

A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 24, 2021**

PRELIMINARY PLAT: **DESHKA TOWNSITE ADDITION 1 PHASE I
RSB B/1 L/2 & 3**

LEGAL DESCRIPTION: **SEC 21, T19N, R05W S.M., AK**

PETITIONER: **OWEN & TRUDY BOUSLAUGH**

SURVEYOR: **R & K LAND SURVEYING, LLC**

ACRES: 1.86 PARCELS: **1**

REVIEWED BY: **CHERYL SCOTT** CASE: 2021-029

REQUEST:

The request is to combine Lots 2 & 3, Block 1, Deshka Townsite Addition #1 Phase 1, Plat #92-80 into one lot to be known as **Lot 2A, Block 1**, containing 1.86 acres more or less. This property is located just east of the Susitna River and directly north of W. Deshka Landing Road and west of N. Remote Lane, lying within the SW¼ Section 21, Township 19 North, Range 5 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

COMMENTS:

No comments received

DISCUSSION: The subject parcels are located within the Willow Area Community Council area. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plat and does not require survey and monumentation.

COMMENTS:

There were no comments received from Borough Departments, outside agencies, or the public at the time of this staff report.

CONCLUSION

The plat of Deshka Townsite Addition 1 Phase 1 RSB B/1 L/2 & 3 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built

survey, and topographic information. There are no objections from any borough departments, outside agencies, or the public to the combination of lots.

FINDINGS of FACT:

1. The abbreviated plat of Deshka Townsite Addition 1 Phase 1 RSB B/1 L/2 & 3 is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots within Deshka Townsite Addition 1 Phase 1, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Deshka Townsite Addition 1 Phase 1, Plat #92-80, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Deshka Townsite Addition 1 Phase 1 RSB B/1 L/2 & 3 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, 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 fee payable to DNR.
5. Submit final plat in full compliance with Title 43.

DESHKA
SECURE
STORAGE

DESHKA LANDING

DESHKA TWNST
PH I & II

DESHKA TWNST
ADD #1 PH I

WI13

19N05W

DESHKA
TWNST ADD
#1 PH I

DESHKA
TWNST ADD
#1 PH II

REMOTE

DESHKA TWNST
ADD #1 PH II

DESHKA
TWNST RSB
B/1 L/18 & 19

DESHKA
TWNST
PH III

DESHKA
TWNST
ADD #1 PH II

EXHIBIT A-2

PARCEL 3

LOT 2

LOT 1

PARCEL 1

MSB WAIVER 94-20-PWm
(PLAT #94-48R5)

MSB WAIVER 94-20-PWm
(PLAT #94-48R5)

DESKA SECURE
STORAGE
(PLAT #2017-11)

W. DESHKA LANDING ROAD

R=270.00'(R)
L=23.97'(R)

N89°55'50"E 242.82'(R)

15' UTILITY EASEMENT

N00°03'57"W 302.94'(R)

S00°03'57"E 304.00'(R)

LOT 2A
BLOCK 1
81,086 S.F.(R)
1.86 ACRES(R)

LOT 4

LOT 1

25' 0' 50'
GRAPHIC SCALE
1"=50'

DESKA TOWNSITE ADD.
1, PHASE 1
(PLAT #92-80)

DESKA TOWNSITE ADD.
1, PHASE 1
(PLAT #92-80)

DESKA TOWNSITE
ADDITION 1, PHASE TWO
(PLAT #96-26)

S89°55'50"W 266.76'(R)

DESKA TOWNSITE
ADDITION 1, PHASE TWO
(PLAT #96-26)

LOT 6

LOT 5

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

OWEN J. BOUSLAUGH
2161 MELANIE AVENUE
WASILLA, ALASKA 99654

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

TRUDY A. BOUSLAUGH
2161 MELANIE AVENUE
WASILLA, ALASKA 99654

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 NUMBER _____, DATED 20____, 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 TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. RECORD PLAT INFORMATION FROM DESHKA TOWNSITE ADD. 1, PHASE 1 SUBDIVISION, RECORDED AS PLAT #92-80, PALMER RECORDING DISTRICT.
4. NO FIELD SURVEY WAS PERFORMED TO PREPARE THIS PLAT.
5. MATANUSKA ELECTRIC ASSOCIATION BLANKET EASEMENT RECORDED ON MARCH 31, 2004 AS DOCUMENT NUMBER 2004-008281-0 IN THE PALMER RECORDING DISTRICT OFFICE.

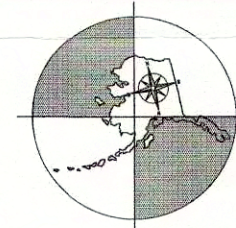
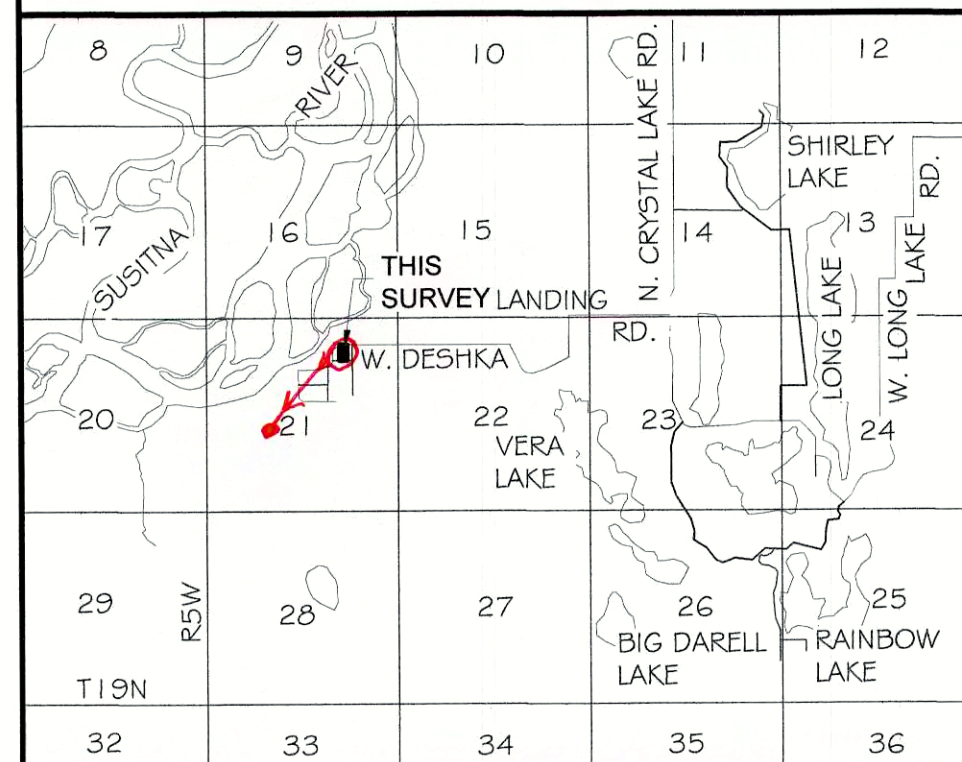
CERTIFICATION OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL

VICINITY MAP

1" = 1 MILE



R&K LAND SURVEYING, LLC

27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

PRELIMINARY PLAT OF

DESKA TOWNSITE ADD. 1, PHASE 1 LOT 2A BLOCK 1

A RE-PLAT OF DESHKA TOWNSITE ADD. 1, PHASE 1 SUBDIVISION LOT 2 AND 3 BLOCK 1, RECORDED AS PLAT #92-80, LOCATED WITHIN SECTION 21, T19N, R5W, 5.M., ALASKA CONTAINING APPROXIMATELY 1.86 ACRES

PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

JOB NUMBER: 2020-063	CASE NUMBER:	MSB TAX MAP: W13
FIELD BK: N/A	DATE: 02-10-2021	REVISION: XXXX
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 50'	SHEET: 1 OF 1



SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PL#11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND 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.

RICHARD L. WENTWORTH, PL#11004

R&K LAND SURVEYING, LLC

B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 24, 2021**

PRELIMINARY PLAT: RAINBOW SHORES No. 2 RSB BLOCK 2, LOTS 14 & 15

LEGAL DESCRIPTION: SEC 36, T19N, R05W, SEWARD MERIDIAN AK

PETITIONERS: JERRY C. & SUZANE R. DAVIS

SURVEYOR: R&K LAND SURVEYING

ACRES: 1.32 ± PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-026

REQUEST: The request is to eliminate the common lot lines between Lot 14 and Lot 15, Block 2, Rainbow Shores No. 2, Plat No. 67-9, to be known as **LOT 14A**, containing 1.32 acres +/- . The plat is located south of W. Crystal Lake Road, and south of N. Rainbow Shores Road; within the NW ¼ SE ¼ Section 36, Township 19 North, Range 05 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

EXHIBIT A – 4 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.

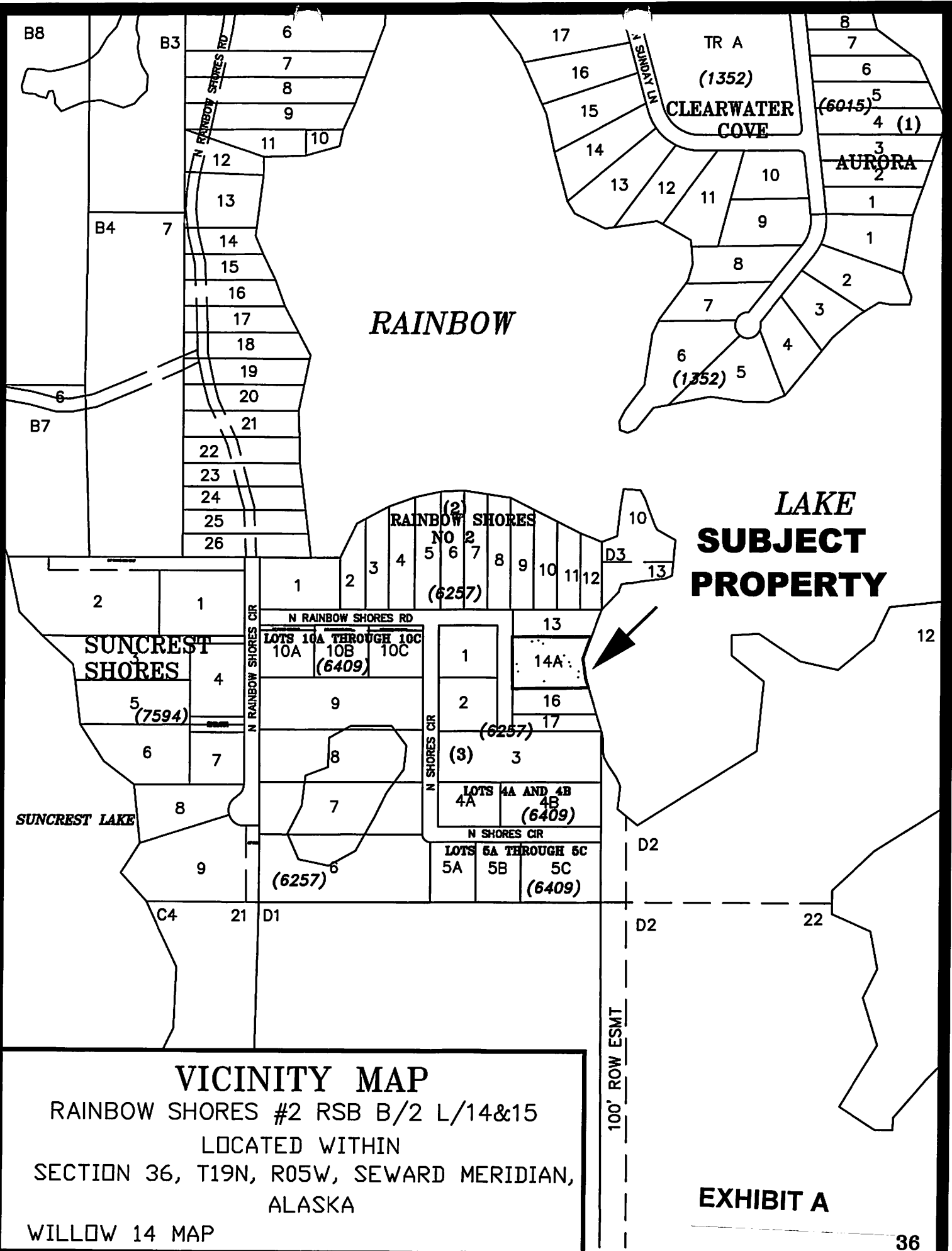
CONCLUSION: The preliminary plat of Rainbow Shores No. 2 RSB Block 2, Lots 14 & 15 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing.

