

Item 6A – March 18, 2021 Agenda
Case #2021-012
Thornock Family Investments LLC
Memory Hills 2

4 Pages

HANDOUTS

Amy Otto-Buchanan

From: RICHARD ROBERTS <robertsr@mtaonline.net>
Sent: Monday, March 8, 2021 4:53 PM
To: MSB Platting
Cc: MSB Platting
Subject: Re: Response to proposed subdividing of Tact E-1, Memory Hills, #2020-033
Attachments: R Roberts response to Bull Moose subdivide (2).jpg; R Roberts response to Bull Moose subdivide (1).jpg

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

This was sent several minutes ago. This message has the front and back of your Notic attached

----- Original Message -----

From: RICHARD ROBERTS <robertsr@mtaonline.net>
To: platting@matsugov.us
Sent: Mon, 08 Mar 2021 20:44:03 -0500 (EST)
Subject: Response to proposed subdividing of Tact E-1, Memory Hills, #2020-033

This narrative has been written and submitted, by mail, on your Notification Of Public Hearing form.

"We built our dream home 20 years ago. We have no objection to the subdivision as proposed. 9 additional single dwellings will strain Bull Moose and especially the intersections at Galloway, and at Schrock. Galloway shows frequent evidence of running or sliding through the stop sign and running down into the ditch" at my property. "Bull Moose and Schrock is a blind corner/hill/curve and shows frequent evidence of high speed crashes East Bound." Exiting Bull Moose has the hill/curve to your left and a rise in the road to your right, precluding seeing an oncoming vehicle sooner than 5 seconds away. "Bull Moose is an all day/every evening for dog walkers, couples strolling and children on bicycles. I am a 33 year Ak. St. Trooper (Ret) and commanded all Troopers here." (2000-2006. and 2008-2014. My observations and opinions are based on my personal and professional knowledge R Roberts 715-8550.

Logo of the National Association of Broadcasters (NAB). The logo features a stylized 'NAB' monogram. To the right of the monogram, the text 'NATIONAL ASSOCIATION OF BROADCASTERS' is written in a bold, sans-serif font. Below the monogram, the text 'ESTABLISHED 1922' is written in a smaller font.

ZIP 99645 \$ 000.51⁰
02 4W
0000368428 FEB 25 2021

FIRST CLASS

99F431517 0003

.....

Evidence of high speed CRASHES EAST BOUND. Bullmore Dr. is an all Day/Evening location for Dogwalkers, couples strolling and children on Bicycles. I saw a 23 year old ST Tanager (Red) and common on all thoroughfare.

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, March 12, 2021 11:24 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Memory Hills 2 #21-012
Attachments: Agenda Plat.pdf; RFC Packet.pdf; Soils Report.pdf; Traffic Count.pdf

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

In review GCI has no comments or objections to the plat, attached is the signed plat.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, February 3, 2021 9:32 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; 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>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Memory Hills 2 #21-012

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

The following link contains a Request for Comments to subdivide Tract E-1, Memory Hills into nine lots. Comments are due by February 25, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ej8HrmS8pzFJs1C8HSskKrYBBgnTT_Wrbery4Pt0Az1Ayg?e=9K4UuD

Please open in Chrome or cut & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

CERTIFICATE OF OWNERSHIP & DEDICATION WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE AGREE TO DEDICATE TO THE PUBLIC THE RIGHT OF WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE _____ DATE _____

NAME/TITLE
 THORNDIKE FAMILY INVESTMENTS, LLC
 P.O. BOX 87334
 WASILLA, ALASKA 99687-2034

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

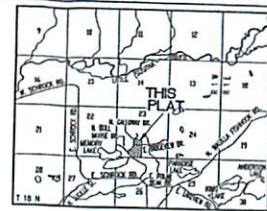
NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PARCEL #1
 2006-157-EDM
 RECORDED AT REC'DER'S
 SERIAL #2006-202030-0

