

A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 12, 2021

ABBREVIATES PLAT: MACKEN GOOSE

LEGAL DESCRIPTION: SEC 04, T15N, R03W, SEWARD MERIDIAN AK

PETITIONERS: EDWARD & JEANIE OLSON

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 17 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2021-049

REQUEST: The request is to create two lots from Tract 4, MSB Waiver 2004-157-PWm, recorded at Reception No. 2004-023436-0, to be known as **MACKEN GOOSE**, containing 17 acres +/- . The plat is located west of the intersection of W. Point MacKenzie Road and S. Knik-Goose Bay Road; within the NE ¼ NE ¼ Section 04, Township 15 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Geotechnical Report

EXHIBIT B – 5 pgs

Topography & As-Built

EXHIBIT C – 3 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT D – 1 pg

Development Services

EXHIBIT E – 1 pg

Department of Emergency Services

EXHIBIT F – 1 pg

ADOT&PF

EXHIBIT G – 2 pgs

Utilities

EXHIBIT H – 4 pgs

DISCUSSION: The proposed subdivision is west of the intersection of W. Point MacKenzie Road and S. Knik-Goose Bay Road. Access for proposed Lot 1 will be W. Point MacKenzie Road and access for proposed Lot 2 will be from S. Knik-Goose Bay Road. Lot 1 is 4.43 acres; Lot 2 is 14.76 acres.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Simon Gilliland, PE, Hanson Land Solutions, notes testhole was excavated to a depth of 12' and no groundwater was encountered. Soils encountered were SM and a sieve analysis was performed. Testhole location map, testhole log and sieve analysis attached. Mr. Gilliland concludes both lots contain sufficient overall area and have at least 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) has no comments. Development Services Division (**Exhibit E**) has no comments. Department of Emergency Services (**Exhibit F**) has no issues. ADOT&PF (**Exhibit G**) has no comments.

Utilities: (Exhibit H) Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA requests an easement be shown on the plat; however, staff notes this easement is for the W ½ NE ¼, which is actually the parcel to the west of the proposed subdivision. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Point MacKenzie; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Assessments, Planning, or Pre-Design Division; or MTA.

CONCLUSION: The preliminary plat of Macken Goose 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. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Macken Goose 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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Point MacKenzie; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Assessments, Planning, or Pre-Design Division; or MTA.
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 Macken Goose, Section 04, Township 15 North, Range 03 West, 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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

LAKE BETH

D2

**SUBJECT
PROPERTY**



B2

C6

C11

C7

C10

C8

C1

C9

PUB USE ESMT

33 34 W POINT MACKENZIE RD

4 3

A5

LOT 2

A15

A14

A13

TR A

**MAEWEST ACRES
(2748)**

B7

LOT 1

A11

A12

B8

A8

B9

A6

A10

C6

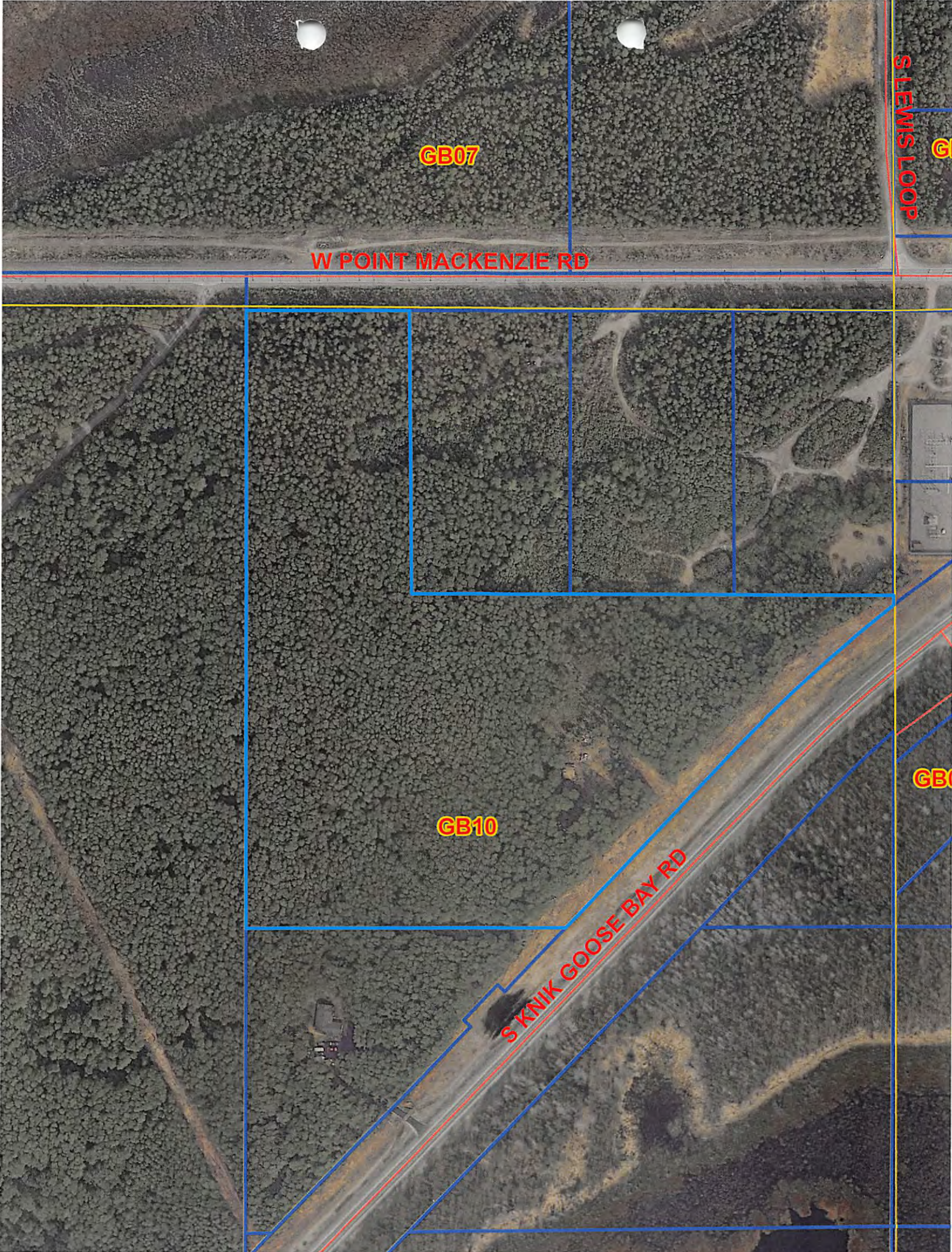
VICINITY MAP

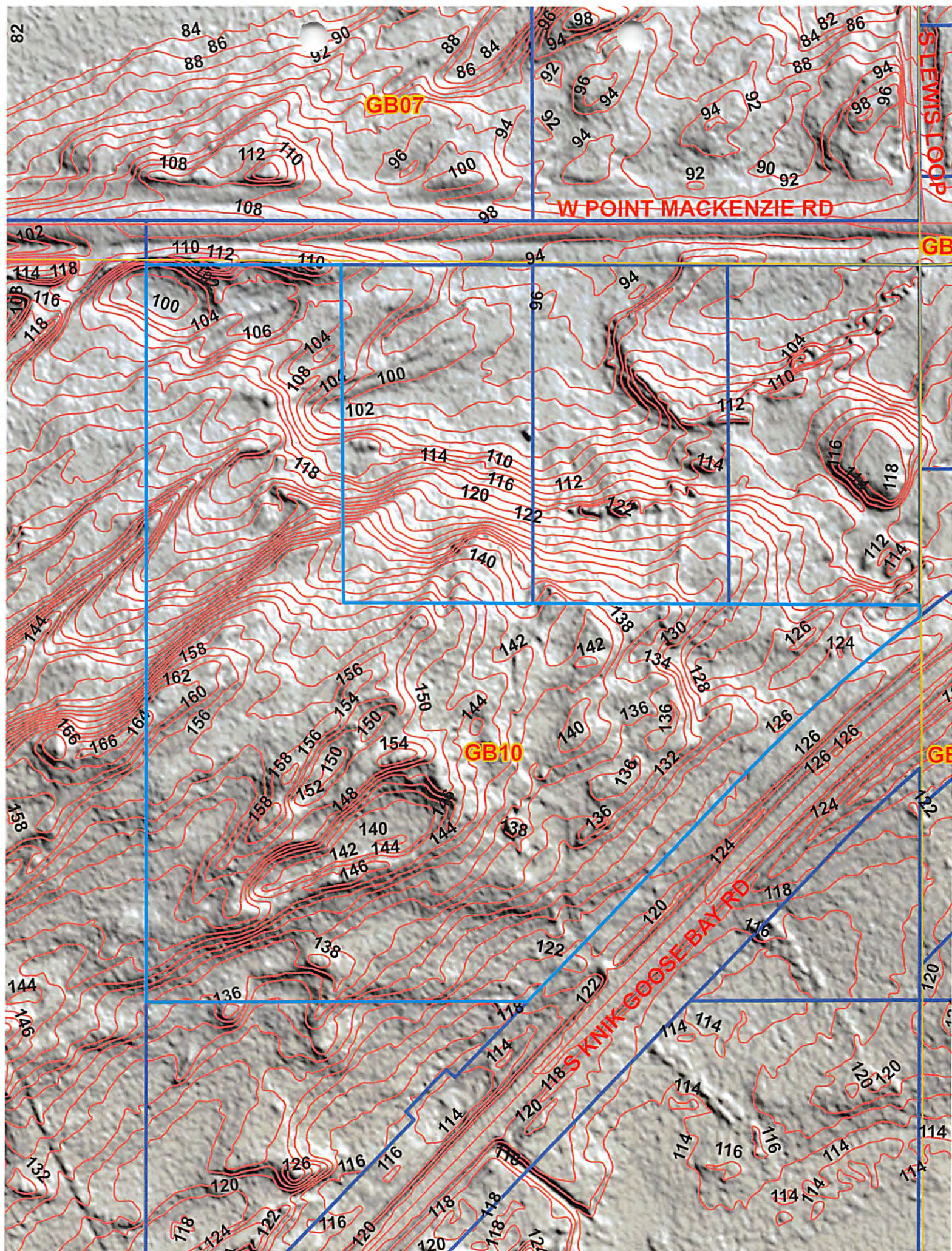
FOR PROPOSED MACKEN GOOSE
LOCATED WITHIN

SECTION 04, T15N, R03W, SEWARD MERIDIAN,
ALASKA

GOOSE BAY 10 MAP

EXHIBIT A





S SHANNON ST
33

Lake Beth

GB07

Lake Beth

S LEWIS LOOP

GB08

W MARTEN RD

W POINT MACKENZIE RD
W OLD KNIK HARBOR DR

W POINT MACKENZIE RD

W FAIRWAY DR

S ROSEBERRY LOOP

GB10

GB09

S KNIK GOOSE BAY RD

4



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APR 12 2021
PLATTING

USEABLE AREA CERTIFICATION

MACKEN GOOSE SUBDIVISION

A SUBDIVISION OF

WAIVER RES. 2004-157-PWm, NE1/4 SEC 4, T15N R3W SM, AK

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- ☐ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:

(GP) TEST HOLES:

(SW) TEST HOLES:

(SP) TEST HOLES:

- ☒ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES: 1

- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- ☐ Bedrock, Clay, or other impermeable stratum was encountered.

TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
- ☐ Monitoring Test Holes May through October: TEST HOLES:
- ☐ Soil Mottling or Staining Analysis: TEST HOLES:
- ☐ Depth to seasonal high water is a min. of 8' TEST HOLES:
- ☐ Depth to seasonal high water is less than 8'
- ☐ Fill will be required
- ☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table
- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- ☐ Re-Grading will be required to eliminate slopes in excess of 25%
- ☒ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

3/11/21
Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

MACKEN GOOSE SUBDIVISION

A SUBDIVISION OF

WAIVER RES. 2004-157-PWm, NE1/4 SEC 4, T15N R3W SM, AK

Mechanical Analysis

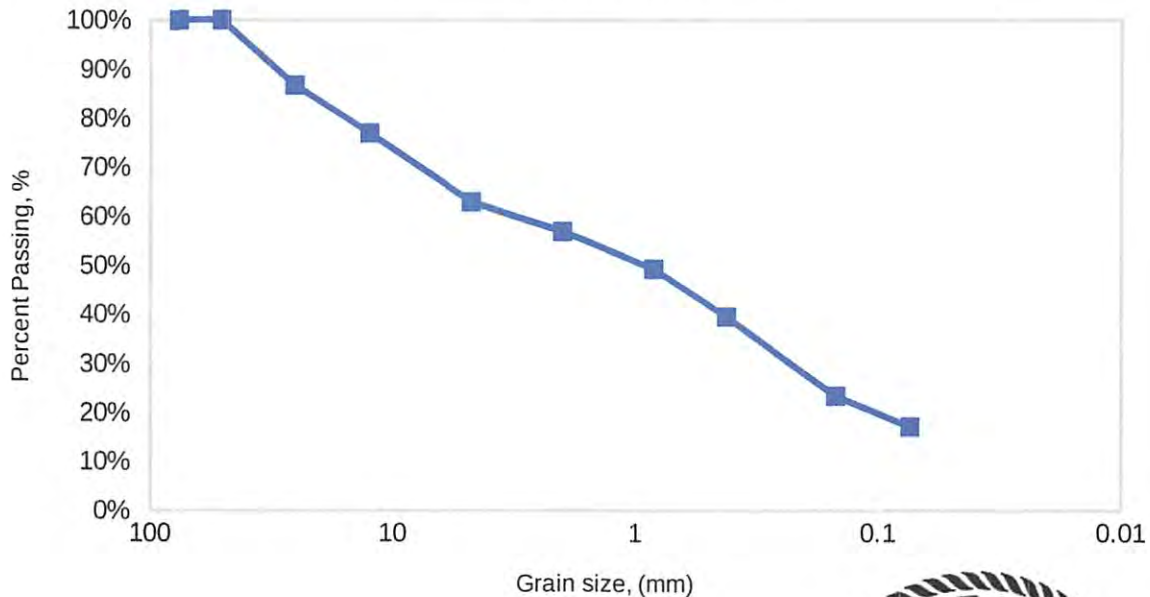
Date Sampled: 03/04/2021
Date Started: 03/04/2021
Date Completed: 03/11/2021

TH-	1
Sample depth:	8 ft

Project #: 21-138

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-1	100%	100%	87%	77%	63%	57%	49%	39%	23%	17.0%

Mechanical Analysis



Soil Classification: SM

PI= 0

Non-plastic

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

3/11/21
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG					
Parcel:	WAIVER RES. 2004-157-PWm, NE1/4 SEC 4, T15N R3W SM, AK			TEST HOLE NO.	Date: 03/04/21
Insp. By:	SIMON GILLILAND			1	Job # 21-138

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
3ft								
4ft								
5ft	SM	SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
8ft			2					
9ft			3					
10ft			4					
11ft			5					
12ft			6					
			7					
			8					
			9					
			10					
			11					
			12					
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft and		ft Deep			
								
			COMMENTS:					

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

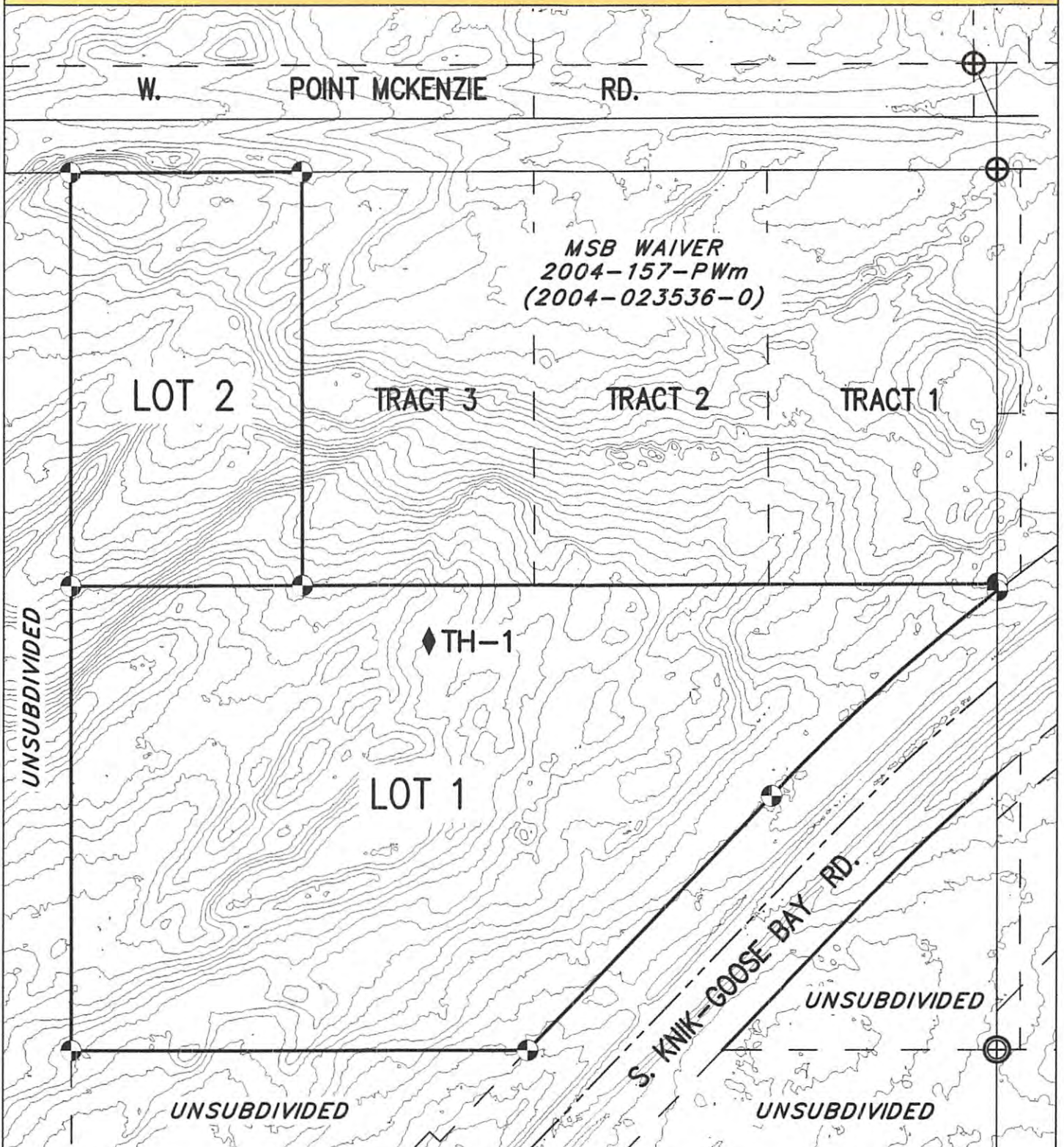
WATER LEVEL MONITORING	
Date	WATER LEVEL

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SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