FINDINGS OF FACT

1. The plat of Rainbow Shores No. 2 RSB Block 2, Lots 14 & 15 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 Rainbow Shores No. 2 RSB Block 2, Lots 14-15, Township 19 North, Range 05 West, Section 36, 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. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



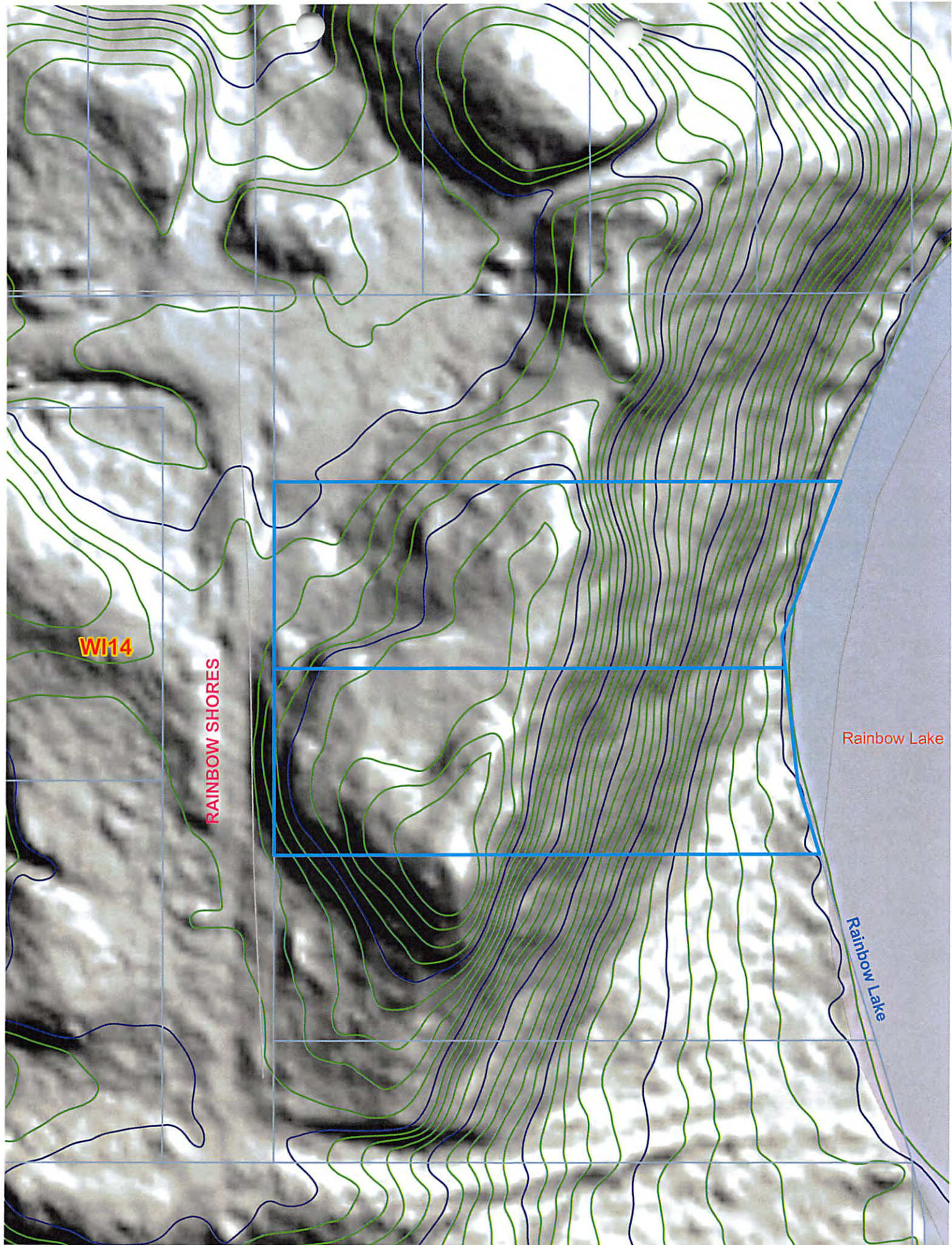


WI14

RAINBOW SHORES

Rainbow Lake

Rainbow Lake

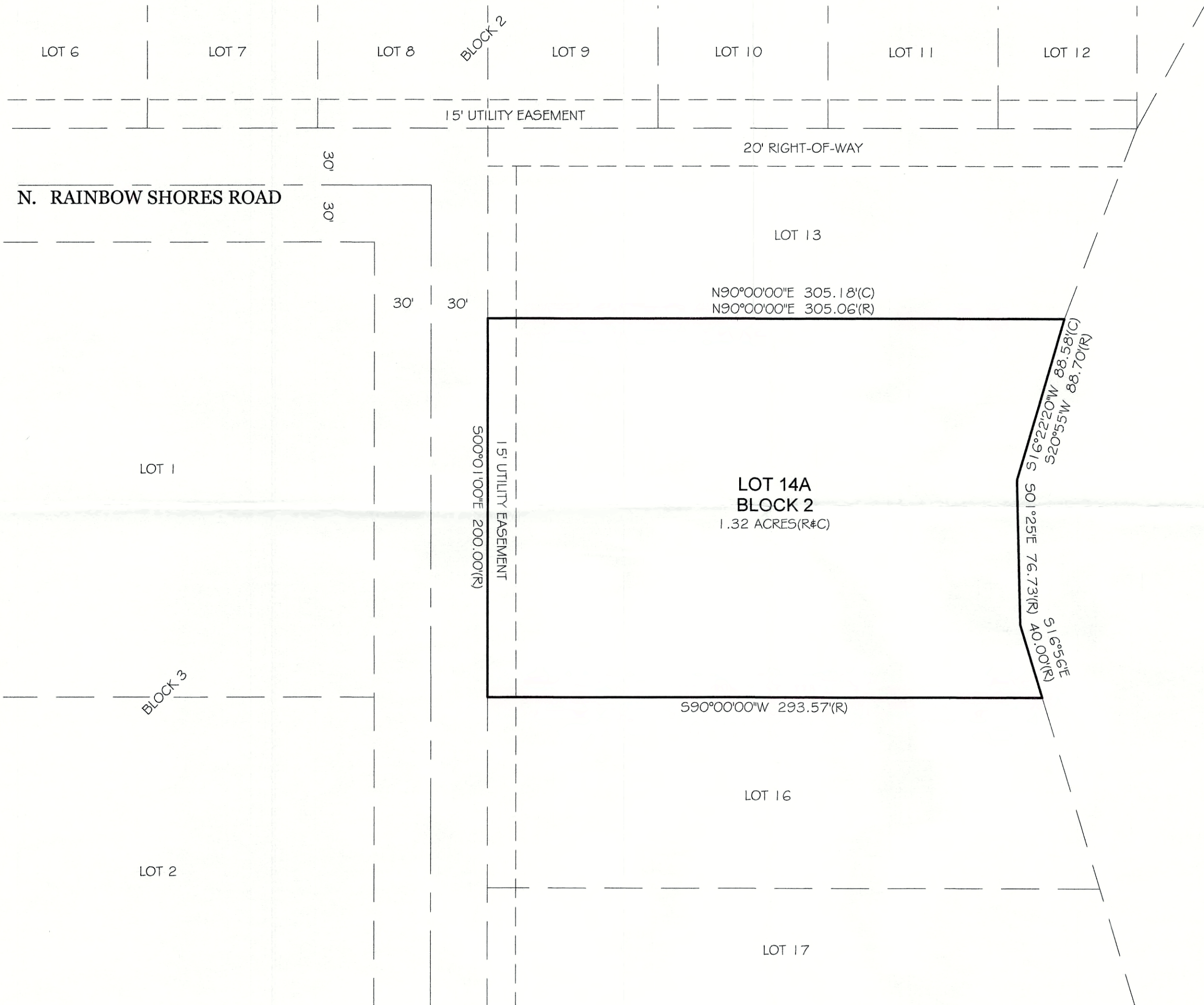


WI14

RAINBOW SHORES

Rainbow Lake

Rainbow Lake



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

JERRY C. DAVIS
11324 SITKA ROSE CIRCLE
EAGLE RIVER, ALASKA 99577

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

SUZANE R. DAVIS
11324 SITKA ROSE CIRCLE
EAGLE RIVER, ALASKA 99577

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 NUMBER _____, DATED 20____, 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

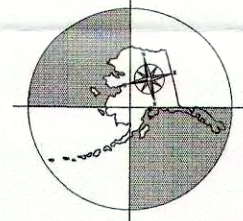
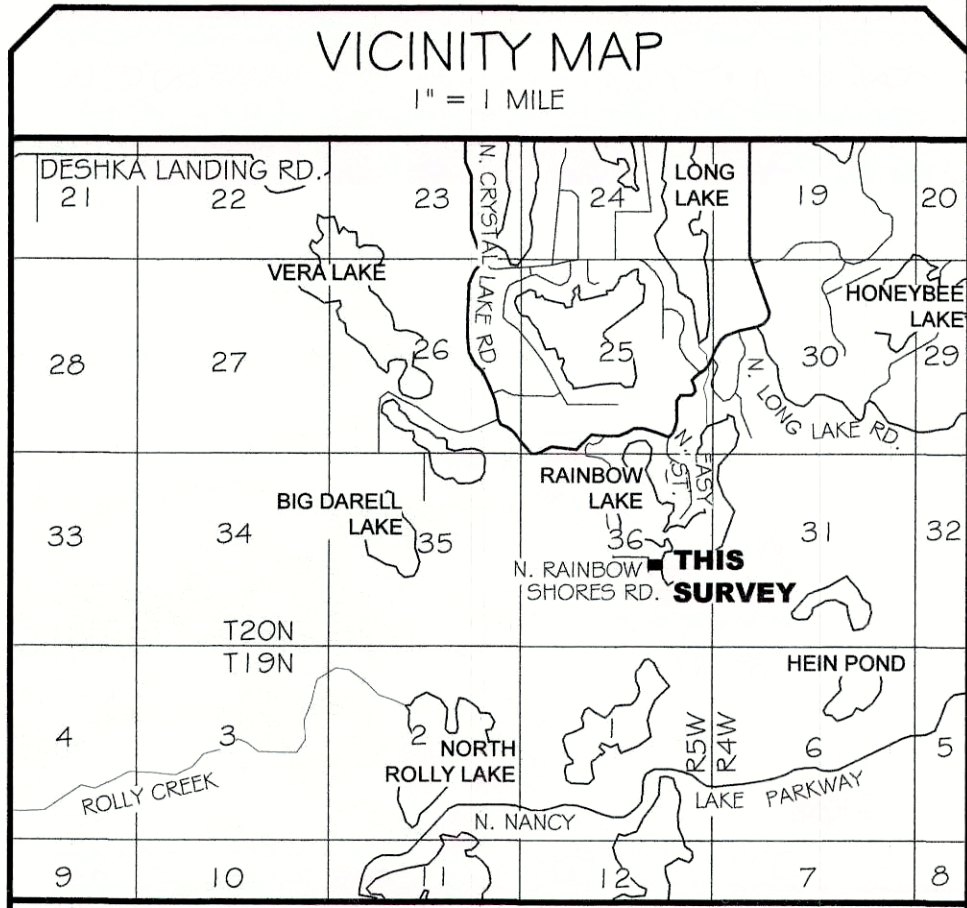
NOTES:

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 TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. RECORD PLAT INFORMATION FROM RAINBOW SHORES NO. 2, RECORDED AS PLAT #67-9, PALMER RECORDING DISTRICT. THE RECORD PLAT DOES NOT MATHEMATICALLY CLOSE. THE DIMENSIONS SHOWN REFLECT INFORMATION THAT BEST FITS THE RECORD AREA.
4. NO FIELD SURVEY WAS PERFORMED TO PREPARE THIS PLAT.

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, HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL



R&K LAND SURVEYING, LLC
27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

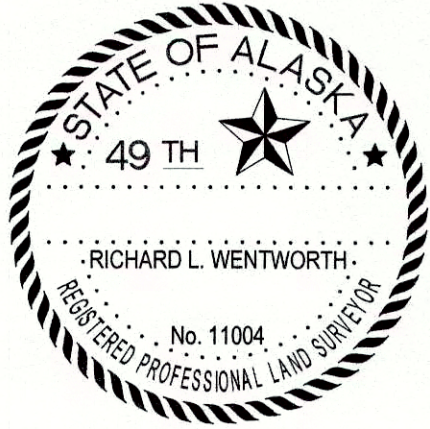
PRELIMINARY PLAT OF

RAINBOW SHORES NO. 2
LOT 14A BLOCK 2

A RE-PLAT OF RAINBOW SHORES NO. 2 LOT 14 AND 15 BLOCK 2, RECORDED AS PLAT 67-9, LOCATED WITHIN SECTION 36, T19N, R5W, 9.M., ALASKA CONTAINING APPROXIMATELY 1.32 ACRES

PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

JOB NUMBER: 2020-073	CASE NUMBER:	MSB TAX MAP:
FIELD BK: N/A	DATE: 02-10-2021	REVISION: XXXX
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 50'	SHEET: 1 OF 1



SURVEYOR'S CERTIFICATE

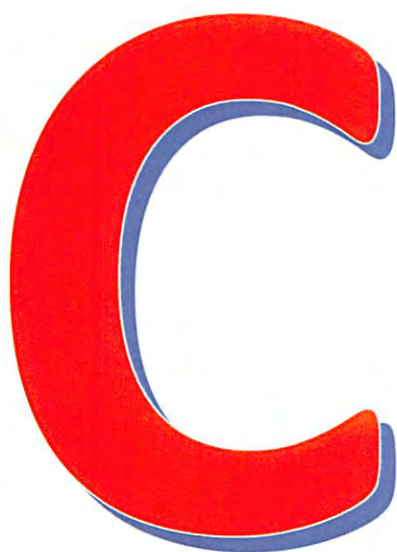
I, RICHARD L. WENTWORTH, PLS#11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

RICHARD L. WENTWORTH, PLS#11004

Agenda Copy

RECEIVED
FEB 19 2021
PLATTING

R&K LAND SURVEYING, LLC



STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 24, 2021

ABBREVIATES PLAT: TOBIN

LEGAL DESCRIPTION: SEC 17, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: TIMOTHY G. & TINA B. TOBIN

SURVEYOR: BULL MOOSE SURVEYING

ACRES: 42.20 ± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2021-027

REQUEST: The request is to create four lots from Tax Parcels A9 and B11, to be known as **TOBIN**, containing 42.2 acres +/- . The plat is located east of N. Sitze Road; (Tax IDs # 218N01W17A009/B011); within the NW ¼ NE ¼ and the NE ¼ NW ¼, Section 17, Township 18 North, Range 01 West, Seward Meridian, Alaska. Proposed Lot #3 and Lot #2 are flag lots, pursuant to MSB 43.20.300(E).