PARCEL #2
 2006-157-EDM RECORDED AT REC'DER'S SERIAL #2006-202030-0

CURVE TABLE

LINE	LENGTH	CHORD	CHORD BEARING
C1	120.48	348.81	272° 30' 17"
C2	127.21	318.81	272° 30' 17"
C3	31.41	90.00	272° 30' 17"
C4	35.00	97.37	272° 30' 17"
C5	47.00	130.00	272° 30' 17"
C6	123.31	329.00	272° 30' 17"
C7	224.24	620.00	272° 30' 17"
C8	27.87	76.00	272° 30' 17"
C9	114.50	300.00	272° 30' 17"
C10	119.57	320.00	272° 30' 17"
C11	62.77	170.00	272° 30' 17"
C12	31.87	86.00	272° 30' 17"
C13	129.24	348.81	272° 30' 17"
C14	144.47	396.00	272° 30' 17"
C15	26.77	73.00	272° 30' 17"
C16	254.97	690.00	272° 30' 17"
C17	258.67	700.00	272° 30' 17"
C18	273.89	740.00	272° 30' 17"
C19	111.49	300.00	272° 30' 17"
C20	114.50	300.00	272° 30' 17"
C21	119.57	320.00	272° 30' 17"
C22	62.77	170.00	272° 30' 17"
C23	31.87	86.00	272° 30' 17"
C24	129.24	348.81	272° 30' 17"
C25	144.47	396.00	272° 30' 17"
C26	26.77	73.00	272° 30' 17"
C27	254.97	690.00	272° 30' 17"
C28	258.67	700.00	272° 30' 17"
C29	273.89	740.00	272° 30' 17"
C30	111.49	300.00	272° 30' 17"
C31	114.50	300.00	272° 30' 17"
C32	119.57	320.00	272° 30' 17"
C33	62.77	170.00	272° 30' 17"
C34	31.87	86.00	272° 30' 17"
C35	129.24	348.81	272° 30' 17"
C36	144.47	396.00	272° 30' 17"
C37	26.77	73.00	272° 30' 17"
C38	254.97	690.00	272° 30' 17"
C39	258.67	700.00	272° 30' 17"
C40	273.89	740.00	272° 30' 17"
C41	111.49	300.00	272° 30' 17"
C42	114.50	300.00	272° 30' 17"
C43	119.57	320.00	272° 30' 17"
C44	62.77	170.00	272° 30' 17"
C45	31.87	86.00	272° 30' 17"
C46	129.24	348.81	272° 30' 17"
C47	144.47	396.00	272° 30' 17"
C48	26.77	73.00	272° 30' 17"
C49	254.97	690.00	272° 30' 17"
C50	258.67	700.00	272° 30' 17"
C51	273.89	740.00	272° 30' 17"
C52	111.49	300.00	272° 30' 17"
C53	114.50	300.00	272° 30' 17"
C54	119.57	320.00	272° 30' 17"
C55	62.77	170.00	272° 30' 17"
C56	31.87	86.00	272° 30' 17"
C57	129.24	348.81	272° 30' 17"
C58	144.47	396.00	272° 30' 17"
C59	26.77	73.00	272° 30' 17"
C60	254.97	690.00	272° 30' 17"
C61	258.67	700.00	272° 30' 17"
C62	273.89	740.00	272° 30' 17"
C63	111.49	300.00	272° 30' 17"
C64	114.50	300.00	272° 30' 17"
C65	119.57	320.00	272° 30' 17"
C66	62.77	170.00	272° 30' 17"
C67	31.87	86.00	272° 30' 17"
C68	129.24	348.81	272° 30' 17"
C69	144.47	396.00	272° 30' 17"
C70	26.77	73.00	272° 30' 17"
C71	254.97	690.00	272° 30' 17"
C72	258.67	700.00	272° 30' 17"
C73	273.89	740.00	272° 30' 17"
C74	111.49	300.00	272° 30' 17"
C75	114.50	300.00	272° 30' 17"
C76	119.57	320.00	272° 30' 17"
C77	62.77	170.00	272° 30' 17"
C78	31.87	86.00	272° 30' 17"
C79	129.24	348.81	272° 30' 17"
C80	144.47	396.00	272° 30' 17"
C81	26.77	73.00	272° 30' 17"
C82	254.97	690.00	272° 30' 17"
C83	258.67	700.00	272° 30' 17"
C84	273.89	740.00	272° 30' 17"
C85	111.49	300.00	272° 30' 17"
C86	114.50	300.00	272° 30' 17"
C87	119.57	320.00	272° 30' 17"
C88	62.77	170.00	272° 30' 17"
C89	31.87	86.00	272° 30' 17"
C90	129.24	348.81	272° 30' 17"
C91	144.47	396.00	272° 30' 17"
C92	26.77	73.00	272° 30' 17"
C93	254.97	690.00	272° 30' 17"
C94	258.67	700.00	272° 30' 17"
C95	273.89	740.00	272° 30' 17"
C96	111.49	300.00	272° 30' 17"
C97	114.50	300.00	272° 30' 17"
C98	119.57	320.00	272° 30' 17"
C99	62.77	170.00	272° 30' 17"
C100	31.87	86.00	272° 30' 17"