MACKEN GOOSE SUBDIVISION

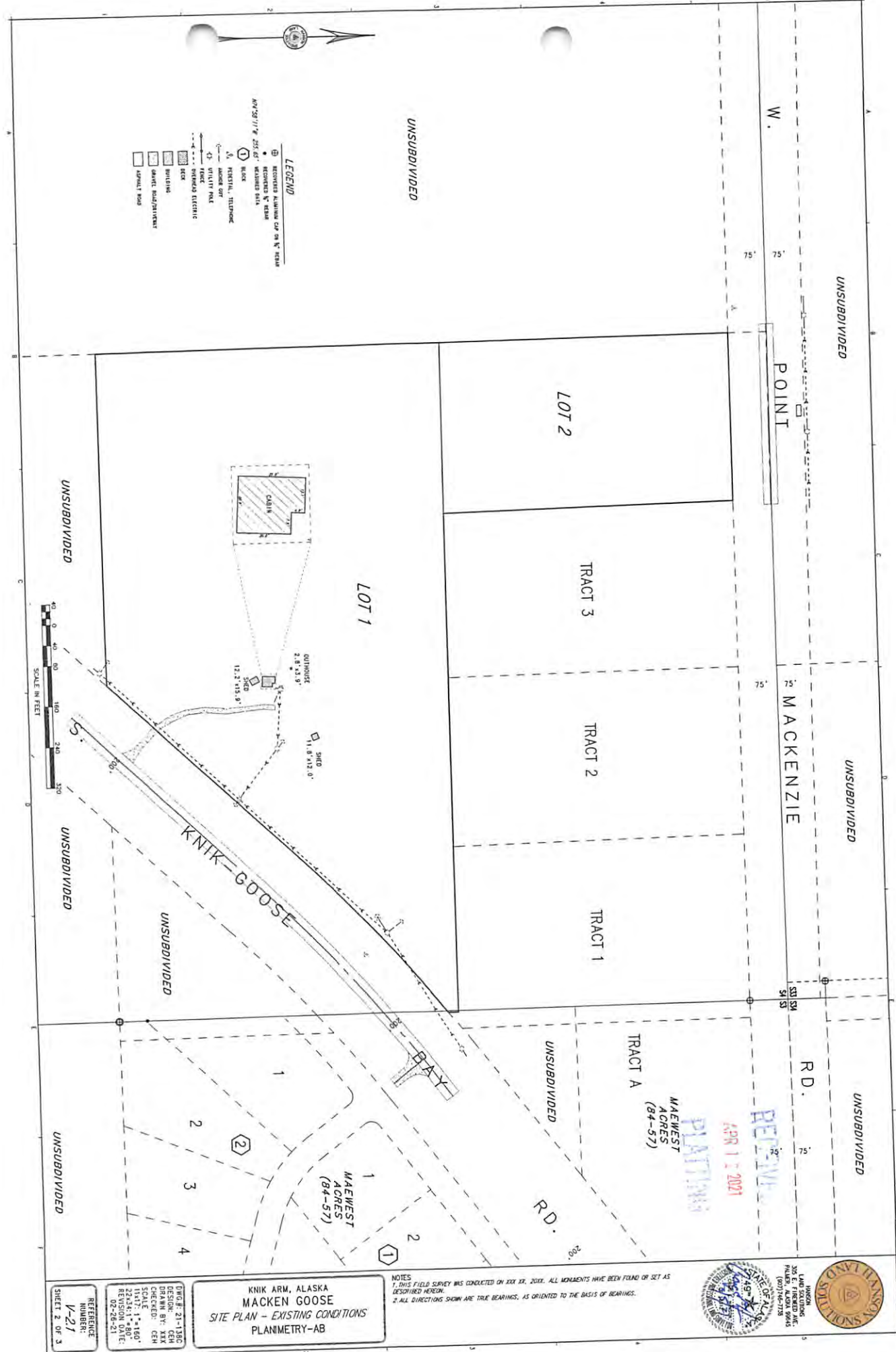
FILE: 21-138

DRAWN: SDN

04/12/21

EXHIBIT A

Page 1 of 1



LEGEND

- ① MONUMENT, ALUMINUM CAP OR IRON NAIL
- ② MONUMENT, IRON NAIL
- ③ MONUMENT, IRON PIPE
- ④ MONUMENT, IRON PIPE
- ⑤ MONUMENT, IRON PIPE
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SCALE IN FEET

KNIK ARM, ALASKA
MACKEN GOOSE
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON XXX XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.



FIGURE 21-1126
DESIGN: GEN
DRAWN BY: XXX
CHECKED: GEN
DATE: 11-1-1807
REVISION DATE:
02-26-21

REFERENCE
NUMBER:
V-21
SHEET 2 OF 3



PROJECT: 21-138
 DESIGN: CEN
 DRAWN BY: XXX
 CHECKED: CEN
 SCALE: 1"=200'
 2223411-100
 REVISION DATE:
 02-26-21

KNIK ARM, ALASKA
 MACKEN GOOSE
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

NOTES
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINING ECOSYSTEM IMAGERY PROJECT OF 2016/2017.
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2011.0)

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REFERENCE
 NUMBER:
 1-20
 SHEET 1 OF 3

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, April 29, 2021 6:05 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Macken Goose #21-049

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, April 13, 2021 3:23 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Adam Bradway <Adam.Bradway@matsugov.us>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; garyfoster61@outlook.com; davemtp@mtaonline.net; dglsaviatn@aol.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@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 Macken Goose #21-049

The following contains a link for a two lot subdivision. Comments are due by May 3, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EkPETPW8I2VFqk7gygPvRDQB0LZW2TvN1Rki9ekeG6VcoQ?e=Fm1zNQ

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

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

Amy Otto-Buchanan

From: Permit Center
Sent: Friday, April 16, 2021 7:40 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Macken Goose #21-049

No comment

Michelle Olsen, CFM
Permit Technician

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, April 13, 2021 3:23 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Adam Bradway <Adam.Bradway@matsugov.us>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; garyfoster61@outlook.com; davemtp@mtaonline.net; dglsaviatn@aol.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@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 Macken Goose #21-049

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EKpETPW8I2VFqk7gvgPvRDQBOLZW2TvN1Rkj9ekeG6VcoQ?e=Fm1zNQ

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, April 20, 2021 11:12 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Macken Goose #21-049

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, April 13, 2021 3:23 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Adam Bradway <Adam.Bradway@matsugov.us>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; garyfoster61@outlook.com; davemtp@mtaonline.net; dglsaviatn@aol.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@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 Macken Goose #21-049

The following contains a link for a two lot subdivision. Comments are due by May 3, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EkPETPW8I2VFqk7gygPvRDQB0LZW2TvN1Rkj9ekeG6VcoQ?e=Fm1zNQ

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



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

April 22, 2021

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- Watkins, Plat No. 80-157T (Hoffman & Watkins)
- **Macken Goose (Olson)**
- Lucille Landing (Mason, Anderson, Pearson)
- ASLS 72-026, Plat No. 86-163 (Cucullu)
- Lungaro Lots (Lungaro & Lee)

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Birdsell #2, Plat No 71-3 (Piancino)**
 - No direct access will be granted to Pittman Road.
- **Tax Map TA 07, Sec 31, T26N, R04W (Bradley & Heller)**
 - No direct access will be granted from the lots to Talkeetna Spur Road. All lots must access via internal circulation.
 - The access road onto Talkeetna Spur Road needs to align with Comsat Road.
- **Quinn's Landing (Stull)**
 - We are concerned that Lot 6 isn't buildable with the section line easement and the setbacks required by the Mat-Su Borough.
 - Per our previous letter from December 28, 2020:
 - No direct access will be granted from the lots to Talkeetna Spur Road. All lots must access via internal circulation.
 - We recommend that the cul-de-sac be extended to the section line easement. The cul-de-sac can be placed within the section line easement and will provide

alternative access in and out of the subdivision if the section line is developed in the future.

- **Kennerson Subdivision (Kennerson)**

- No direct access will be granted to the Palmer-Wasilla Highway. Both lots must access via Weswood Dr.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Monday, April 26, 2021 3:40 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Macken Goose #21-049
Attachments: 20210426_155054.pdf

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

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: Tuesday, April 13, 2021 3:23 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Adam Bradway <Adam.Bradway@matsugov.us>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; garyfoster61@outlook.com; davemtp@mtaonline.net; dglsaviatn@aol.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokitew@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>; 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 Macken Goose #21-049

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 for a two lot subdivision. Comments are due by May 3, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EkPETPW8I2VFqk7gygPvRDQBOLZW2TvN1Rkj9ekeG6VcoQ?e=Fm1zNQ

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

PALMER
Serial No. 61-3072

BOOK 39 PAGE 376
Palmer Recording District
RIGHT-OF-WAY EASEMENT.

KNOW ALL MEN BY THESE PRESENTS, that ~~WE~~ (WE) the undersigned,
Alfred L. Rowsey and Evaline F. Rowsey
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATANUSKA ELECTRIC ASSOCIATION, Inc. a cooperative corporation (hereinafter called the "Cooperative"), whose post office address is Palmer, Alaska, and to the successors or assigns, the right to enter upon the lands of the undersigned, situated in the Third Judicial Division, Territory of Alaska, and more particularly described as follows:

A tract of land approximately ~~10~~ ⁵⁰ acres in area, described as

W 1/2 NE 1/4

being in Section 4 Township 15N Range 3

(~~East~~) (West) of the Seward Meridian,

and to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and or shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

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 13th day of April 19 59.

Alfred L. Rowsey (I.S.)
Evaline F. Rowsey (I.S.)

Signed, Sealed and delivered
in the presence of:

Richard T. Hall
Chas. J. Van Dine

UNITED STATES OF AMERICA)SS
TERRITORY OF ALASKA)

THIS IS TO CERTIFY that on this 13th day of April 19 59
before me, the undersigned, a Notary Public in and for the Territory of
Alaska, personally appeared

Alfred L. Rowsey - Evaline F. Rowsey

each to me personally known and to me 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 seal on the day and year in this certificate first above written.

W. O.
P/S P
SUBD. 7000006
PLAT

MISC.
MAP 1542
QUAD. A
EASE. 86-5397

RECORDED - FILED
Palmer REC. DIST.
DATE 10-6 1961
TIME 2:05 P.M.
Requested by me
Adm. me
1959

Richard T. Hall
Notary Public for Alaska
My commission expires 8-14-62



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

April 22, 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 plats and has no comments or recommendations.

- **Macken Goose**
(MSB Case # 2021-49)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Sterling Lopez", written in a cursive style.

Sterling Lopez
Sr. Right of Way & Permitting Agent
ENSTAR Natural Gas Company

CONTROL DIAGRAM: 1-660'



PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAT WAS REVIEWED IN COMPLIANCE WITH THE PLAT ACT AND THE SUBDIVISION ACT, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY IN THAT JURISDICTION.
 DATED _____
 I, _____, PLANNING & LAND USE DIRECTOR, COUNTY OF _____, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED, HAVE REVIEWED THE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, OFFICE OF THE RECORDING DISTRICT, AND THAT

M, 19, 50, 05	1976	17
2000/20	10/20/77	# 307
370/1 307		

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 REZONING, HEREON HAVE BEEN PAID.

