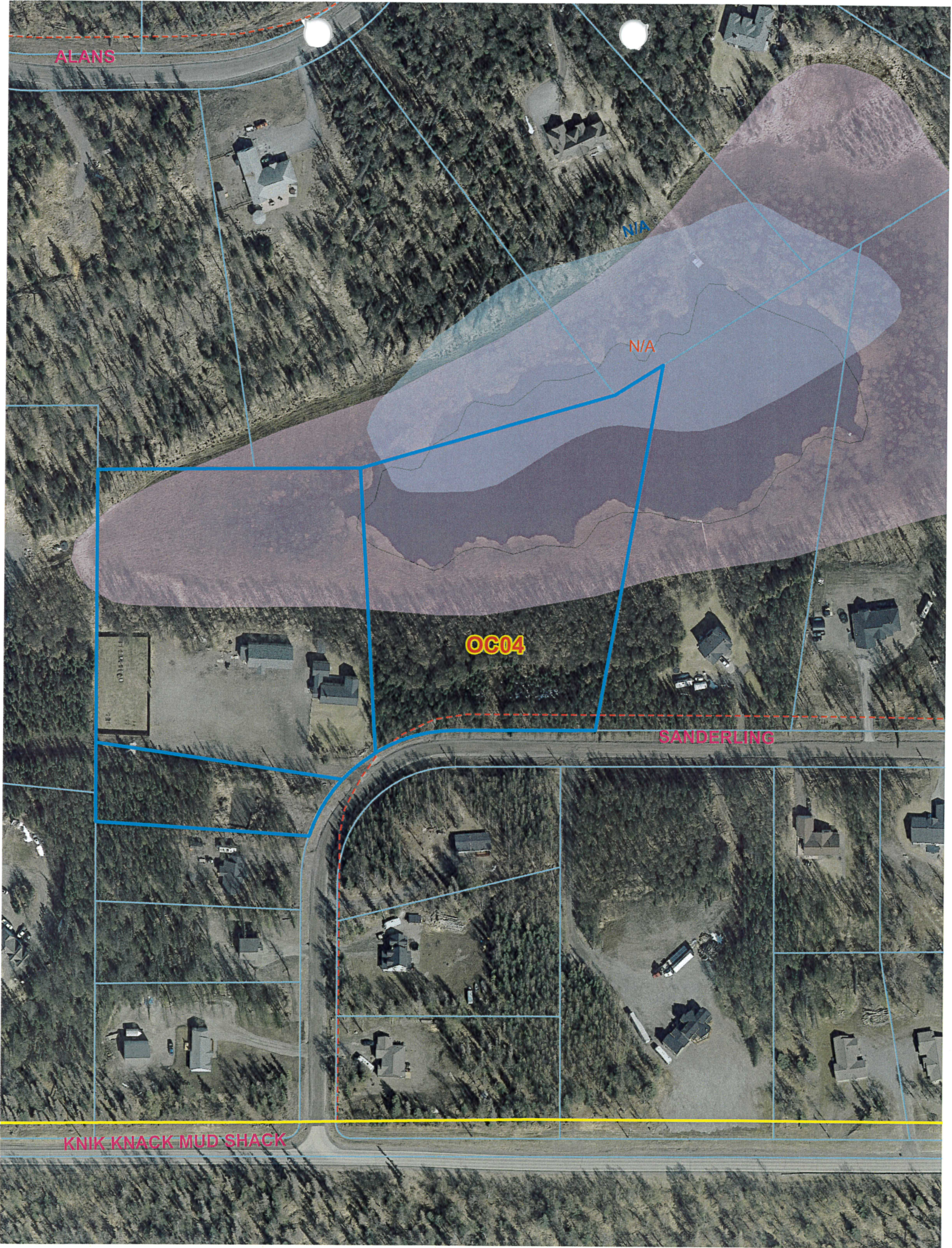


VICINITY MAP

FOR PROPOSED CHURCH OF EOAN BOHOSLOV
 LOCATED WITHIN
 SECTION 05, T16N, R02W, SEWARD MERIDIAN,
 ALASKA
 O'BRIEN CREEK 04 MAP