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT B – 1 pg

Department of Emergency Services

EXHIBIT C – 1 pg

Utilities

EXHIBIT D – 11 pgs

DISCUSSION: The proposed subdivision is east of N. Sitze Road. Proposed Lot #3 is a flag lot, with a 75' wide flag pole to encompass existing utilities. Proposed Lot #2 is also a flag lot, with a 60' wide flag pole. Both flag lots will have the required frontage onto N. Sitze Road. N. Sitze Road is owned and maintained by MSB. Proposed Lot 1 has a garage/shop structure that is encroaching into the setback of the right-of-way of N. Sitze Road and will need to be removed, as it is not eligible for a Determination of Status of Non-Conforming (see *Recommendation #4*). Proposed Lot 1 also has a wood and wire fence and a greenhouse encroaching into the right-of-way of N. Sitze Road. This fence and greenhouse will need to be removed out of the right-of-way (see *Recommendation #5*).

Soils Report: A geotechnical report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as all lots are greater than 400,000 sf (9.183 acres) and topographical information was provided by the surveyor.

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**) has no comments. Department of Emergency Services (**Exhibit C**) has no issues.

Utilities: (Exhibit D) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA requests two newly recorded easements and one easement already shown on plat be shown in the plat notes (see *Recommendation #6*).

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat of Tobin is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

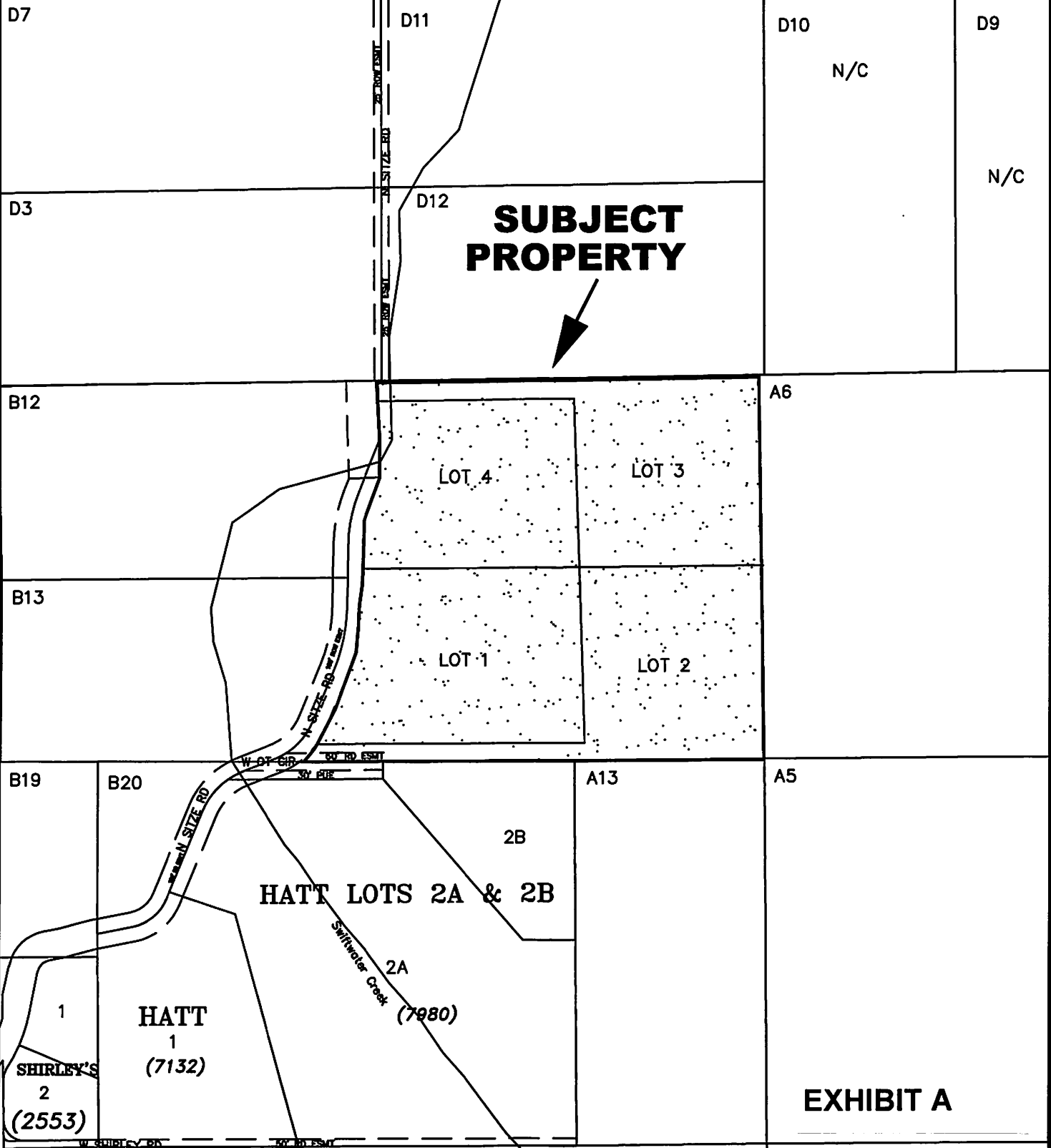
FINDINGS OF FACT

1. The plat of Tobin is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as all parcels are greater than 400,000 sf, and topographic information was supplied by the surveyor.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.
6. There were no objections from any federal or state agencies, or Borough departments.
7. 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 Tobin, Section 17, Township 18 North, Range 01W East, Seward Meridian, Alaska, contingent on staff recommendations:

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.
4. Provide proof to Platting staff that the shop/garage has been removed.
5. Provide proof to Platting staff that the wood and wire fence and greenhouse has been removed out of the right-of-way of N. Sitze Road.

6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



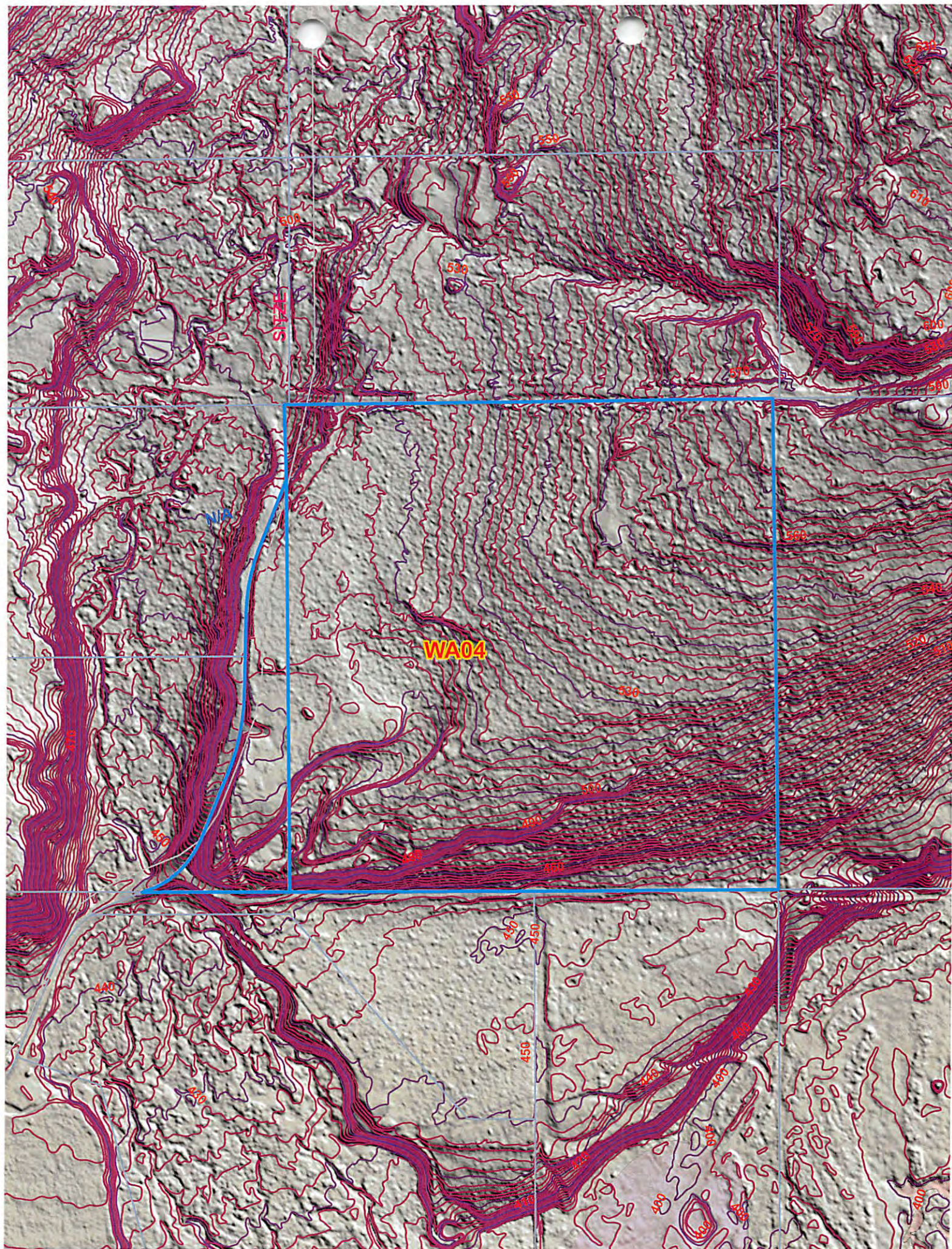
VICINITY MAP

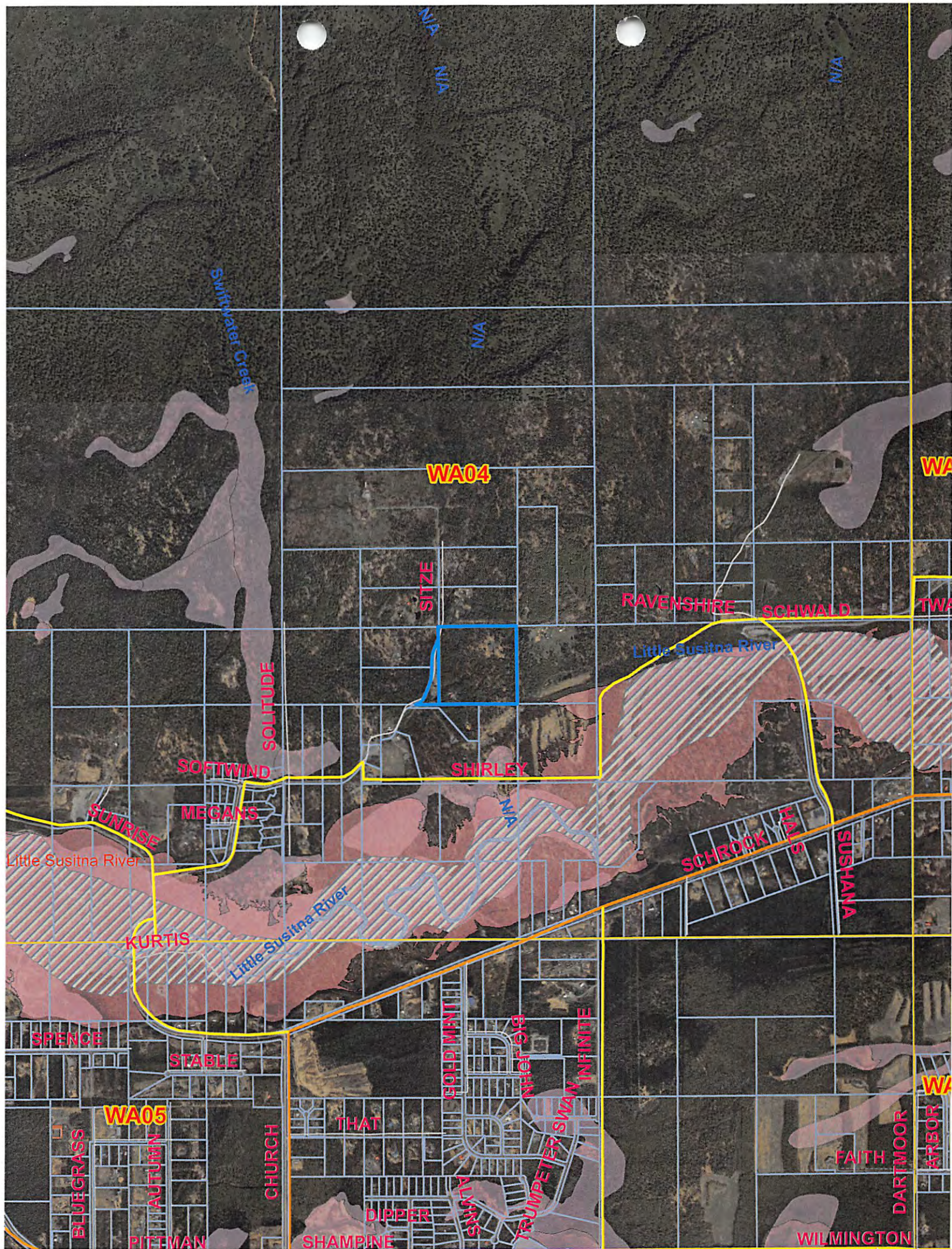
FOR PROPOSED TOBIN SUBDIVISION
LOCATED WITHIN
SECTION 17, T18N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 04 MAP

SUSITNA RIVER







Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, March 18, 2021 5:18 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Tobin #21-027

No comment.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, February 23, 2021 9:56 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamelaj.melchert@usps.gov; info.sselectric@gmail.com; psfisher@gci.net; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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 Tobin #21-027

The following link contains a Request for Comments. Comments are due March 19, 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/EpN-whm0wEVKn6RYMdT8G64Brtpf-Zk1hN4BAuYvh8ha3w?e=hEHFFz

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

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

Amy Otto-Buchanan

From: Fire Code
Sent: Tuesday, February 23, 2021 11:50 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Tobin #21-027

Amy,
Fire and Life Safety has no issue with this.