[illegible]

DATE _____ (MAYANUSKA-SUSTINA BOROUGH)

UNCLASSIFIED

ZIE RD. 1318.50' (2)

75°

MA

[illegible]

DATE: 11/7/80

TIME: 10:17

41	31	1
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TRACT 1

113511			

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

0

$\frac{d}{dt} \left(\frac{1}{2} m v^2 \right) = \frac{d}{dt} \left(\frac{1}{2} m \dot{r}^2 \right)$

1001

100°

1/2"

ACR (84-)

1000

100

$\frac{1}{\sqrt{2}}$

UNSUBDIVIDED
UNSN

100

1657.81'

NEWS

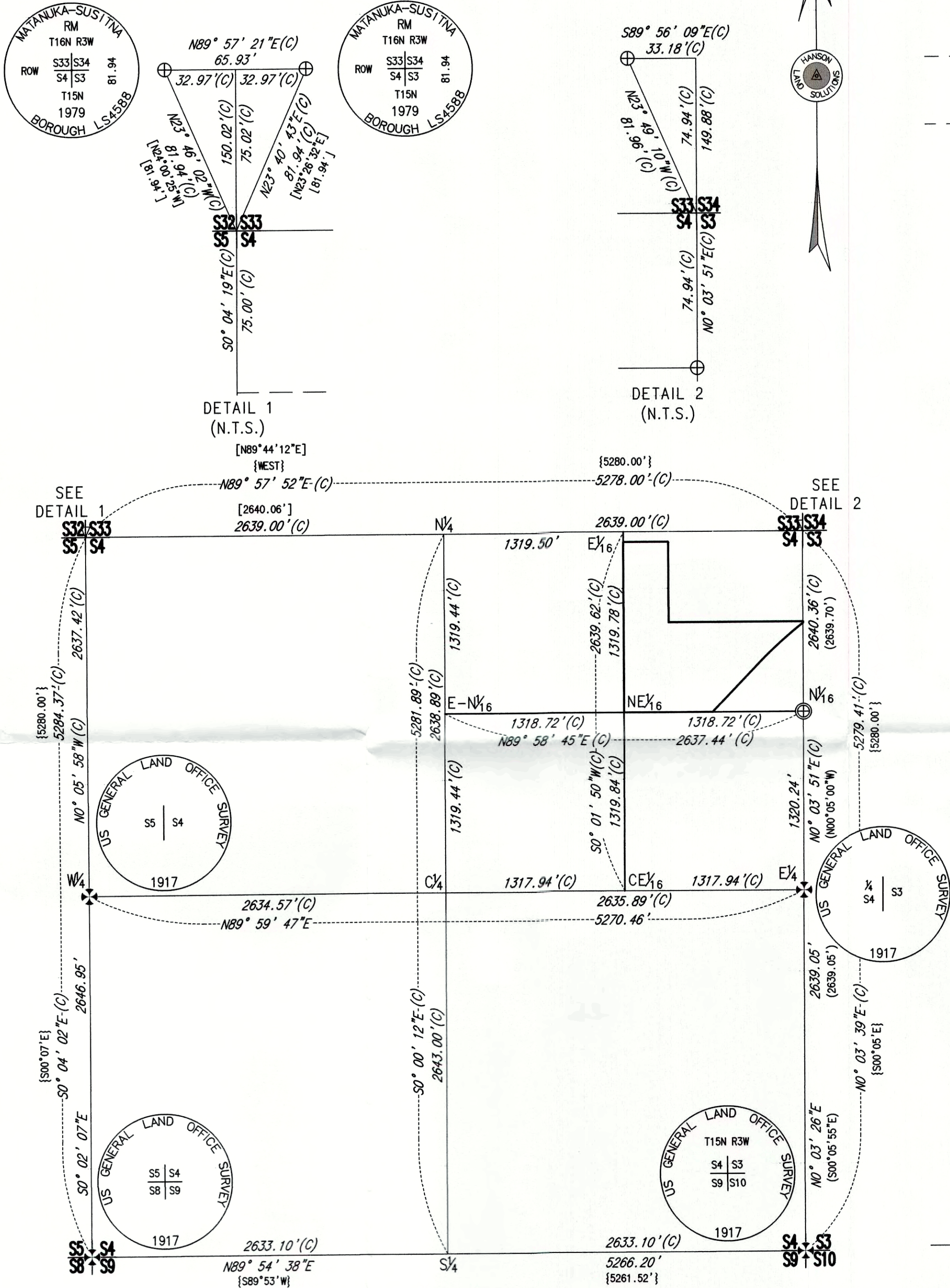
601

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 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

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST EX_6 CORNER, A RECOVERED ALUMINUM MONUMENT (SURVEYED POINT 708) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 25' 20.77"N 149° 48' 32.31"W.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- 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.



- LEGEND**
- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
 - RECOVERED 2½" ALUMINUM POST MONUMENT
 - RECOVERED ALUMINUM CAP ON ¾" REBAR
 - RECOVERED PLASTIC CAP ON ¾" REBAR
 - SET PLASTIC CAP ON ¾"x30" REBAR
 - SET 2½" ALUMINUM POST MONUMENT
 - COMPUTED DATA
 - MEASURED DATA
 - RECORD PER PLAT (84-108)
 - RECORD PER PLAT (2016-132)
 - RECORD PER RECTANGULAR (1918)
 - SURVEY POINT NUMBER
 - BLOCK

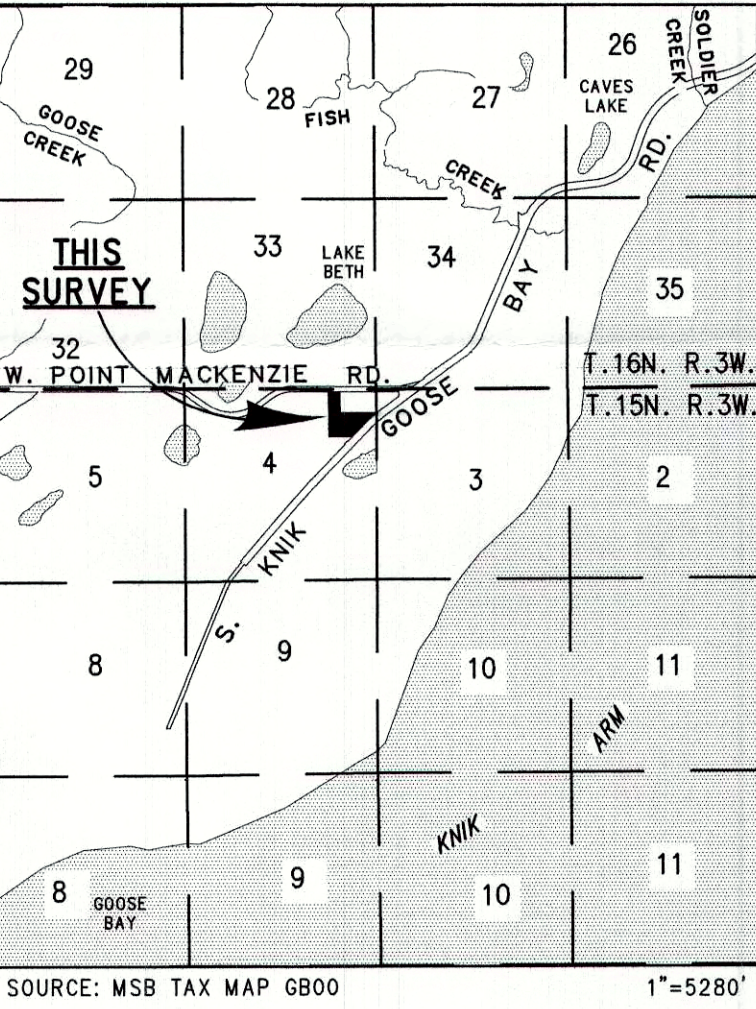
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	432.96	2949.59	8°24'37"	432.57	S48° 03' 35"W
C2	339.86	2849.59	6°50'01"	339.66	S47° 16' 20"W

LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.84	S0° 03' 51"W

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.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



CERTIFICATE OF OWNERSHIP

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

EDWARD OLSON _____ DATE _____
2240 CHELMSFORD LN.
SAINT CLOUD, MN 56301

JEANIE OLSON _____ DATE _____
2240 CHELMSFORD LN.
SAINT CLOUD, MN 56301

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



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.

REGISTERED LAND SURVEYOR
Agenda Copy

A PLAT OF
MACKEN GOOSE

A SUBDIVISION OF
TRACT 4
WAIVER RESOLUTION 2004-157-PWm
(2004-023436-0)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE¼ SEC. 4, T.15N. R.3W. SM, AK
CONTAINING 17.00 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: FB21-138 OK: CEH SCALE: 1"=100' 04/07/21 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 12, 2021

ABBREVIATES PLAT: GRANITE RIDGE 2021

LEGAL DESCRIPTION: SEC 19, T18N, R02E, SEWARD MERIDIAN AK

PETITIONERS: KEN & BETH KINCAID

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/ARCHIE GIDDINGS PE

ACRES: 4.51 ± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-051

REQUEST: The request is to create four lots from Tract B, Granite Ridge Ph 1, Plat No. 2016-14, to be known as **GRANITE RIDGE 2021**, containing 4.51 acres +/- . The plat is located west of N. Farm Loop and south of E. Granite Ridge Road; within the SE ¼ NW ¼ Section 19, Township 18 North, Range 02 East, Seward Meridian, Alaska. Proposed Lots #19 & #20 are side-by-side 30' wide flag lots.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Geotechnical Report

EXHIBIT B – 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 1 pg

Development Services

EXHIBIT D – 1 pg

Department of Emergency Services

EXHIBIT E – 1 pg

Utilities

EXHIBIT F – 3 pgs

DISCUSSION: The proposed subdivision is located west of the intersection of N. Farm Loop and south of E. Granite Ridge Road. Proposed Lots #19 & #20 are side-by-side flag lots, with 30' wide flag poles each, pursuant to MSB 43.20.300(E).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Archie Giddings, PE, notes that based on testhole data and observations of topography, there is a minimum of 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area within each of the proposed lots in conformation with MSB 43.20.281. Testhole logs and testhole location map provided within the report.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Development Services Division (**Exhibit D**) notes the existing driveway on the parcel either needs a driveway permit if it is to be used for access, or removed and the ditch line restored (see **Recommendation #6**). Department of Emergency Services (**Exhibit E**) has no issues.