- NOTES**
1. 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 PARCELS SHOWN HEREON.
 2. BASES OF BEARINGS 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.A.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 REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 5. EASEMENTS OF RECORD NOT PLATTED HEREON:
 - (1) W.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK 25, PAGES 10 AND 104
 - (2) W.E.A. EASEMENT RECORDED AUGUST 18, 1961 AT BOOK 37, PAGE 308
 6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED AUGUST 24, 1972 AT BOOK 64, PAGE 640. WITH AMENDMENTS THEREIN RECORDED:
 - MAY 8, 1973 AT BOOK 71, PAGE 728
 - AUGUST 18, 1981 AT BOOK 241, PAGE 480
 - APRIL 5, 1983 AT BOOK 267, PAGE 655
 - OCTOBER 23, 1984 AT BOOK 365, PAGE 488
 - DECEMBER 10, 1989 AT BOOK 1048, PAGE 199
 - NOVEMBER 15, 2000 AT BOOK 1100, PAGE 252
 - APRIL 24, 2009 AT BOOK 1128, PAGE 801

- LEGEND**
- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
 - FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
 - FOUND NON-ORIGINAL 1/2" REBAR
 - FOUND NON-ORIGINAL 5/8" REBAR
 - FOUND ORIGINAL 5/8" REBAR
 - (R) RECORD DIMENSIONS PER PLAT #33-82
 - (M) MEASURED DIMENSION
 - (C) CALCULATED DIMENSION FROM RECORD

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-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 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

CERTIFICATE 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 _____ BOROUGH TAX COLLECTION OFFICIAL

SCALE
 1 INCH = 100 FEET

Agenda Copy
 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 7330-S GARY LURUSSO
 REGISTERED LAND SURVEYOR DATE _____



APPROVED AS SHOWN
 CORRECTED
 SIGN MINOR AMENDMENTS, DATE _____
 CCI ENGINEERING & DESIGN

A PLAT OF
MEMORY HILLS 2
 A SUBDIVISION OF TRACT E-1
 MEMORY HILLS, PLAT #2020-33
 LOCATED WITHIN THE
 SW1/4 SECTION 23, T. 18 N., R. 1 W.
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 44.79 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LURUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #24910
 MAILING ADDRESS: P.O. BOX 2018 • PALMER, ALASKA 99645
 PHYSICAL ADDRESS: 3815 N. VISTA CIRCLE • PALMER, ALASKA 99645
 PHONE: (907) 278-7811

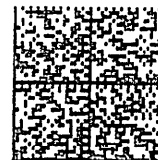
DRAWN BY CLO/LLM	DATE 02/14/2020	DRAWING 2019-2/Memory Hills
CHECKED BY CLL	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

Item 6A – March 18, 2021 Agenda
Case #2021-012
Thornock Family Investments LLC
Memory Hills 2

Pages 1

HANDOUT – #2

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



U.S. POSTAGE >>> PITNEY BOWES
ZIP 99645 \$ 000.51⁰
02 4W
0000368428 FEB 25 2021

RECEIVED

MAR 17 2021

PLATTING

52245B02L022
MARSH TRAVIS P
1535 E FIRTH RD
WASILLA, AK 99654-1719

49

FIRST CLASS

9965431719 0003



NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: THORNOCK FAMILY INVESTMENTS LLC

REQUEST: The request is to create nine lots, from Tract E-1, Memory Hills, Plat No. 2020-033, to be known as **MEMORY HILLS 2**, containing 44.79 acres +/- . The plat is located north of N. Bull Moose Drive, east of N. Galloway Drive and is bisected by E. Ridgeview Drive, (Tax ID # 57997000T00E-1); within the SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Tanaina Community Council and Assembly District #6 Jesse Sumner

The Matanuska-Susitna 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 March 18, 2021, starting at 1 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: platt@mat.gov. 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, 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 [X] Concern

Name: TRAVIS MARSH Address: 1535 E FIRTH RD WASILLA AK 99654

Comments: WILL THESE LOTS HAVE MULTI FAMILY DWELLINGS.
LIKE APARTMENTS, 6 PLEX Detached 4 PLEX?