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, February 23, 2021 9:56 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamela.j.melchert@usps.gov; info.sselectric@gmail.com; psfisher@gci.net; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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 Tobin #21-027

The following link contains a Request for Comments. Comments are due March 19, 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/EpN-whm0wEVKn6RYMdT8G64Brtpf-Zk1hN4BAuYvh8ha3w?e=hEHFFz

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

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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, February 23, 2021 3:49 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Tobin #21-027

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

MTA has reviewed the plat for Tobin Subdivision. 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: Tuesday, February 23, 2021 9:56 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamelaj.melchert@usps.gov; info.sselectric@gmail.com; psfisher@gci.net; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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; 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 Tobin #21-027

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpN-whm0wEVKn6RYMdT8G64Brtpf-Zk1hN4BAuYvh8ha3w?e=hEHFFz

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872



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

March 1, 2021

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following abbreviated plat and has no comments or recommendations:

- **Tobin Subdivision**
(MSB Case # 2021-027)

If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Cassie Acres".

Cassie Acres
ROW & Compliance Technician
ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, March 9, 2021 12:38 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Tobin #21-027
Attachments: Agenda Copy.pdf; RFC Packet.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: Tuesday, February 23, 2021 9:56 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamelaj.melchert@usps.gov; info.sselectric@gmail.com; psfisher@gci.net; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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 Tobin #21-027

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

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpN-whmOwEVKn6RYMdT8G64Brtpf-Zk1hN4BAuYvh8ha3w?e=hEHFFz

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

NOTES

APPROVED AS: SHOWN ☒ CORRECTED ☐
SIGN Always Armstrong DATE
GCI ENGINEERING & DESIGN

370

DATE

BOROUGH TAX COLLECTION OFFICIAL

THROUGH THE SUBDIVISION OR RESUBDIVISION HEREIN HAVE BEEN PAID
AGAINST THE PROPERTY
HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

WATKINSON - SUGGESTS BOARD AND THAT THE PLAT HAS
BEEN APPROVED BY THE PLATTING AUTHORITY BY
PLAT RESOLUTION NO. _____

□ POWER METER
□ SATELLITE DISH

(P2) RECORD VALUE PER HAT # 2020-20
(N) MEASURED VALUE THIS SURVEY
(C) COMPUTED VALUE THIS SURVEY
X SET 2-1-27*30" AS SHOWN
AS SHOWN
ATTACHED CAPPED PIPE MONUMENT

LEGEND

✖ FOUND OR NOTED AS NOTED

✖ FOUND OR NOTED AS NOTED

SECTION 12

Agenda Copy
FEB 0 3 2021
PLATTING
A PLAT OF
ANNUARY

DAY OF
TIMOTHY G. TOBIN
TINA B. TOBIN
OFFICE FOR THE STATE OF ALASKA

WILLIAM L. M. 5545
CHRYSLER M. Co.

VICINITY MAP: 1" = 1 MILE

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, March 17, 2021 10:27 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Tobin #21-027
Attachments: 20210317_103618.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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, February 23, 2021 9:56 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamelaj.melchert@usps.gov; info.sselectric@gmail.com; psfisher@gci.net; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Tobin #21-027

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.

The following link contains a Request for Comments. Comments are due March 19, 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/EpN-whm0wEVKn6RYMdT8G64Brtpf-Zk1hN4BAuYvh8ha3w?e=hEHFFz

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

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

A
L
A
S
K
A

2021-006714-0

Recording District 311 Palmer

CC

03/16/2021 11:21 AM

Page 1 of 3



**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),

Barry Simpson & Wendy Simpson

(unmarried)(husband and wife), whose address is

HC 33 Box 29985 Wasilla AK 99654-9721

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:

ATTACHED "EXHIBIT A"

being in Section 17A, Township 18 N, Range 1W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by chemical means, 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 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 29 day of Sept, yr. 2000.

Barry Simpson Grantor

Wendy Simpson Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 29 day of Sept, yr. 2000, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Barry Simpson

Wendy Simpson

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

State of Alaska
NOTARY PUBLIC
Shirley Glass

Notary Public in and of Alaska
My commission expires:

8-16-2004

W.O.	<u>77531</u>	MISC	
P/S	<u>S</u>	MAP	<u>18-5-4</u>
SUBD	<u>2000 22</u>	QUAD	<u>A</u>
PLAT		EASE	<u>0102070</u>
POLE	<u>SL 117-15-7</u>		

SEAL

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

" EXHIBIT A "

80-145:

The Northwest one-quarter of the Northeast one-quarter of Section 17, Township 18 North, Range 1 West, Seward Meridian, in the Palmer Recording District, Third Judicial District, State of Alaska,

RESERVING to the Grantors, their heirs and assigns, an Easement for access and egress on and over the North 20 feet of said property, the North boundary of such Easement being that sectionline common to Sections 8 and 17, AND, an Easement for access and egress on and over the South 20 feet of said property.

NW NE



A
L
A
S
K
A

2021-006699-0

Recording District 311 Palmer

CC

03/16/2021 11:21 AM

Page 1 of 2



Return to:
Matanuska Electric Association Inc.
PO Box 2929
Palmer AK 99645

Palmer Recording

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.

ELECTRIC LINE RIGHT OF WAY EASEMENT

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

M. H. Sitzer

(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:

NW 1/4 NE 1/4 of Section 17

Being in Section 17 Township 18 N Range 1 W S.M., and to construct, reconstruct, 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, handholes, 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:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 6th day of

June

19 75

M. H. Sitzer

L.S.

L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 6th day of June, 19 75

before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared M. H. Sitzer, each to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ronald J. Jansen
NOTARY PUBLIC in and for Alaska
My commission expires June 13, 1976

W. O.	MISC.
R/S.	MAP.
ED FORM 21A, Matanuska Electric Assoc. Inc.	QUAD.
22	A
J-LAT	EASE.
	86 - 13815

Matanuska Electric Association, Inc.

Recording District

ELECTRIC LINE RIGHT OF WAY EASEMENT

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

Barry Simpson & Wendy Simpson

(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

Palmer

Recording District, State of Alaska, and more particularly described as follows:

NW $\frac{1}{4}$ NE $\frac{1}{4}$ Being in Section 17, Township 18N, Range 1W, S.M., and to construct, reconstruct, 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:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 12th day ofAugust, 19 76Barry Simpson L.S.Wendy Simpson L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 12th day of August, 19 76, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Barry Simpson & Wendy Simpson, each to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

76-012769
5
RECORDED-FILED
PALMER REC.
DISTRICT

Dec-15 1 40 PM '76
REQUESTED BY _____

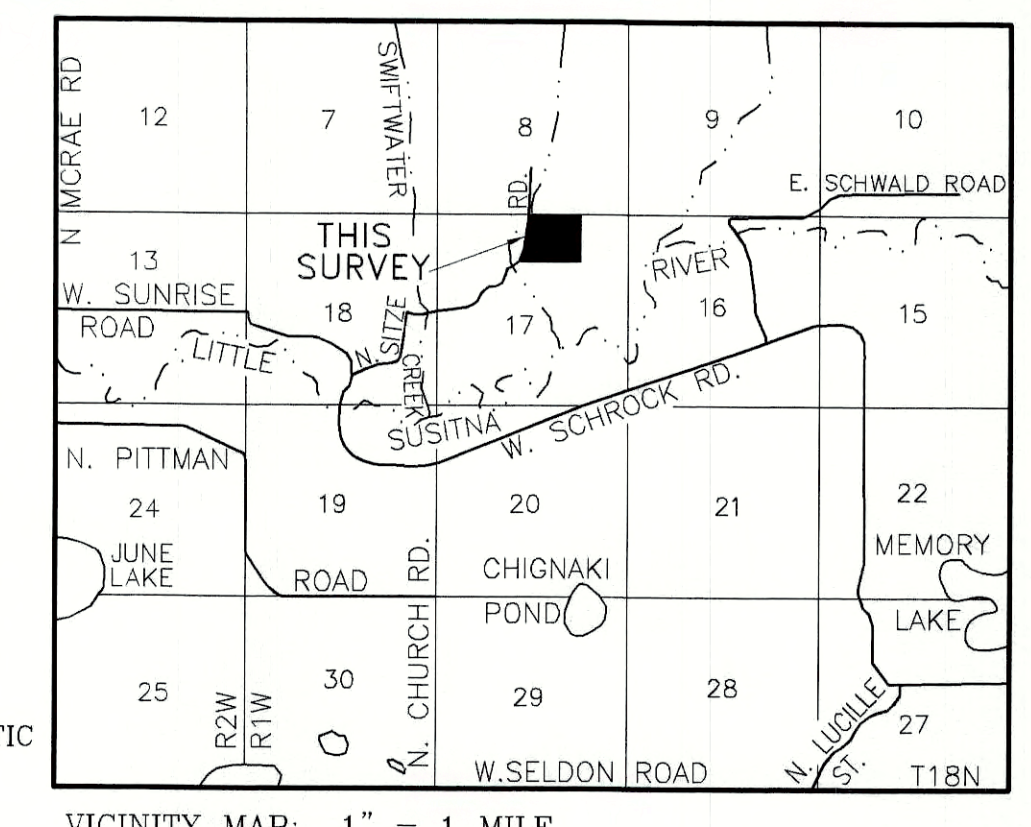
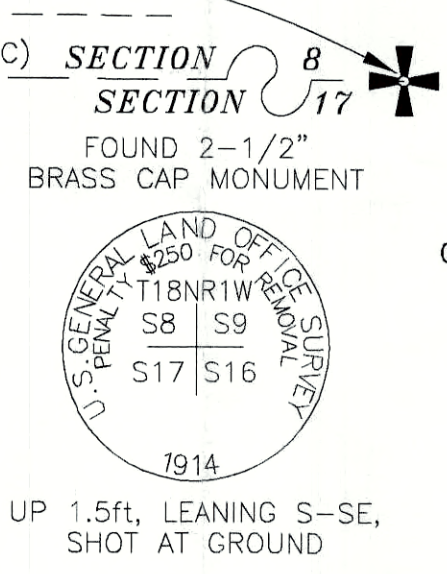
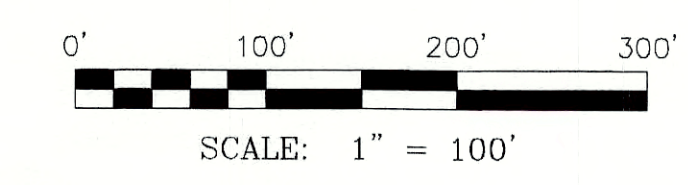
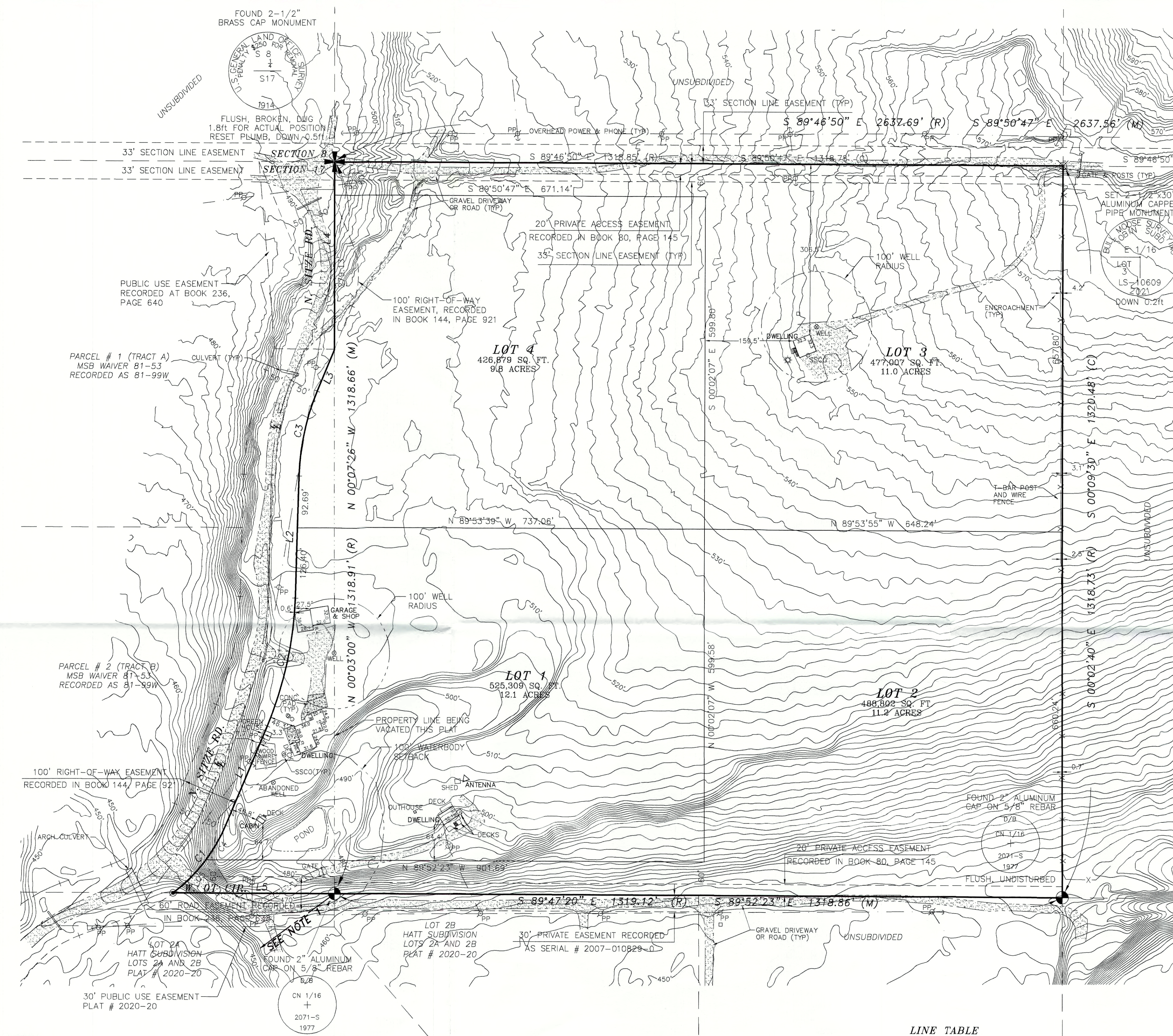