Utilities: (Exhibit F) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Farm Loop; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Planning or Pre-Design Division; or MEA.

CONCLUSION: The preliminary plat of Granite Ridge 2021 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).

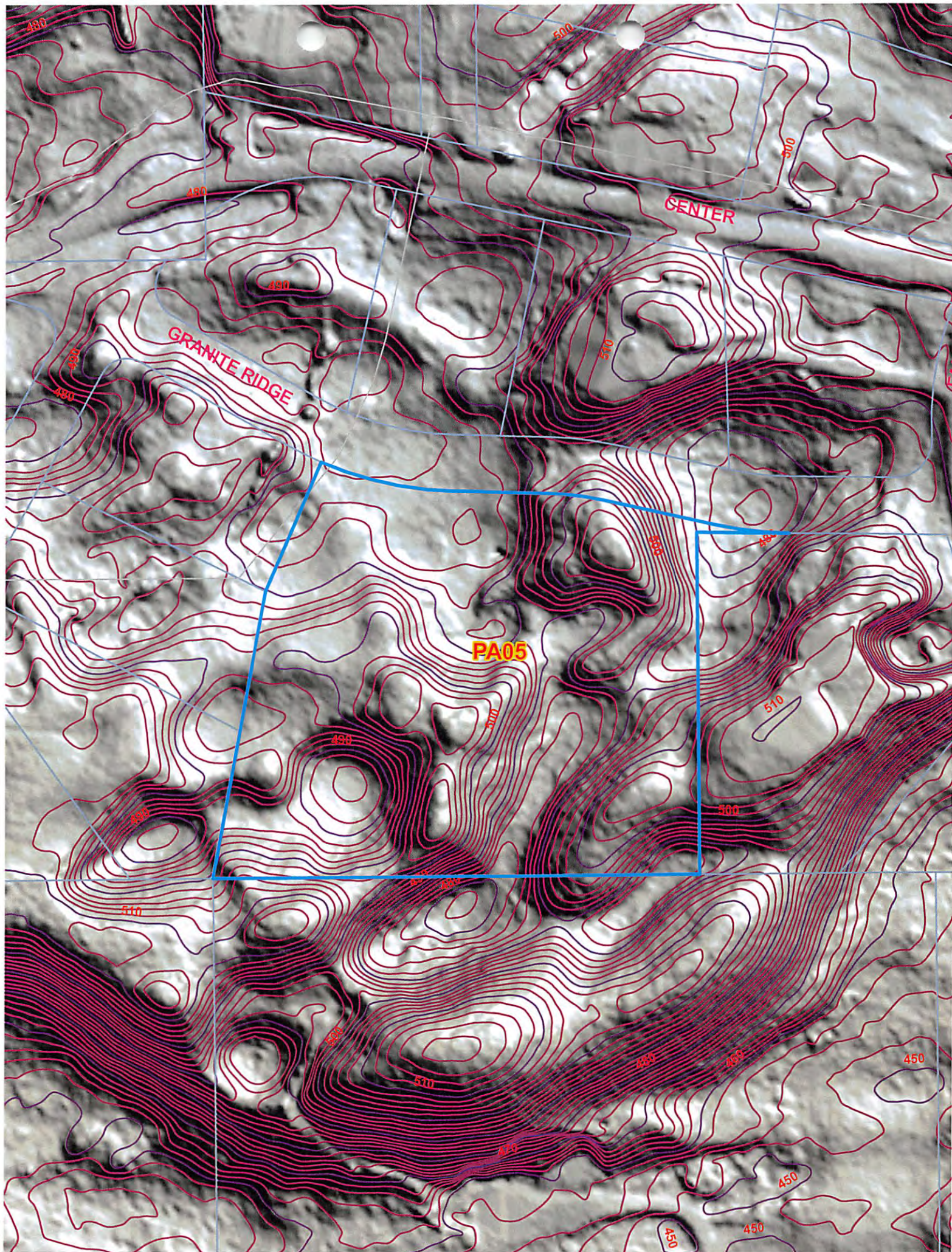
FINDINGS OF FACT

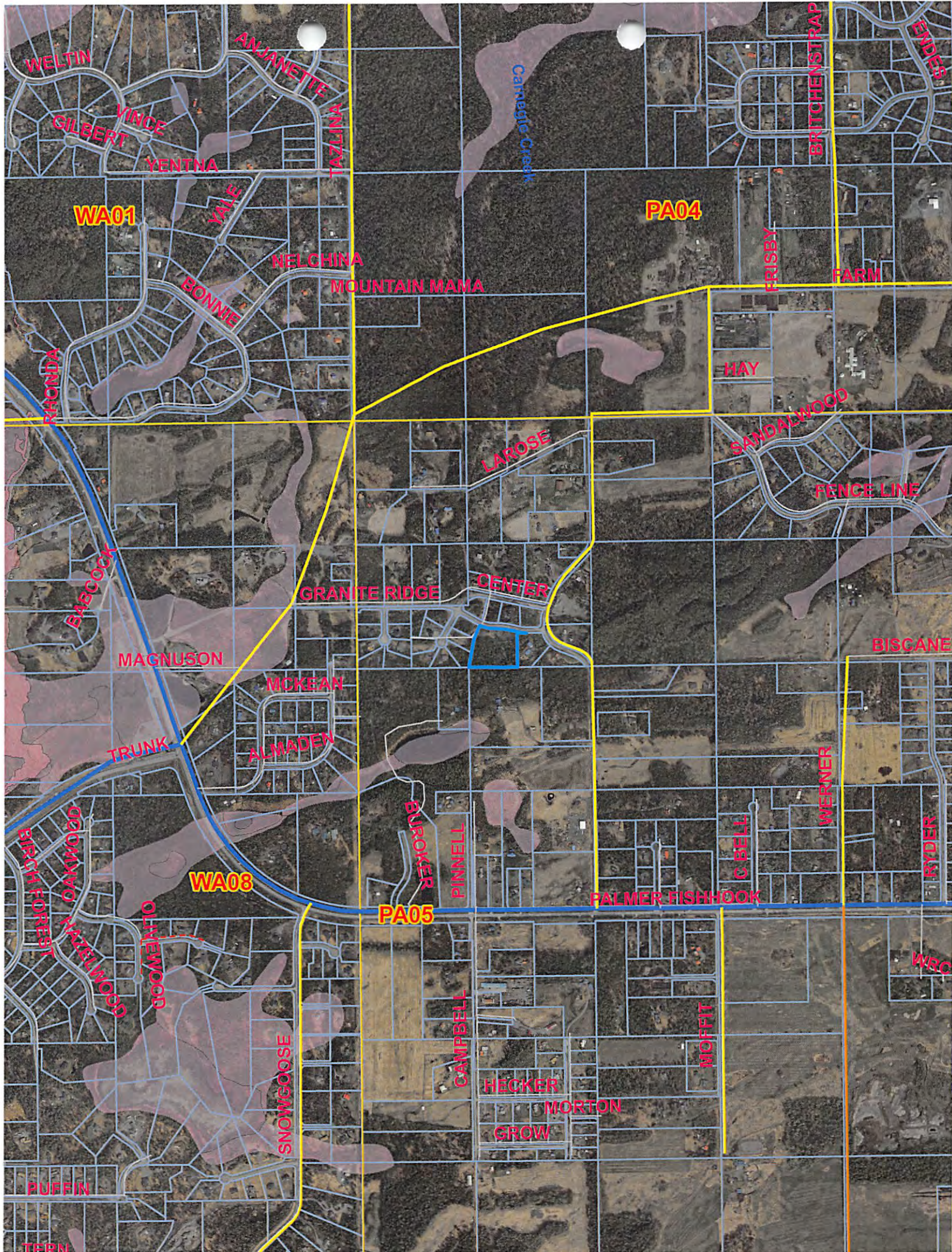
1. The plat of Granite Ridge 2021 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lots have required septic and building area.
3. All lots will have legal and physical access consistent with 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 Farm Loop; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Planning or Pre-Design Division; or MEA.
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 Granite Ridge, Section 19, Township 18 North, Range 02 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. Show all easements of record on final plat.
5. Deadfile the existing Granite Ridge Master Plan before recording of this plat.
6. Provide a copy of a driveway permit application for the existing access; or it is not to be used, remove and reclaim ditch line. Provide either permit application or proof of removal to Platting staff.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.







March 27, 2021

Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Ave
Palmer, Alaska 99645

RECEIVED

APR 05 2021

PLATTING

RE: Granite Ridge 2021 Subdivision with NW1/4 Section 19, T18N R2E, Seward Meridian

USABLE AREA REPORT

The following usable area determination is based on the 2006 soils investigation performed for Granite Ridge Subdivision and the current preliminary plat for Granite Ridge 2021 subdivision. The proposed subdivision action is designed to create four (4) 1-acre lots. The attached test hole location map shows three test holes inspected in 2006 and plotted onto the preliminary plat for Granite Ridge 2021. The test hole logs listed below show the subsurface soils within and adjacent to the proposed 4-lot subdivision:

Test Hole 1-2006

February 25, 2006

Depth Below Ground Surface (ft)	Soil Description
0.0 – 6.0	Top Soil/Sand Loam
6.0 – 12.0	Sandy Gravel (SP/GP)
12.0	No Groundwater Encountered

Test Hole 2-2006

February 25, 2006

Depth Below Ground Surface (ft)	Soil Description
0.0 – 8.0	Top Soil/Sand Loam
8.0 – 14.0	Sandy Gravel (SP/GP)
14.0	No Groundwater Encountered

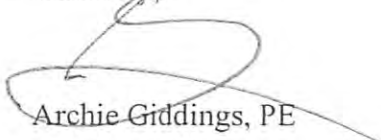
Test Hole 6-2006

March 1, 2006

Depth Below Ground Surface (ft)	Soil Description
0.0 – 8.0	Top Soil/Sand Loam
8.0 – 14.0	Sandy Gravel (SP/GP)
14.0	No Groundwater Encountered

Based on the test hole data and my observation of topography, there is a minimum of 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area within each of the proposed lots in conformance with MSB 43.20.281 AREA.