IF SO HOW MANY DWELLINGS PER LOT? SINGLE FAMILY HOMES
WOULD BE GREAT, APARTMENTS, 4 PLEXES ETC. WOULD BASICALLY
DESTROY THIS VERY NICE NEIGHBORHOOD AND DECREASE PROPERTY
VALUE. I WOULD MOVE IMMEDIATELY AND I DON'T WANT TO

**Case #2021-012 March 18, 2021 Agenda
6A: Thornock Family Investments LLC
Memory Hills 2**

Pages 1

HANDOUT #3

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



U.S. POSTAGE >> PITNEY BOWES
ZIP 99645 \$ 000.51⁰
02 4W
0000368428 FEB 25 2021

RECEIVED

MAR 17 2021

PLATTING

52245B02L022
MARSH TRAVIS P
1535 E FIRTH RD
WASILLA, AK 99654-1719

49

FIRST CLASS

9965421719 0003



NOTIFICATION OF PUBLIC HEARING

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☐ No Objection ☐ Objection ☒ Concern

Name: TRAVIS MARSH Address: 1535 E FIRTH RD WASILLA AK 99654
Comments: WILL THESE LOTS HAVE MULTI FAMILY DWELLINGS.
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**Item 6B – March 18, 2021 Agenda
Case #2021-014
Dori S. McDannold
TY River Raven Woodlands**

3 Pages

HANDOUTS

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, March 12, 2021 10:59 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC TY Rvr Raven WdInds #21-014
Attachments: Agenda Plat Pg 1.pdf; Agenda Plat Pg 2.pdf; RFC Packet.pdf; Soils Report.pdf; Variance Application.pdf

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

Amy,

In review GCI has no comments or objections to the plat, attached is the signed plat.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 4, 2021 10:34 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; pamelaj.melchert@usps.gov; mothers@mtaonline.net; cobbfam@mtaonline.net; farmloopak@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC TY Rvr Raven WdInds #21-014

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

The following link contains a Request for Comments for TY River Raven Woodlands. Comments are due by **February 24, 2021**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EvuZJ8CRHBZGs1J1irEojrYBehLPjrpLRt4R90adBwgTjA?e=oe1Gv5

Please open in Chrome or cut & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician

 SIGNATURE

 DATE

NAME/TITLE
 RET BANK NATIONAL ASSOCIATION
 SOLDIER - ATTN: PLINGS
 701 DENVER STREET, SUITE 600
 BUFFALO, NY 14203

 I, _____
 DO HEREBY ACKNOWLEDGE
 AND SWORN TO BEFORE ME THIS
 _____ DAY OF _____, 20____

NOTARY FOR THE STATE OF NEW YORK

SUBMITTER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A RESIDENT OF ALASKA AND THAT THIS REPRESENTS PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