MATANUSKA ELECTRIC ASSOCIATION Inc. 22
PALMER, ALASKA, PLAT

NOTARY PUBLIC in and for Alaska
My Commission Expires January 21, 1979
ED FORM 21A Matanuska Electric Assn., Inc. - May 21, 1978

6028
P

MISC.	
MAP	18J4
QUAD.	A
EASE.	86-13804



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND PLASTIC CAP ON 5/8" REBAR "BULL MOOSE"
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER DECAAMP-BROWN RECORD OF SURVEY (PLAT #77-68)
 - (R1) RECORD VALUE PER DEED PARCEL DESCRIPTION, RECORDED AT BOOK 239, PAGES 626-627
 - (R2) RECORD VALUE PER HATT SUBDIVISION LOTS 2A & 2B (PLAT # 2020-20)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - SET 2-1/2"x30" ALUMINUM CAPPED PIPE MONUMENT AS SHOWN
 - SET 5/8"x30" REBAR WITH 1" PLASTIC CAP LABELED "BULL MOOSE LS-10609"
 - POWER POLE
 - GUY ANCHOR
 - PEDESTAL
 - POWER METER
 - SATELLITE DISH

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. _____

DATED _____

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

LINE TABLE		
LINE	BEARING	DISTANCE
L1 (R1)	N 22°48'11" E	193.54'
L1 (C)	N 22°43'45" E	193.54'
L2 (R1)	N 01°45'56" E	219.09'
L2 (C)	N 01°41'30" E	219.09'
L3 (R1)	N 22°24'26" E	81.52'
L3 (C)	N 22°20'00" E	81.51'
L4	N 00°07'26" W	338.27'
L5 (R2)	S 89°52'45" E	291.86'
L5 (M)	S 89°52'45" E	291.46'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C1 (R1)	29°56'04"	300.00'	156.74'	80.20'	
C1 (C)	29°52'56"	300.00'	156.46'	80.05'	S 37°40'14" W
C2 (R1)	21°02'15"	650.00'	238.66'	120.69'	
C2 (C)	21°02'15"	650.00'	238.66'	120.69'	S 12°12'38" W
C3 (R1)	20°38'30"	435.00'	156.72'	79.22'	
C3 (C)	20°38'30"	435.00'	156.72'	79.22'	S 12°00'45" W
C4	13°46'30"	300.00'	72.13'	36.24'	S 29°37'00" W
C5	16°06'26"	300.00'	84.34'	42.45'	S 44°33'29" W

- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 19, 2019 AT CONTROL POINT FOR HATT SUBDIVISION LOTS 2A & 2B (PLAT # 2020-20). CONTROL POINT BEARS S 53°40'18" W AND 918.37' FROM CN 1/16th CORNER. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY STATIC DATA POSTPROCESSED BY ONLINE POSITIONING USER SERVICE (OPUS) BY NGS.
 - 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, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - BLANKET TELECOMMUNICATIONS & ELECTRICAL EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 15, 1976 IN BOOK 129, PAGES 508; RECORDED AUGUST 1, 1977 IN BOOK 144, PAGES 921.
 - IN PERFORMING RESEARCH FOR THIS SUBDIVISION, BULL MOOSE SURVEYING HAS DETERMINED THE BOUNDARY FOR THIS SUBDIVISION ENDS AT THE EASTERN EDGE OF THE N. SITZE ROAD PUBLIC USE EASEMENT INSTEAD OF THE CENTERLINE OF N. SITZE ROAD AS IS NORMALLY THE CASE. THIS IS DUE TO THE ORIGINAL DEED FOR THE PROPERTY (RECORDED IN BOOK 239, PAGES 626-627) AND BACKED UP BY THE MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 81-53-PWH (RECORDED AS 81-99W) AND N. SITZE ROAD PUBLIC USE EASEMENT RECORDED AT BOOK 236, PAGES 640-641 AND THIS PORTION OF N. SITZE ROAD PUBLIC USE EASEMENT IS A PARCEL SEPARATE FROM THE PROPERTIES IMMEDIATELY ADJACENT TO IT.

OWNERSHIP AND DEDICATION CERTIFICATE

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 AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TIMOTHY G. TOBIN
7145 N. SITZE ROAD
WASILLA, AK 99645

TINA B. TOBIN
7145 N. SITZE ROAD
WASILLA, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR TIMOTHY G. TOBIN

TINA B. TOBIN

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PRELIMINARY

RECEIVED
Agenda Copy
FEB 03 2021
PLATTING

A PLAT OF

TOBIN SUBDIVISION

A RESUBDIVISION OF:

NW 1/4 NE 1/4 SECTION 17

AND

DEED PARCEL ORIGINALLY RECORDED AT

BOOK 239, PAGES 626-627

LOCATED WITHIN:

SECTION 17, T18N R1W

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT

THIRD JUDICIAL DISTRICT

STATE OF ALASKA

CONTAINING 49.16 ACRES MORE OR LESS

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S.
200 HYGRADE LANE
WASILLA, ALASKA 99654

OFFICE: (907) 357-6957
bob@bullmoosesurveying.com

DRAWN BY: EEG

DATE: 2/3/2021

CHECKED BY: RSH

DRAWING SCALE: 1"=100'

SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

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

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

2/3/2021
DATE

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 24, 2021

ABBREVIATES PLAT: FAIRVIEW EAST ADDITION #1 RSB BLOCK 2 LOT 12

LEGAL DESCRIPTION: SEC 19, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: SHAYNE CALT

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 4.8 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-033

REQUEST: The request is to create two lots from Lot 12, Block 2, Fairview East Addition #1, Plat No. 73-92, to be known as **LOT 12A AND LOT 12B**, containing 4.8 acres +/- . The plat is located north of E. Crane Road, west of The Ranch Subdivision, and east of S. Snow Peak Road; within the NE ¼ NE ¼ Section 19, Township 17 North, Range 01 East, Seward Meridian, Alaska. Proposed Lot 12A is a flag lot, pursuant to MSB 43.20.300(E).

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Geotechnical Report

EXHIBIT B – 5 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 1 pg

Development Services

EXHIBIT D – 2 pgs

Utilities

EXHIBIT E – 5 pgs

DISCUSSION: The proposed subdivision is east of E. Fairview Loop and S. Snow Peak Road, west of the The Ranch Subdivision and north of E. Crane Road. Proposed Lot 12A is shown as a 40' wide flag lot. Pursuant to MSB 43.20.300(E)(6)(b), the flag pole width for any lot greater than 2.5 acres must be 60' wide. Either enlarge the width of the flag pole, or reduce the size of 12A to under 2.5 acres (see *Recommendation #6*).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curt Holler, PE, Holler Engineering, notes the soils evaluation included review of two existing testholes on or immediately adjacent to the parent parcel, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location map and testhole logs are attached. The parent parcel forms a rectangle shape north of Crane Road. The southern portion, approximately half of the parcel, lies on a lower bench area which is near level. The remainder forms an upper bench and relatively steep bluff feature, with a rise of around 45' to the higher area at the north end. Substantial area with slope exceeding 25% exists as shown on the attached sketch. Total elevation differential is approximately 54%. The entirety of the lower bench has been cleared in the past, with sparse second growth trees and grasses.

There are two residential structures with a lawn and fenced yard. The slope and upper bench retain native growth, including birch, cottonwood and a few spruce. Two testholes were reviewed, and they are located near a septic system in the rough center of the lower area and along the east long line near the northeast corner. Near surface soils included a thin organic mat over a layer of silty loess topsoils extending down to 1.5'-2'. Receiving soils under the topsoils were clean sands and gravels down to 12'. There is a large open cut bank revealing around 20' of sand and gravel 200' to the north of the property, which supported a gravel pit. No groundwater was encountered. Based on the available soils and water table information, topography, MSB code and observations on site, proposed Lots 12A and 12B will each contain over 10,000 sf of contiguous useable septic area and 10,000 sf of additional useable building area. Each lot will have access from E. Crane Road and the project does not require construction of any new roads. General existing drainage patterns have been indicated on the map. Access for the lower lot is nearly level; the upper lot was designed to have adequate area for construction of a side-hill driveway angling up to the bluff slope, expected to have a slope less than 15%.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes E. Crane Road is listed as a major collector on the Official Streets and Highways Plan (OSHP) and the two lots should share a single access. Development Services Division (**Exhibit D**) notes applicant shall apply for a driveway permit for any new and/or existing driveways to the parcel (see **Recommendation #4**).

Utilities: (**Exhibit E**) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA requests a newly recorded easement be added to the plat (see **Recommendation #5**).

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Kink-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat of Fairview East Addition #1 RSB Block 2 Lot 12 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)(i).

FINDINGS OF FACT

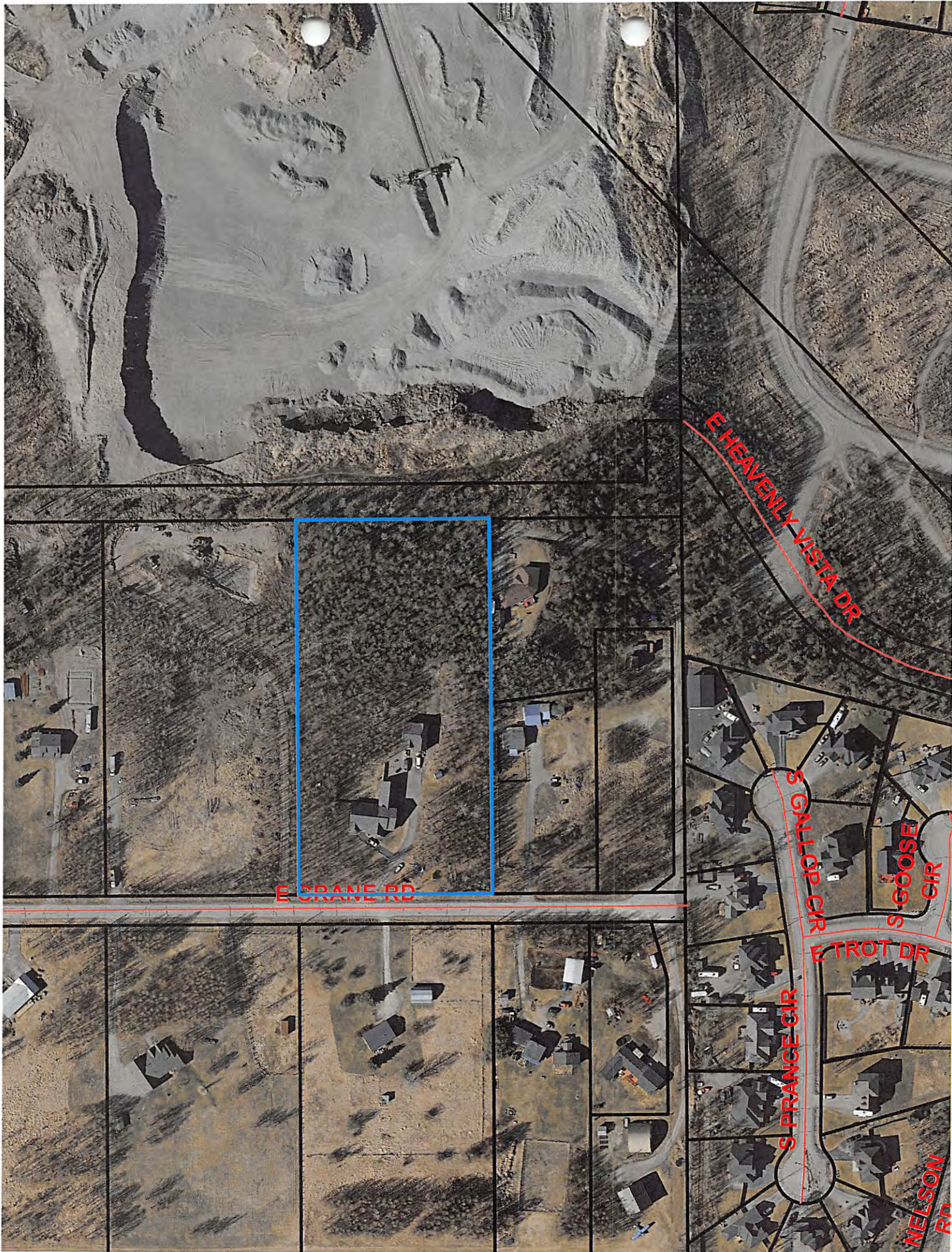
1. The plat of Fairview East Addition #1 RSB Block 2 Lot 12 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Both lots have required septic and building area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Kink-Fairview; Fire Service Area #130 Central Mat-Su; Road Service