Sincerely,


Archie Giddings, PE

PO Box 872024
Wasilla, Alaska 99687

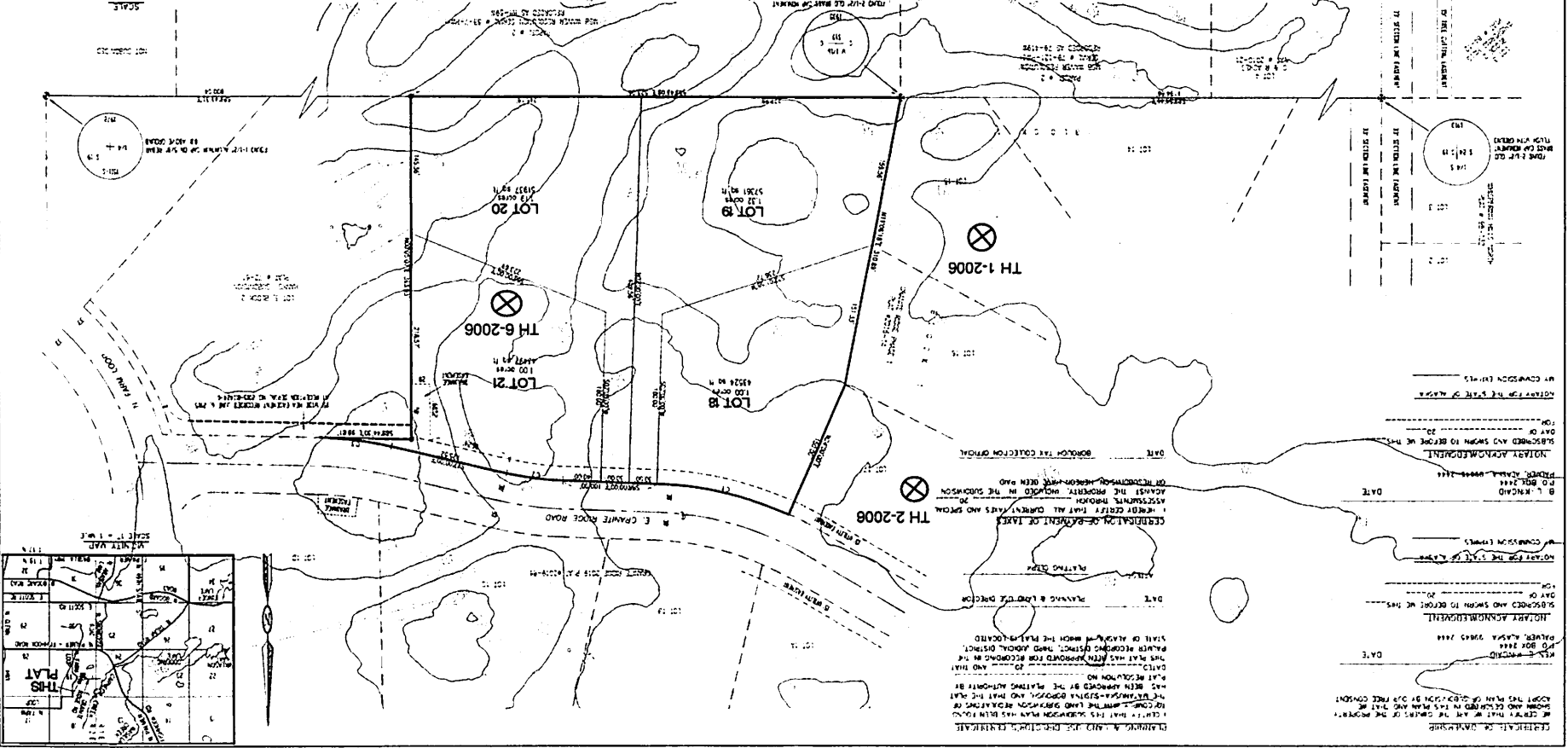
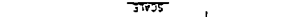


EXHIBIT B

CONFIDENTIAL

NOTES

133, 06 - KCH 1



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, May 6, 2021 4:11 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Granite Ridge 2021 21-051

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: Wednesday, April 14, 2021 12:16 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; 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 Granite Ridge 2021 21-051

The following link contains a Request for Comments for a four lot subdivision. Comments are due by May 6, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Er_1ezZqZJhHvRr5m_CO3WQBFBYrh8-rg7cnTBmRkc8Jkw?e=d4Fgcy

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: Friday, April 16, 2021 9:10 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Granite Ridge 2021 21-051

The existing access either needs to be vacated and ditch line restored or a permit needs to be obtained for the access.

Michelle Olsen, CFM
Permit Technician

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, April 14, 2021 12:16 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; 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 Granite Ridge 2021 21-051

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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

EXHIBIT D

Amy Otto-Buchanan

From: Fire Code
Sent: Tuesday, April 20, 2021 11:25 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Granite Ridge 2021 21-051

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: Wednesday, April 14, 2021 12:16 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; 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>
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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: Friday, April 16, 2021 8:25 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Granite Ridge 2021 21-051

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

MTA has reviewed the plat for Granite Ridge. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent
MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, April 14, 2021 12:16 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; 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; 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>
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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

CERTIFICATE OF OWNERSHIP

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

KEN E. KINCAID
P.O. BOX 2444
PALMER, ALASKA 99645-2444

DATE

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

B. L. KIVCAID
P.O. BOX 2444
PALMER, ALASKA 99645-2444

DATE

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

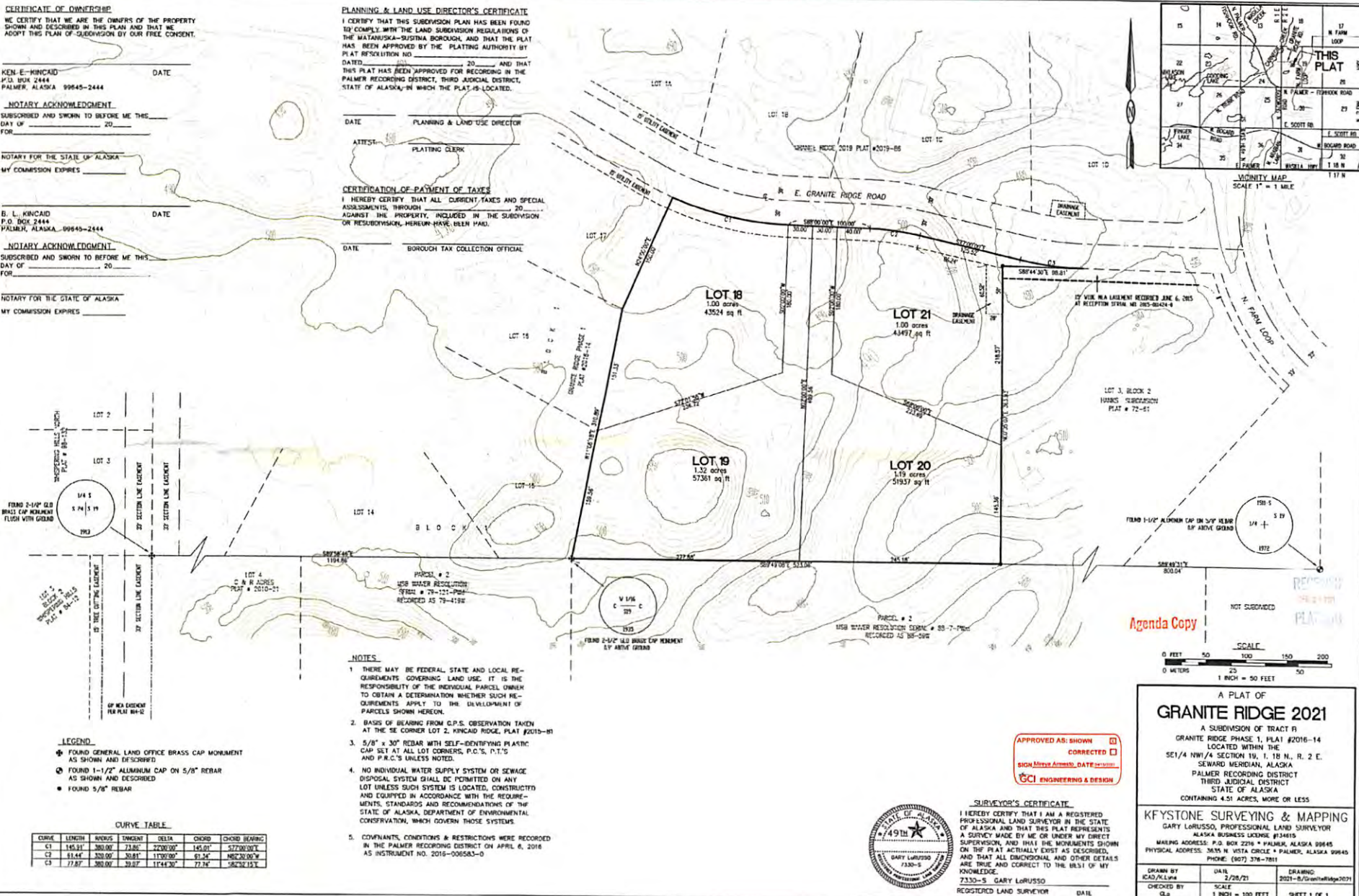
DATE _____ PLANNING & LAND USE DIRECTOR

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, HEREIN HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL



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 C.P.S. OBSERVATION TAKEN AT THE SE CORNER LOT 2, KINCAID RIDGE, PLAT #2019-01.
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.
5. COVENANTS, CONDITIONS & RESTRICTIONS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON APRIL 6, 2018 AS INSTRUMENT NO. 2018-006583-0.