EXHIBIT A

10
 S KNICK-GOOSE BAY RD
 200' PUBLIC USE ESMT
 A6



ALANS

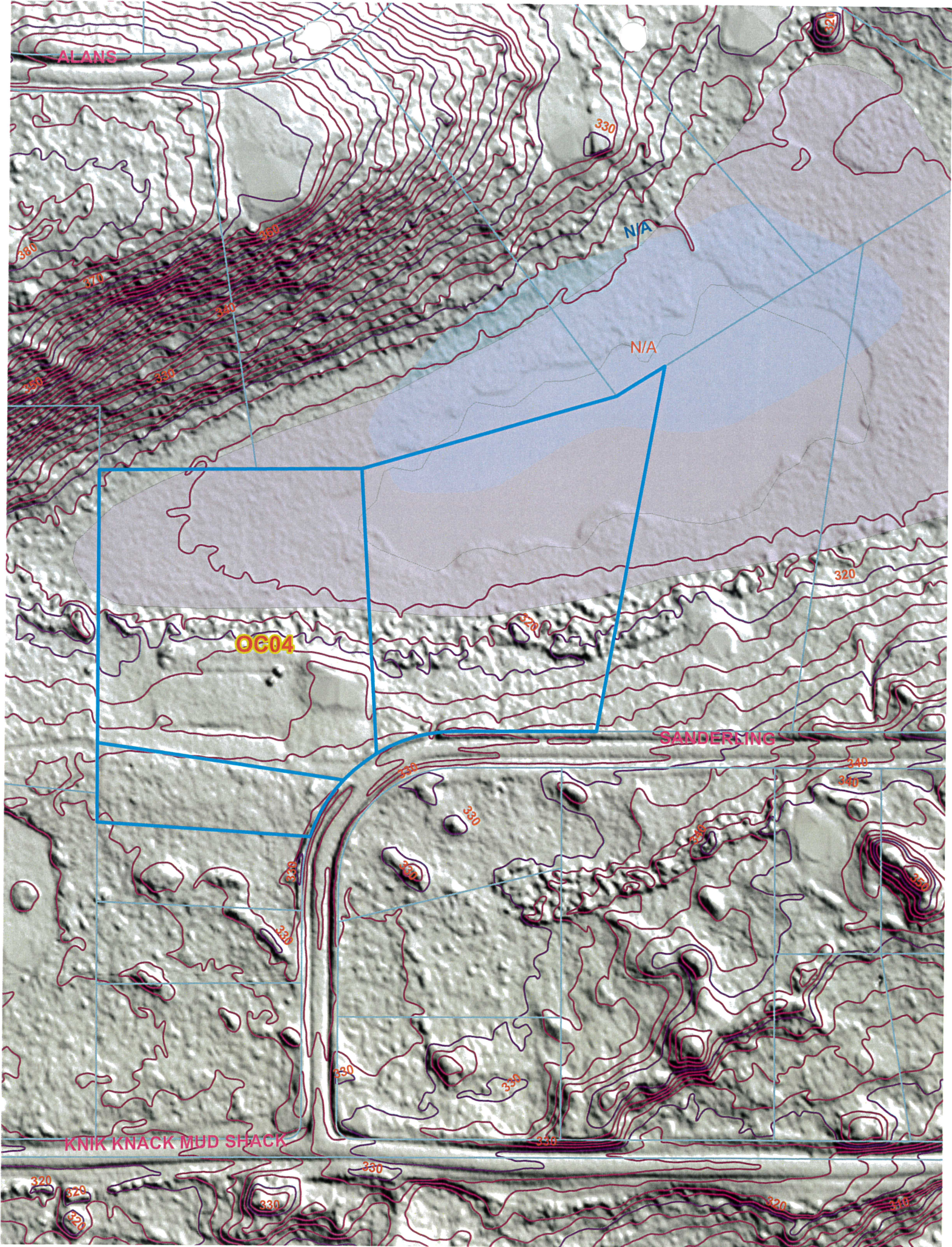
N/A

N/A

OC04

SANDERLING

KNIK KNACK MUD SHACK





Amy Otto-Buchanan

From: Caleb Pempek <cpempek@gmail.com>
Sent: Friday, January 29, 2021 4:12 PM
To: MSB Platting
Subject: Eliminate lot line request

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

My name is Caleb Pempek in regards to case# 2021-010 AOB I am replying to a letter I received in the mail in regards to eliminating lot lines and I have no objections to it.

Sent from my iPhone

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



U.S. POSTAGE >> PITNEY BOWES
ZIP 99645 \$ 000.51⁰
02 4W
0000368428 JAN 27 2021

RECEIVED

FEB 11 2021

PLATTING

55411B02L002 14
JAMES DENNIS W & BETTY
9871 S LAURIE LN
WASILLA AK 99623-4918

996234918 H045



FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

PETITIONER/OWNER: CHURCH OF EOAN BOHOSLOV

REQUEST: The request is to eliminate the common lot lines between Lot 1, Sunny Heights, Plat No. 2015-117 and Lots 11 & 12, Block 2, Knik Heights, Plat No. 2003-117, to be known as **CHURCH OF EOAN BOHOSLOV**, containing 11.03 acres +/- . The plat is located northwest of S. Knik-Goose Bay Road, north of S. Knik Knack Mud Shack Road, and north of W. Sanderling Drive (Tax IDs # 55411B02L011/L012; 57458000L001); within the SW ¼ Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District #5 Mokie Tew

The Matanuska-Susitna Borough **Platting Officer** 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 **February 17, 2021**, starting at 8:30 a.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 packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

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

Name: Betty James Address: 9871 S Laurie Ln ^{mailing address} 95415 S. Alan's

Comments: We have no objection to the line elimination.