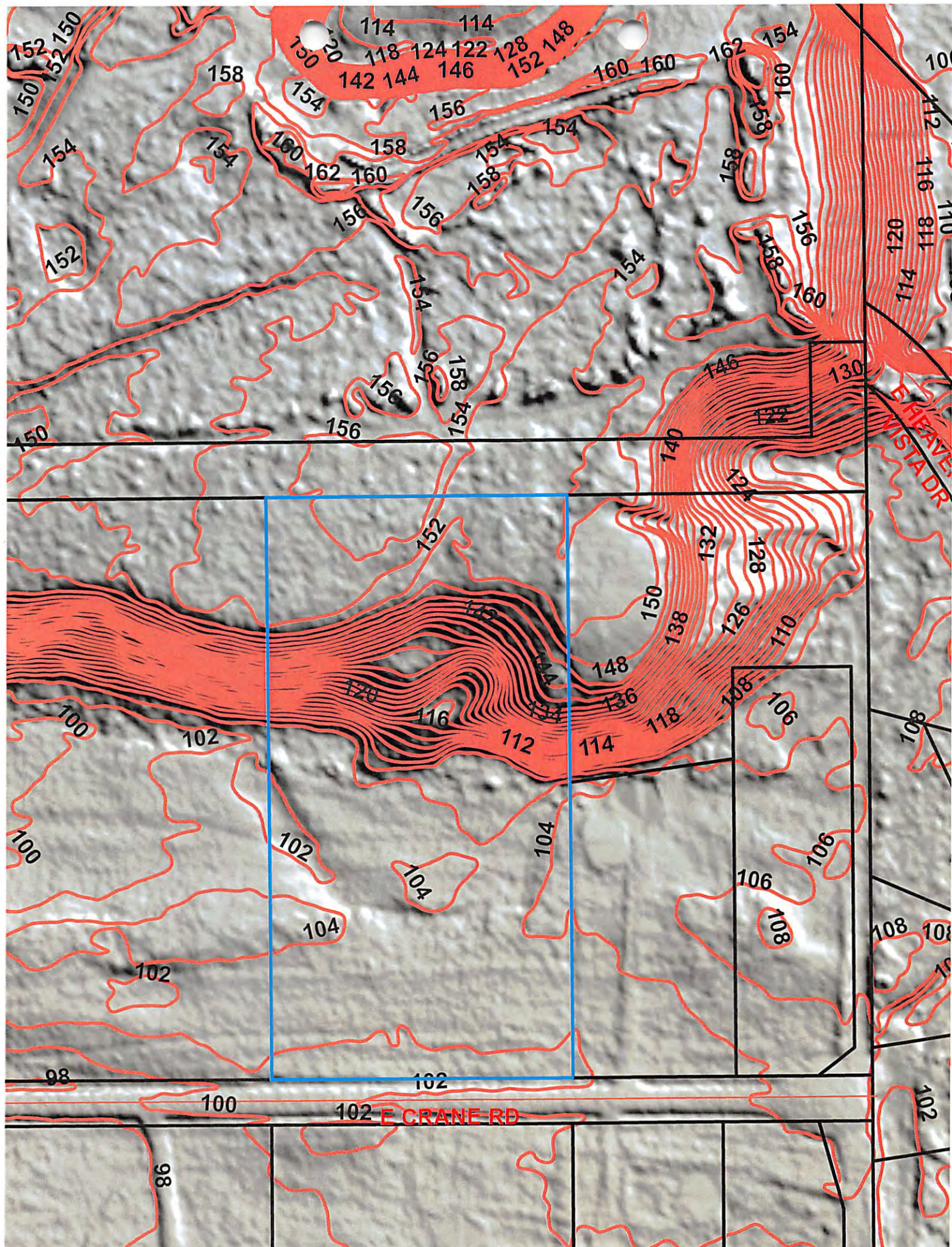
Area #14 Fairview; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

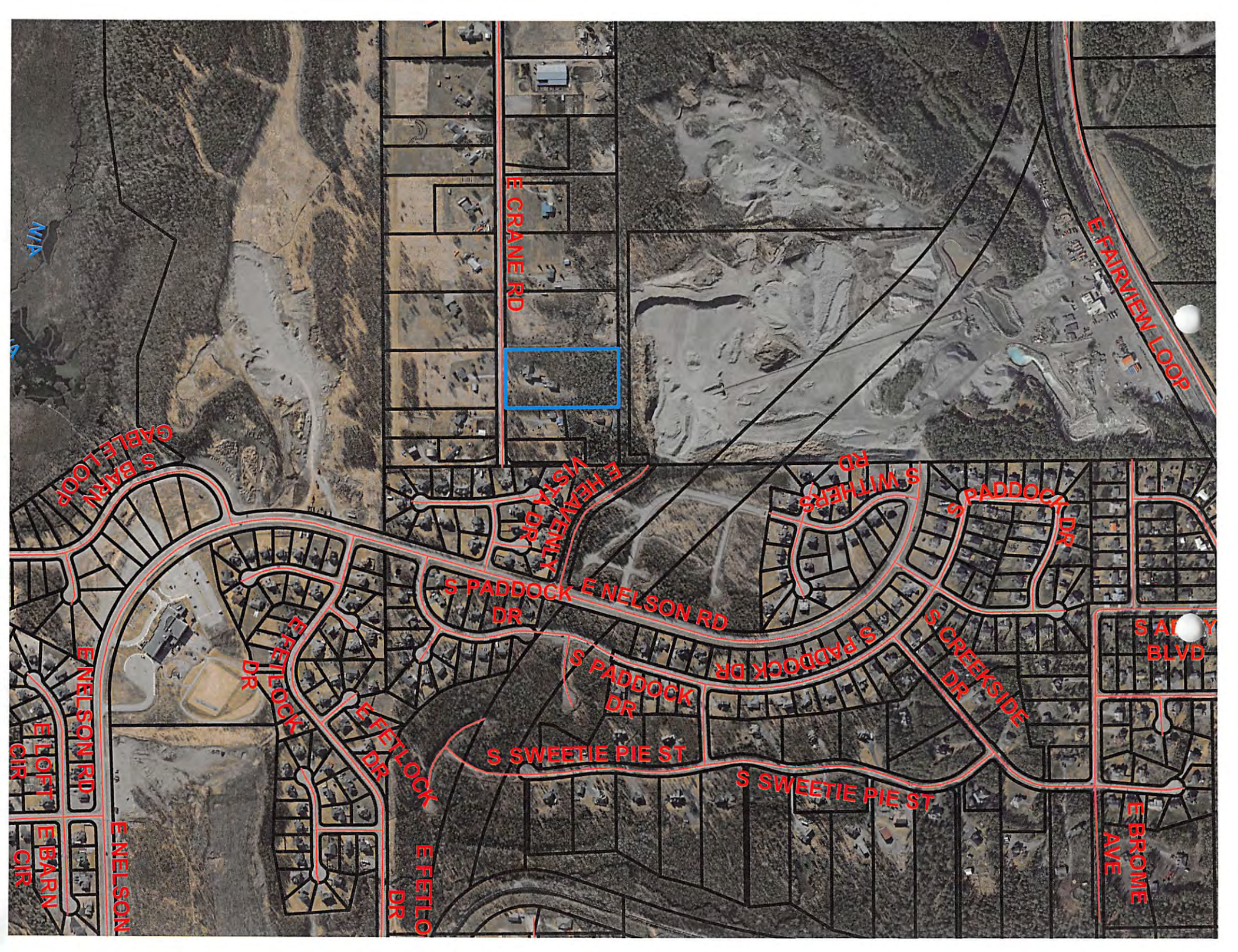
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Fairview East Addition #1 RSB Block 2 Lot 12, Section 19, Township 17 North, Range 01E East, Seward Meridian, Alaska, contingent on staff recommendations:

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.
4. Apply for a driveway permit and provide copy of the application to Platting staff.
5. Show all easements of record on final plat.
6. Increase the width of the flag pole for Lot 12A to 60' wide or reduce the size of Lot 12A to under 2.5 acres.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.







E FAIRVIEW LOOP

E CRANE RD

S WITHERS RD

S Paddock DR

S ARMY BLVD

E BROME AVE

S CREEKSIDE DR

S Paddock DR

S Paddock DR

S SWEETIE PIE ST

S SWEETIE PIE ST

E NELSON RD

S Paddock DR

E HEAVENLY VISTA DR

E FETLOCK DR

E FETLOCK DR

E NELSON RD

E NELSON

E BARN

E LOFT CIR

S BARN GABLE LOOP

M/A



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

February 23, 2021

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

RECEIVED
FEB 25 2021
PLATTING

Re: *L12 B2 Fairview East Addition #1 Subdivision*; Useable Areas, Roads and
Drainage
HE #21006

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing lot totaling 4.8 acres. Our soils evaluation included review of 2 existing testholes on or immediately adjacent to the parent parcel, review of the provided topography and asbuilt information, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The parent lot forms a rectangle shape north of Crane Road. A southern portion of the project, comprising approximately half of the parent parcel, lies on a lower bench area which is near level. The remainder of project parcel forms an upper bench and relatively steep bluff feature, with a rise of around 45' to the higher area at the north end. Substantial area with slope exceeding 25% exists as shown on the attached sketch, but is limited to the bluff area. The total elevation differential indicated from the provided topographical map is approximately 54'.

Soils & Vegetation. The parent parcel has had the entirety of the lower bench cleared in the past, with sparse second growth trees and grasses. There are two residential structures with a lawn and a fenced yard, with a driveway out to E. Crane Road to the south. The slope and upper bench retain native growth, including birch, cottonwood and a few spruce trees. Two testholes were reviewed, and they are located near a septic system in the rough center of the lower area and along the east lotline near the northeast corner. Near surface soils included a thin organic mat over a layer of silty loess topsoils extending down 1.5' to 2'. Receiving soils under the topsoils were clean sands and gravels down to 12'. We also noted the existence of a large open cut bank revealing around 20' of sand and gravel 200' to the north of the property, which supported a gravel pit. Copies of the testhole logs are attached.

Groundwater. Groundwater was not encountered in either of the previous testholes shown on the attached map. Groundwater is not expected to be a limiting factor for either lots.

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 setbacks to existing water wells, lotlines, easements, steep areas and related setbacks, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each 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 12A and 12B will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads, Access and Drainage. The proposed new lots will each have access from E. Crane Road and the project will not require construction of any new roads. A drainage plan is not required, however, general existing drainage patterns have been indicated on the attached map. Access for the lower lot is nearly level with the road and well established. The upper lot was designed to have adequate area for construction of a side-hill driveway angling up the bluff slope, expected to have a slope less than 15%.