NAME - CLARY LAMSON
STANDARD LAND SURVEYOR

DRAWN

ENGINEERING & DESIGN

BCI

SIGN HERE AUTHORIZED DATE REVISION

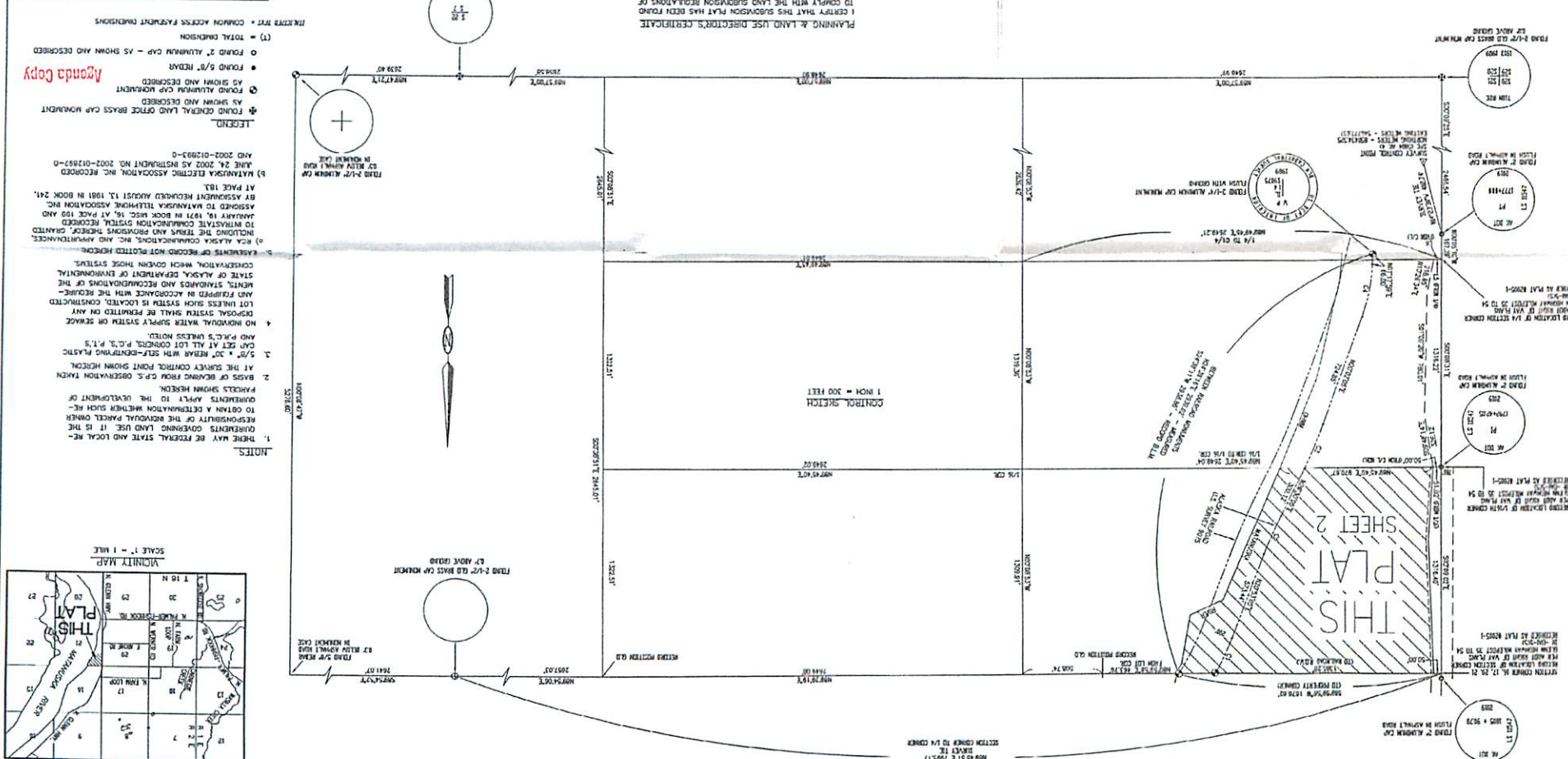
☐ CORRECTED

☒ AS SHOWN

T.Y. RAYEN WOODLANDS
A SUBDIVISION OF PARCELS 1A AND 2A
WYOMING RESOLUTION SERIAL 0077-2007-002695-0
DATED WITHIN THE
N.M.A. SECTION 12, T. 18 N., R. 3 E.
SEMI-AUTOMATIC ALASKA
PLATTEE RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 36.68 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
CARTY LARSSON, PROFESSIONAL LAND SURVEYOR
PHYSICAL ADDRESS: P.O. BOX 87212 • ANCHORAGE, ALASKA 99515
PHONE: (907) 333-7811

CERTIFICATE NO. 17/27
DATE 12/17/2007
BOOK 2007-002695-0



SCALE 1" = 1 MILE

VICINITY MAP

The map shows a grid of roads. Highway 100 runs vertically, and Highway 27 runs horizontally. A creek labeled 'WATKINS CREEK' flows from the top left towards the center. Another creek labeled 'CLARK CREEK' flows from the bottom left towards the center. A road labeled 'PLANT' runs horizontally across the middle. Other roads shown include 'Hwy 100', 'Hwy 27', 'N. FARM 100W', 'N. FARM 20', 'N. FARM 100E', 'N. FARM 20E', 'N. FARM 100W', 'N. FARM 20E', 'N. FARM 100W', and 'N. FARM 20E'. The map also shows a 'PLANT' area and a 'WATKINS CREEK' area.