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

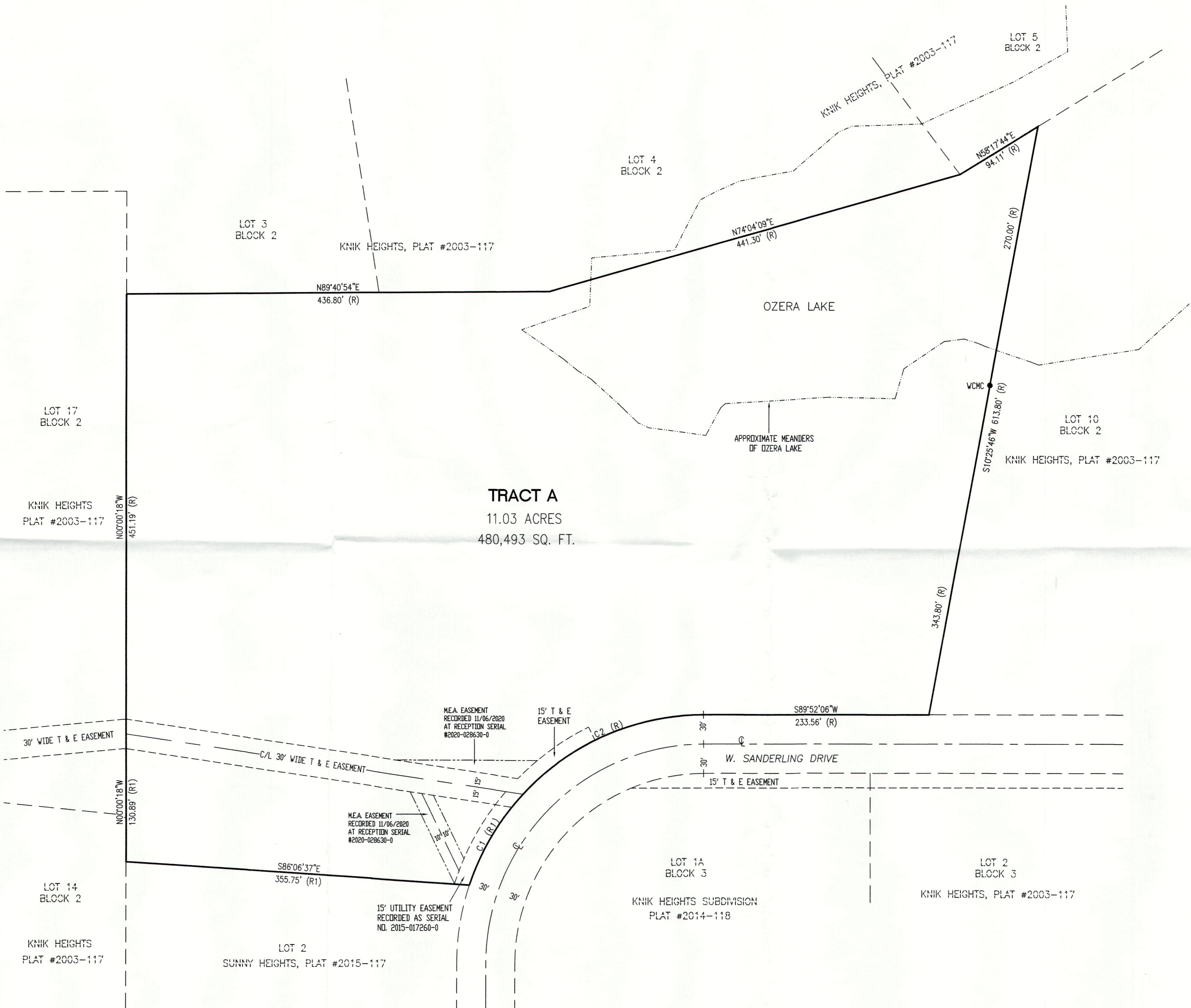
SIGNATURE _____ DATE _____

NAME/TITLE
CHURCH OF EOAN BOHOSLOV
P.O. BOX 877843
WASILLA, ALASKA 99687-7843

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

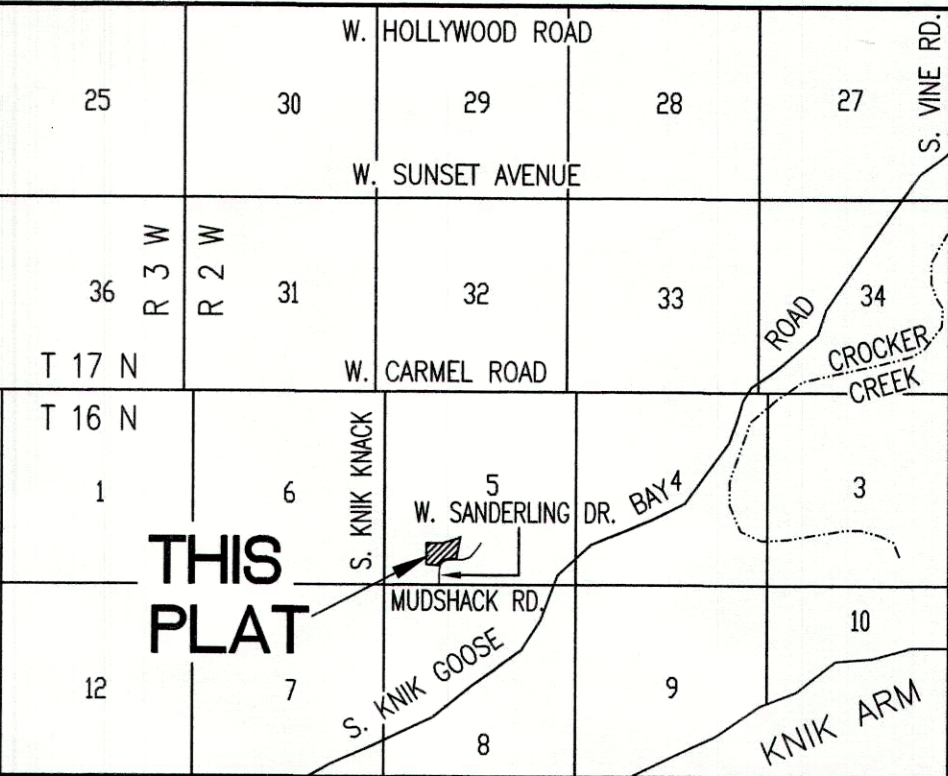
DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____
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.

DATE _____ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL



VICINITY MAP
SCALE 1" = 1 MILE

NOTES

1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. RECORD INFORMATION WAS OBTAINED FROM THE PLAT OF FULLER LAKE HEIGHTS SUBDIVISION, RECORDED IN THE PALMER RECORDING DISTRICT AS PLAT #2014-39
3. 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 REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) M.E.A. EASEMENT RECORDED MAY 20, 1958 IN BOOK 20, AT PAGE 57
5. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 31, 2003 AS INSTRUMENT NO. 2003-032762-0 WITH AMENDMENTS THERETO RECORDED: MAY 12, 2014 AS INSTRUMENT NO. 2014-008352-0, PALMER RECORDING DISTRICT.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C2 (R)	209.20'	255.00'	106.60'	47°00'07"	207.27'
C1 (R1)	109.42'	255.00'	55.56'	24°35'04"	108.58'

LEGEND

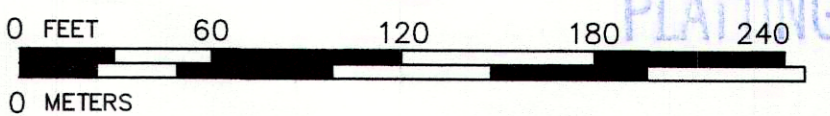
(R) RECORD PER PLAT OF KNIK HEIGHTS, PLAT #2003-117

(R1) RECORD PER PLAT OF SUNNY HEIGHTS, PLAT #2015-117

• WCMC - 5/8" REBAR OF RECORD

Agenda Copy

SCALE



A PLAT OF

CHURCH OF EOAN BOHOSLOV
TRACT A

A SUBDIVISION OF
LOT 1 SUNNY HEIGHTS, PLAT #2015-117 AND
LOTS 11 & 12, BLOCK 2, KNIK HEIGHTS, PLAT #2003-117
LOCATED WITHIN THE
SW1/4 SECTION 5, T. 16 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 11.03 ACRES, MORE OR LESS

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
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 11/16/2020	DRAWING: 2020-19/Bohoslov
CHECKED BY GLO	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR

DATE _____