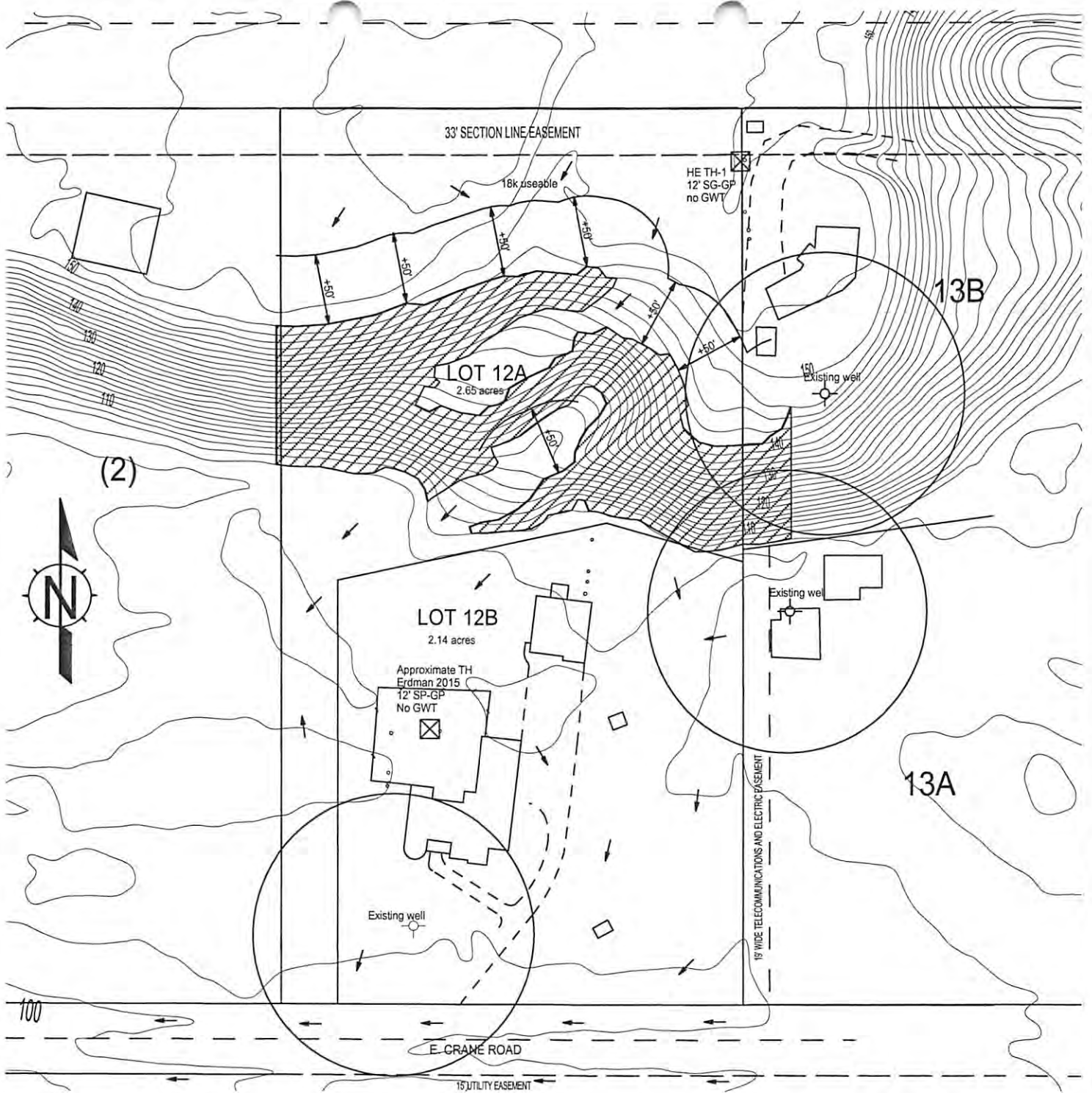
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: S. Calt, w/attachments





Notes:

1. Base drawing & topo provided by surveyor.
2. Arrows denote apparent drainage patterns.
3. Locations of improvements approximate.
4. Hatched areas have slopes exceeding 25%.

L12A & 12B Fairview East #1 Resub
Useable Area, Drainage and Topography Map

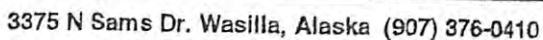


Job # 20126

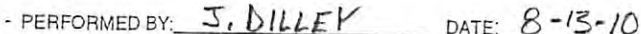
Scale: 1" = 100'

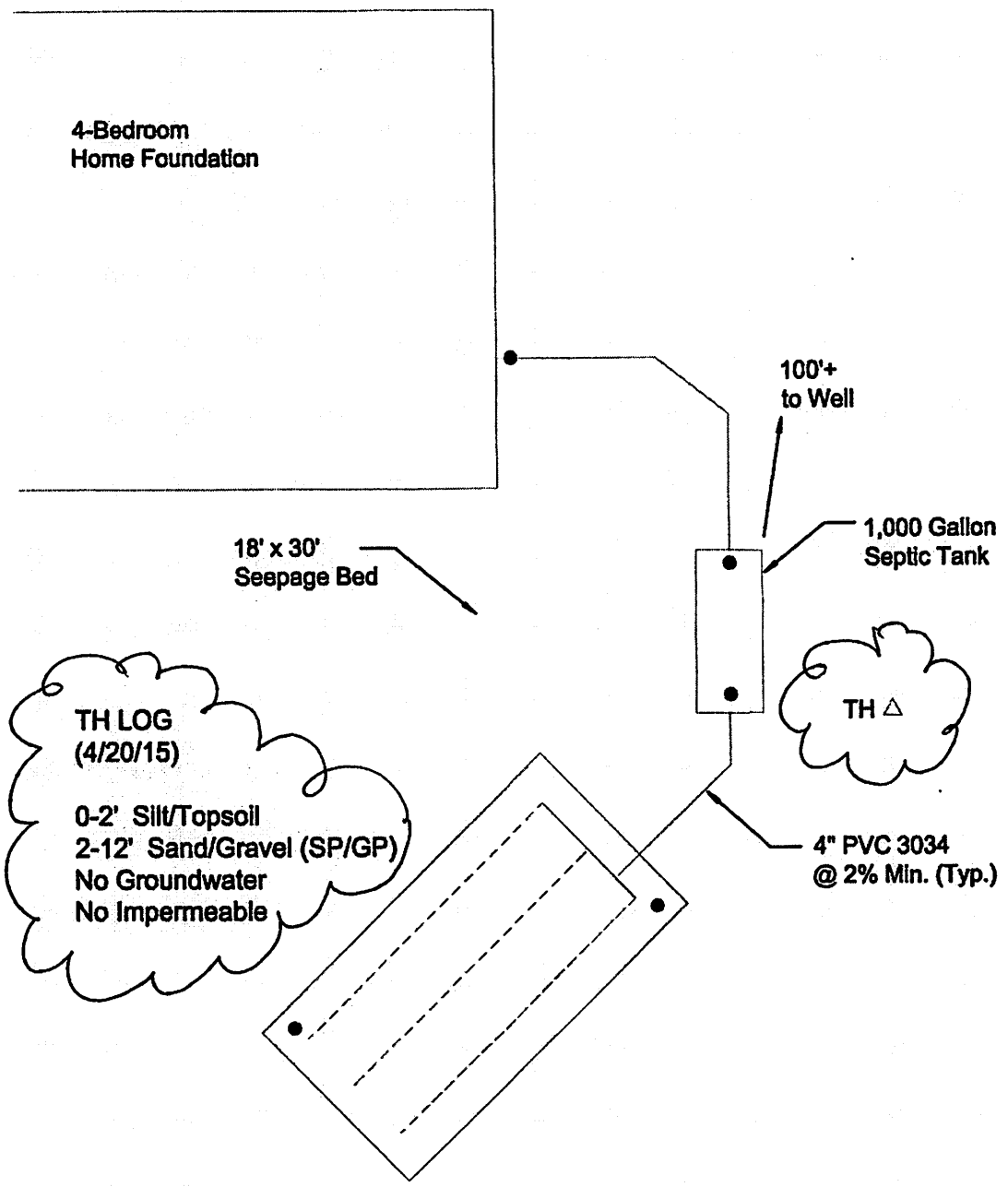
Date : 2/23/21





Legal Description: LOT 13B BLOCK 2 FAIRVIEW EAST #1



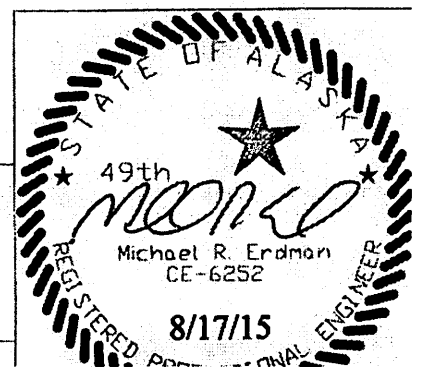


SEPTIC SYSTEM PLAN VIEW

NTS

SEPTIC RECORD DRAWING
Lot 12, Block 2 Fairview East #1
Palmer Recording District, Alaska

ERDMAN & ASSOCIATES
5200 Dunbar Drive
Wasilla, AK 99654



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, March 18, 2021 6:50 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Fairview E Add 1 RSB #21-033

Crane Road is on the OSHP as a major collector, the two lots should share a single access.

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, March 1, 2021 8:49 AM
To: regpagemaster@usace.army.mil; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; 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 Fairview E Add 1 RSB #21-033

The following contains a link to a Request for Comments for a two-lot subdivision. Comments are due by **March 19, 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/Eh1ObeLkVe5PtRE4-rnEybwBwIU6n1MSUJ_wfg4t1gU7IQ?e=YjiUw

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

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

Amy Otto-Buchanan

From: Andy Dean
Sent: Monday, March 1, 2021 4:41 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Fairview E Add 1 RSB #21-033

Hello Amy,

Have the applicant apply for driveway permit accesses for any new and existing driveways to the parcel.

Sincerely,



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, March 1, 2021 8:49 AM
To: regpagemaster@usace.army.mil; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; 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 Fairview E Add 1 RSB #21-033

The following contains a link to a Request for Comments for a two-lot subdivision. Comments are due by **March 19, 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/Eh1ObeLkVe5PtRE4-rnEybwBwlU6n1MSUJ_wfg4t1gU7lQ?e=JYjlUw

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

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

Amy Otto-Buchanan

From: Permit Center
Sent: Tuesday, March 2, 2021 8:28 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Fairview E Add 1 RSB #21-033

Good morning,

They do not have a driveway permit for their existing access. Please have them apply for their driveway permit.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, March 1, 2021 8:49 AM
To: regpagemaster@usace.army.mil; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; 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 Fairview E Add 1 RSB #21-033

The following contains a link to a Request for Comments for a two-lot subdivision. Comments are due by **March 19, 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/Eh1ObeLkVe5PtRE4-rnEybwBwIU6n1MSUJ_wfg4t1gU7lQ?e=JYjIUw

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

Amy Otto-Buchanan
Platting Technician

amy.otto-buchanan@matsugov.us

861-7872



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

March 1, 2021

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following abbreviated plat and has no comments or recommendations:

- **Fairview East Addition #1 RSB Block 2 Lot 12**
(MSB Case # 2021-033)

If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Cassie Acres".

Cassie Acres
ROW & Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT E

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, March 8, 2021 2:40 PM
To: Amy Otto-Buchanan; regpagemaster@usace.army.mil; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner; George McKee; Fire Code; Jill Irsik; Eric Phillips; msb.hpc@gmail.com; Brad Sworts; Cindy Corey; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; MSB Farmers; Planning; Alex Strawn; Fred Wagner; Permit Center; Mark Whisenhunt; Theresa Taranto; Andy Dean; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres'; row@enstarnaturalgas.com; OSP Design Group
Cc: OSP Design Group
Subject: RE: RFC Fairview E Add 1 RSB #21-033
Attachments: Agenda Plat.pdf

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

Hi 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: Monday, March 1, 2021 8:49 AM
To: regpagemaster@usace.army.mil; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; 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 Fairview E Add 1 RSB #21-033

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

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https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/Eh1ObeLkVe5PtRE4-rnEybwBwIU6n1MSUJ_wfg4t1gU7lQ?e=JYjIUw

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

[illegible]

APPROVED AS: SHOWN ☒ CORRECTED ☐

SIGN Hereby Attested: DATE 05/06/2021

GCI ENGINEERING & DESIGN

A ruler scale from 0 to 240 feet, with a label "SCALE" and "1 INCH = 60 FEET".