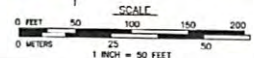
LEGEND

- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	145.81'	380.00'	73.80'	72.00°00'	145.81'	S72.00°00'W
C2	114.44'	320.00'	50.81'	117.00°00'	61.34'	N62.00°00'W
C3	77.87'	380.00'	39.67'	114.43°00'	77.87'	S62.00°15'E

Agenda Copy



A PLAT OF GRANITE RIDGE 2021

A SUBDIVISION OF TRACT R
GRANITE RIDGE PHASE 1, PLAT #2016-14
LOCATED WITHIN THE
SE1/4 NW1/4 SECTION 19, T. 18 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 4.51 ACRES, MORE OR LESS

KFYSTONE SURVEYING & MAPPING

GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #14419
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3645 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7881

DRAWN BY ICAD/JLL/eta	DATE 2/28/21	DRAWING 2021-02/28/21/Map02021
CHECKED BY G.S.	SCALE 1 INCH = 100 FEET	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.
7330-5 GARY LORUSSO
REGISTERED LAND SURVEYOR





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

April 14, 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.

- **Granite Ridge 2021**
(MSB Case # 2021-051)

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Fraiser". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Fraiser
Right of Way & Permitting Supervisor
ENSTAR Natural Gas Company

CERTIFICATE OF OWNERSHIP

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

KEN E. KINCAID
P.O. BOX 2444
PALMER, ALASKA 99645-2444

DATE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF 20
FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

B. L. KINCAID
P.O. BOX 2444
PALMER, ALASKA 99645-2444

DATE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF 20
FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION 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. 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

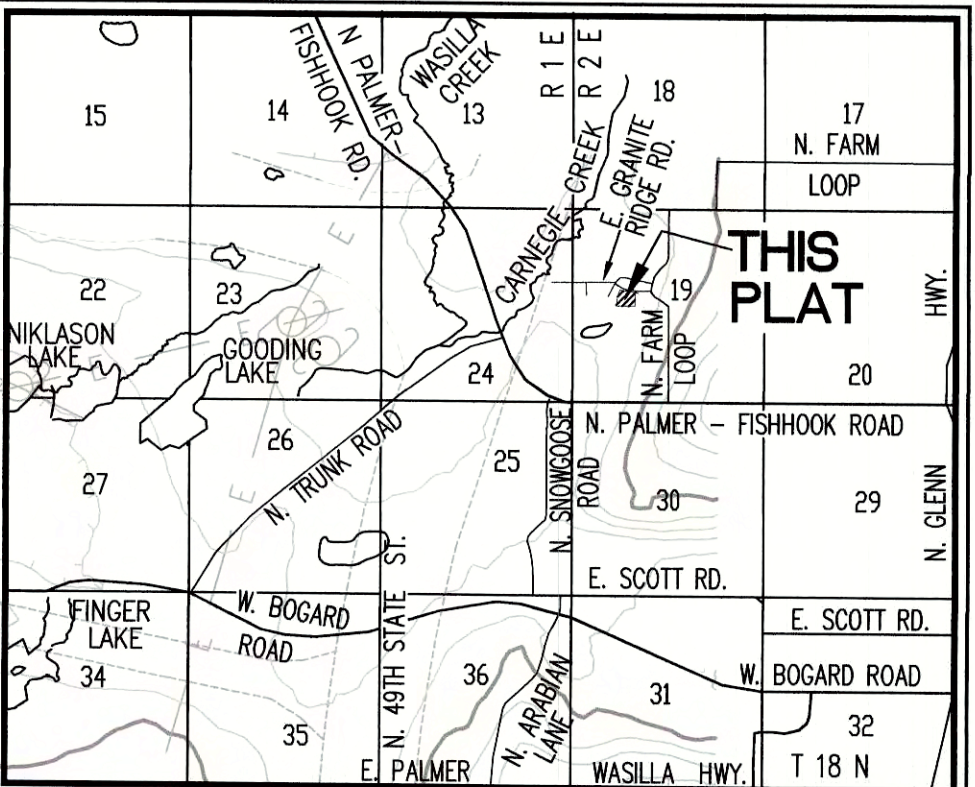
ATTEST:

PLATTING CLERK

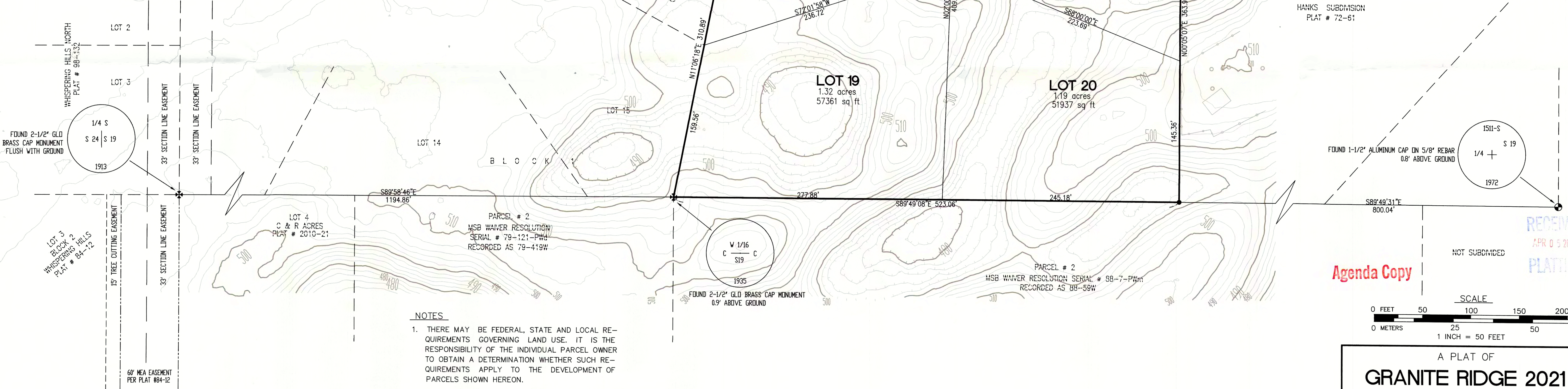
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DATE BOROUGH TAX COLLECTION OFFICIAL

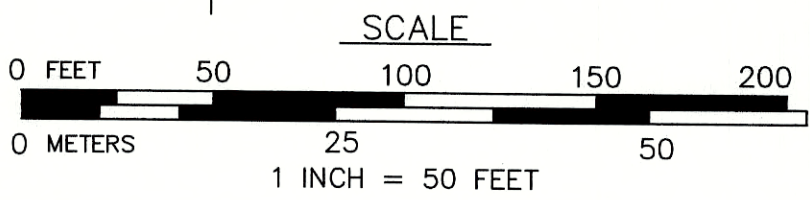


VICINITY MAP
SCALE 1" = 1 MILE



Agenda Copy

NOT SUBMITTED



A PLAT OF
GRANITE RIDGE 2021

A SUBDIVISION OF TRACT B
GRANITE RIDGE PHASE 1, PLAT #2016-14
LOCATED WITHIN THE
SE1/4 NW1/4 SECTION 19, T. 18 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 4.51 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 2/28/21	DRAWING: 2021-8/GraniteRidge2021
CHECKED BY G.Lo	SCALE 1 INCH = 100 FEET	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.

7330-S GARY LoRUSSO

REGISTERED LAND SURVEYOR

DATE

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- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SE CORNER LOT 2, KINCAID RIDGE, PLAT #2015-81
- 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.
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- COVENANTS, CONDITIONS & RESTRICTIONS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON APRIL 6, 2016 AS INSTRUMENT NO. 2016-006583-0

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	145.91'	380.00'	73.86'	22°00'00"	145.01'	S77°00'00"E
C2	61.44'	320.00'	30.81'	11°00'00"	61.34'	N82°30'00"W
C3	77.87'	380.00'	39.07'	11°44'30"	77.74'	S82°52'15"E



STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 12, 2021

ABBREVIATES PLAT: JOYCE LENORE WOODS

LEGAL DESCRIPTION: SEC 33, T18N, R02W, SEWARD MERIDIAN AK

PETITIONERS: SAM GOLDMAN

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 2.27 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2021-053

REQUEST:

The request is to create two lots from Lot 2, Block 1, Ridgecrest, Plat No. 73-20, to be known as **JOYCE LENORE WOODS**, containing 2.27 acres +/- . The plat is located south of N. Meadow Lakes Loop, west of N. Theodore Drive and east of N. Prospect Drive; within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

Geotechnical Report

EXHIBIT B – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 1 pg

Development Services

EXHIBIT D – 1 pg

Utilities

EXHIBIT E – 9 pgs

Public Comment

EXHIBIT F – 2 pgs

Road Service Area #27

EXHIBIT G – 1 pg

DISCUSSION: The proposed subdivision is located south of N. Meadow Lakes Loop, west of N. Theodore Drive and east of N. Prospect Drive. The parent parcel is being divided into two lots. Access is from W. Hoot Hollow Circle.

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 logging one new testhole, review of neighboring existing soils information, review of the provided topography, review of aerial imagery and other observations on site. Testhole location map and testhole log is attached. The majority of the parcel has a gentle slope to the west. There is a significant leveled clearing in the central area. The remainder of the parcel exists in native or near native state, consisting primarily of young growth spruce or beetle kill black spruce mixed with young growth birch and cottonwood. One new testhole was dug on March 2, 2021 near the proposed new common lot line. Near surface soils included a thin organic mat over a layer of silty loess topsoils extending to 3'. Received soils were found to be clean sands and gravel extending to 13'.