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

DATE

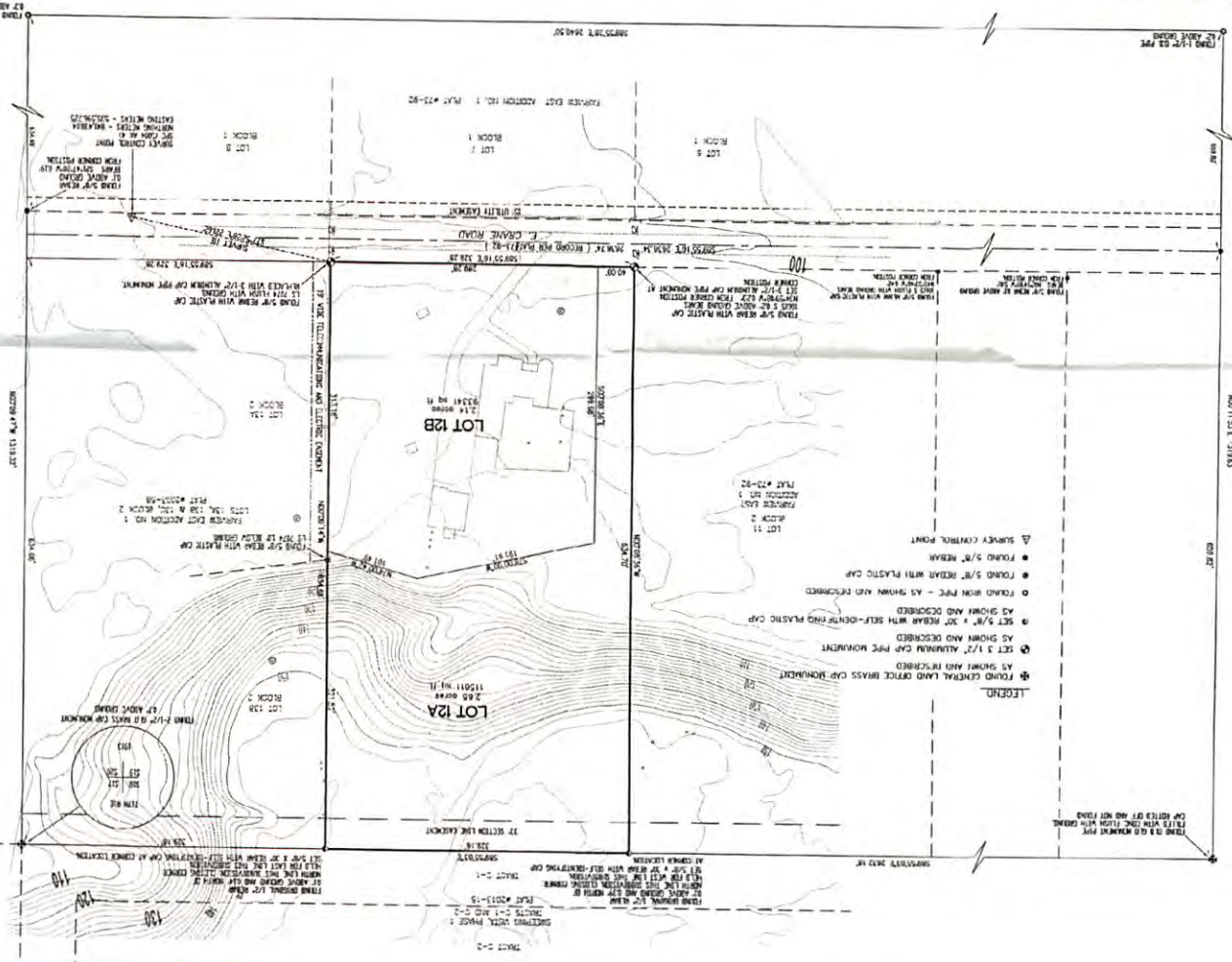
NOTARY ACKNOWLEDGMENT
I, _____
DOEN L. CHASE, HAD
SHAWN MICHAEL CALT
WITNESS ALASKA 99554

FOR
DAY OF _____
20 _____
SUSCROBED AND SWORN TO BEFORE ME THIS _____
DATE

RECEIPTARY
SIGNATURE _____
DATE _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

DATE



Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, March 17, 2021 10:22 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Fairview E Add 1 RSB #21-033
Attachments: 20210317_103036.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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, March 1, 2021 8:49 AM
To: regpagemaster@usace.army.mil; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; Bill Kendig <billydoc56@hotmail.com>; pcook@alaskan.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; 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>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Fairview E Add 1 RSB #21-033

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.

The following contains a link to a Request for Comments for a two-lot subdivision. Comments are due by March 19, 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/Eh1ObeLkVe5PtRE4-rnEybwBwlU6n1MSUJ_wfg4t1gU7lQ?e=JYjIUw

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

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



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

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

Rob Yundt

whose address is 5099 E Blue Lupine Dr Ste 114 Wasilla AK
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:

Fairview East add 1 L12 B2
(plat 73-92)

being in Section 19, Township 17 N, Range 1E S.M., and to construct, reconstruct, rephase,
repair, operate and maintain on, over or under the above described lands and/or in, upon or under all
streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or
distribution line or system; to inspect and make such repairs, changes, alterations, improvements,
removals from, substitutions and additions to its facilities as the Grantee may from time to time deem
advisable, including, by way of example and not by the way of limitation: the right to increase or decrease
the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer
enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located
within 15 feet of the center line of said line or system, or that may interfere with or threaten to
endanger the operation and maintenance of said line or system (including any control of the growth of
other vegetation in the right of way which may incidentally and necessarily result from the means of control
employed); to keep the easement clear of all buildings, structures or other obstructions.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 23rd day of

March, 2015

[Signature]

Grantor

Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 23rd day of March, 2015 before me, the undersigned, a
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

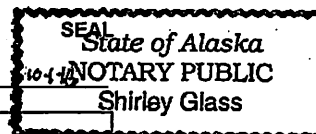
Robert D Yundt II

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

[Signature]
Notary Public in and of Alaska

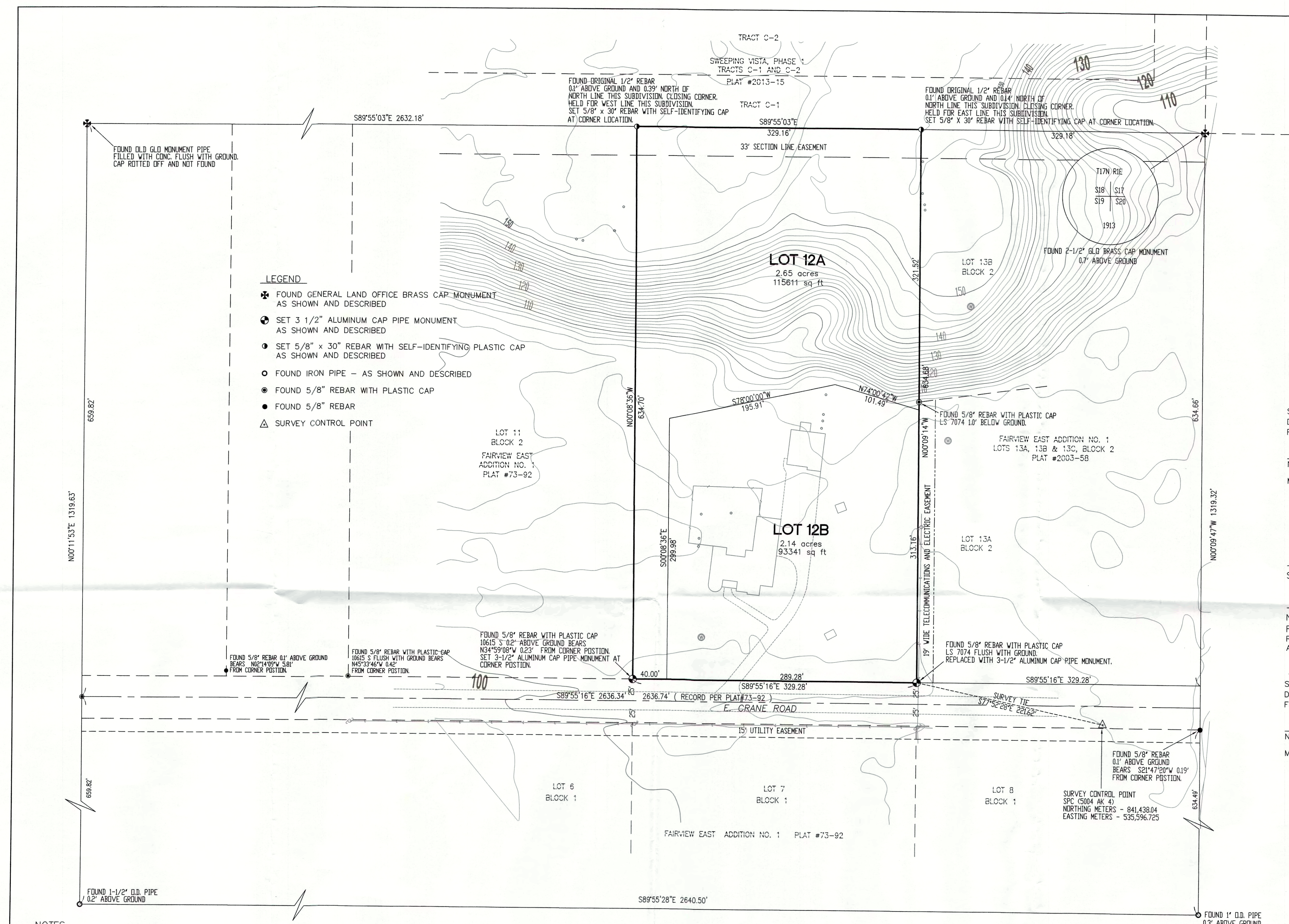
My commission expires



W/O	<u>110217</u>	Subd	<u>10446</u>	Plat	<u>73-92</u>
P/S	<u>5</u>	Misc		Map	<u>17144</u>
Pole		Easement		Quad	<u>20150181</u>

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

Rev. 2/05



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.

SHAYNE MICHAEL CALT
4691 E. CRANE ROAD
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE _____ DATE _____

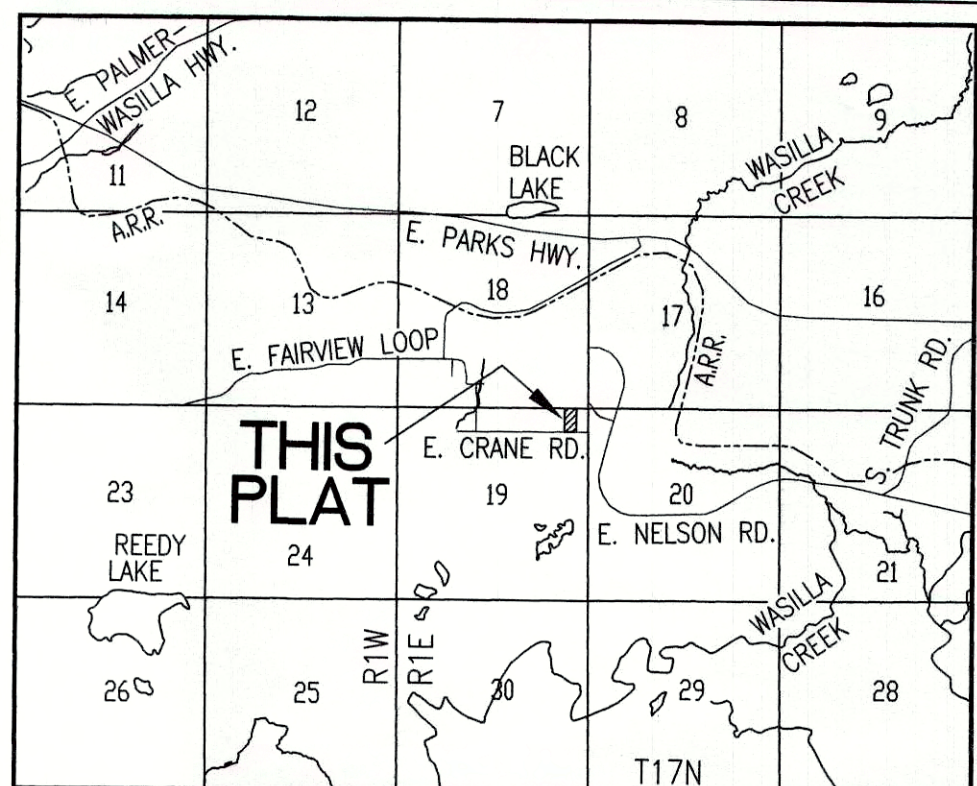
NAME/TITLE
FIRST NATIONAL BANK ALASKA
P.O. BOX 100720
ANCHORAGE, ALASKA 99510-0720

NOTARY ACKNOWLEDGMENT

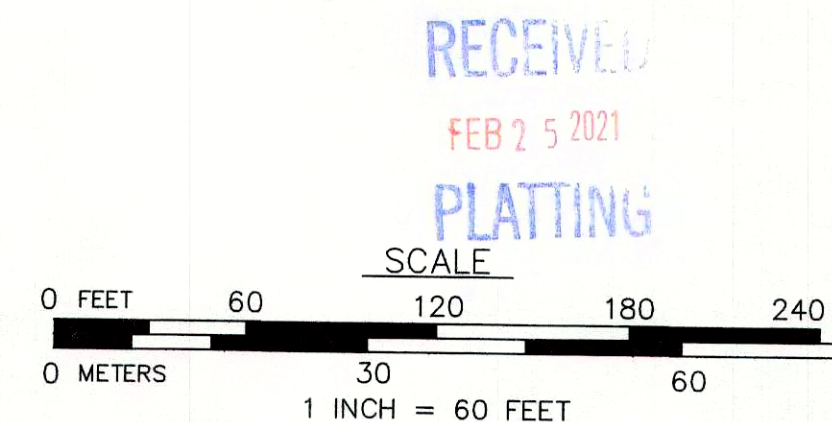
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE 1" = 1 MILE



A PLAT OF

FAIRVIEW EAST
ADDITION NO. 1
LOTS 12A AND 12B, BLOCK 2

A SUBDIVISION OF LOT 12, BLOCK 2
FAIRVIEW EAST ADDITION NO. 1, PLAT #73-92
LOCATED WITHIN THE
SE1/4 NW1/4 SECTION 19, T. 17 N., R. 1 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 4.8 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 2/23/21	DRAWING: 2021-9/FairviewEast
CHECKED BY GLo	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1

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. 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 REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

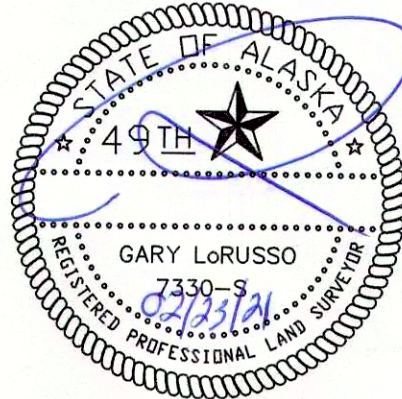
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE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

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

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 _____ BOROUGH TAX COLLECTION OFFICIAL



SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____