No groundwater was encountered. Based on the available soils and water table information, topography, MSB code and observations on site, each of the proposed lots will each contain over 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Development Services Division (**Exhibit D**) notes the parcel has an unpermitted driveway. Apply for a driveway permit and provide copy of application to Platting staff (see **Recommendation #5**).

Utilities: (**Exhibit E**) MTA requests 15' wide utility easements on the western boundary of proposed Lot 2A and north adjoining W. Hoot Hollow Circle and the cl-de-sac. Abbreviated plats cannot grant easements; petitioner may grant the easement by document and recorded easement may be shown on final plat. Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA requests two newly recorded easements be added to the plat (see **Recommendation #4**).

Public: (**Exhibit F**)

Sidney & Holly Whitaker, owners of Lot 7, Block 1, Ridgecrest, to the south, object: "We have owned our property for over 20 years. The appeal was that the lots were 2+ acres, making it possible to not have close neighbors and large amounts of traffic. We are asking not to allow Mr. Goldman to subdivide his lots and create a precedence in our neighborhood."

Kay F. Lanz, owners of Lot 6, Block 1, Ridgecrest, to the south, objects: "I have been here at this address for 28 years. It was quiet then. I don't wish to have cars running up and down the road, stirring up dust and making a lot of noise."

Road Service Area #27 Meadow Lakes: (**Exhibit G**) "Need snow storage dedicated on proposed Lot 2B with cleared area for cul-de-sac snow. All cul-de-sacs with multiple driveways create snow storage problems for RSAs." Abbreviated plats cannot grant easements; petitioner may grant the easement by document and recorded easement may be shown on final plat.

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

CONCLUSION: The preliminary plat of Joyce Lenore Woods 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 two 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. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

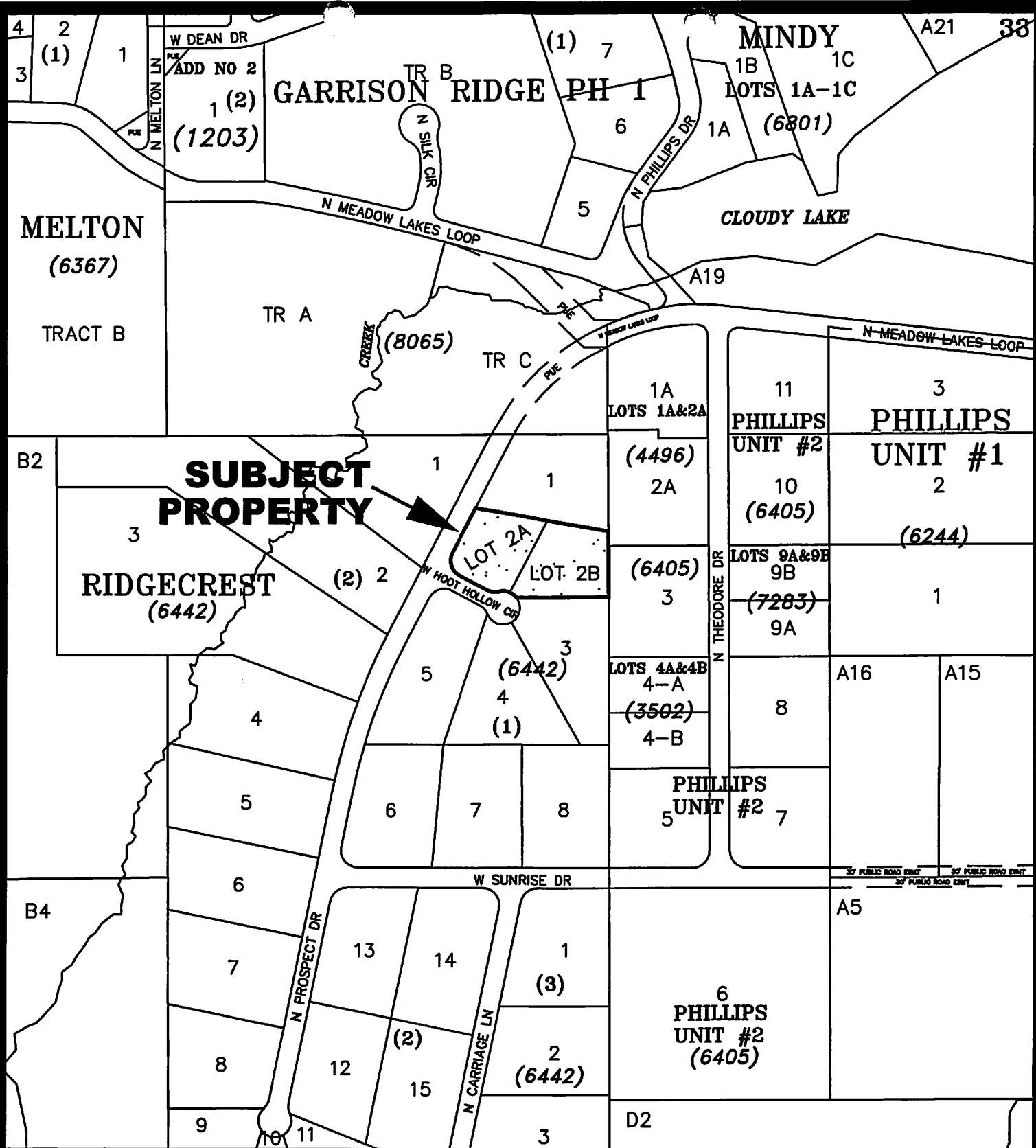
FINDINGS OF FACT

1. The plat of Joyce Lenore Woods 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). All 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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; MSB Community Development, Assessments, Planning or Pre-Design Division.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were two objections from the public in response to the Notice of Public Hearing, regarding lot size and traffic.
8. Road Service Area #27 Meadow Lakes requested a snow storage easement on proposed Lot 2B.
9. MTA requested 15' wide utility easements on the western boundary of proposed Lot 2A and north adjoining W. Hoot Hollow Circle and the cl-de-sac.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Joyce Lenore Woods, Section 33, Township 18 North, Range 02 West, 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. Show all easements of record on final plat.
5. Apply for a driveway permit for existing driveways and provide copy of application to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED JOYCE LENORE WOODS
LOCATED WITHIN
SECTION 33, T18N, R02W, SEWARD MERIDIAN,
ALASKA

HOUSTON 07 MAP

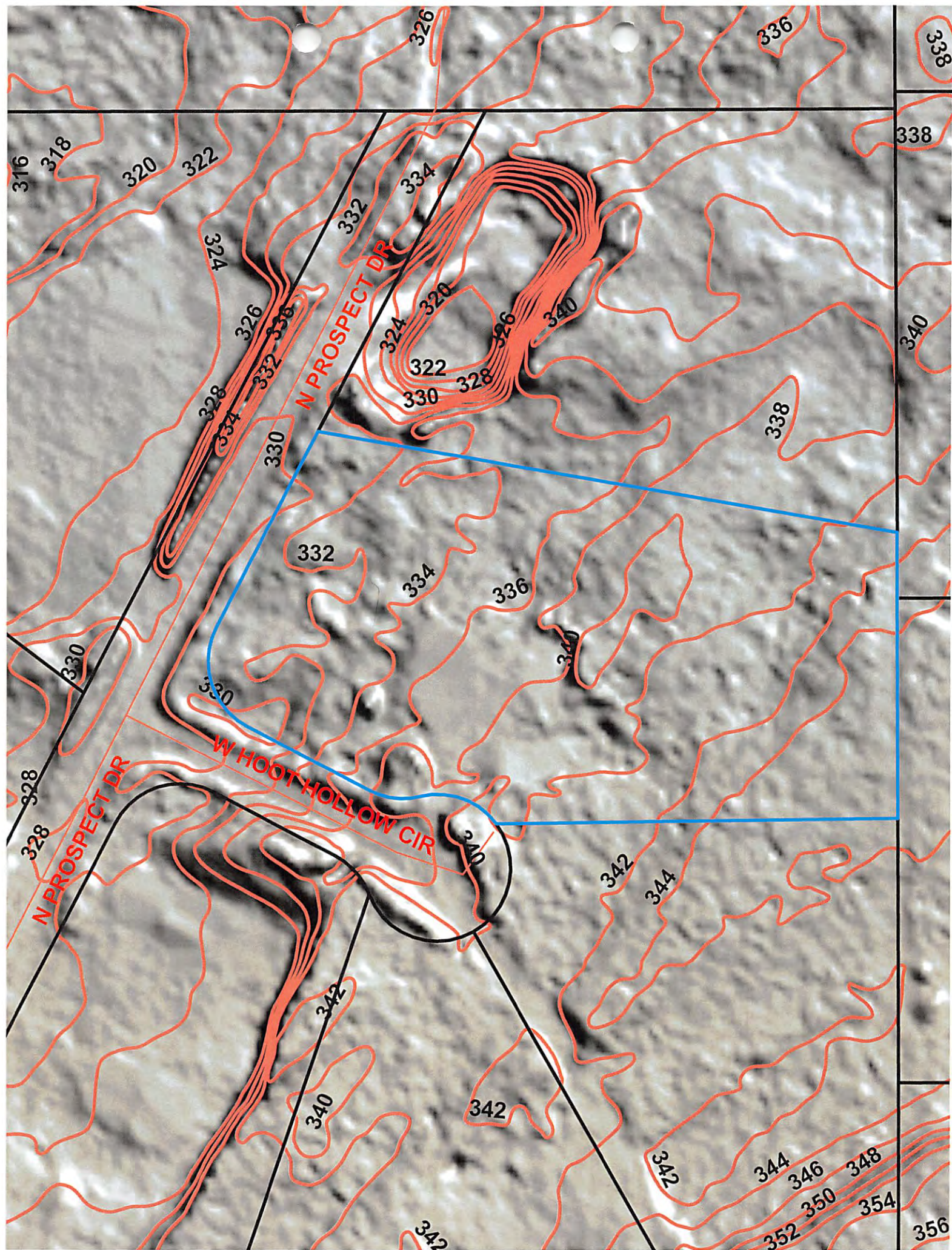
EXHIBIT A

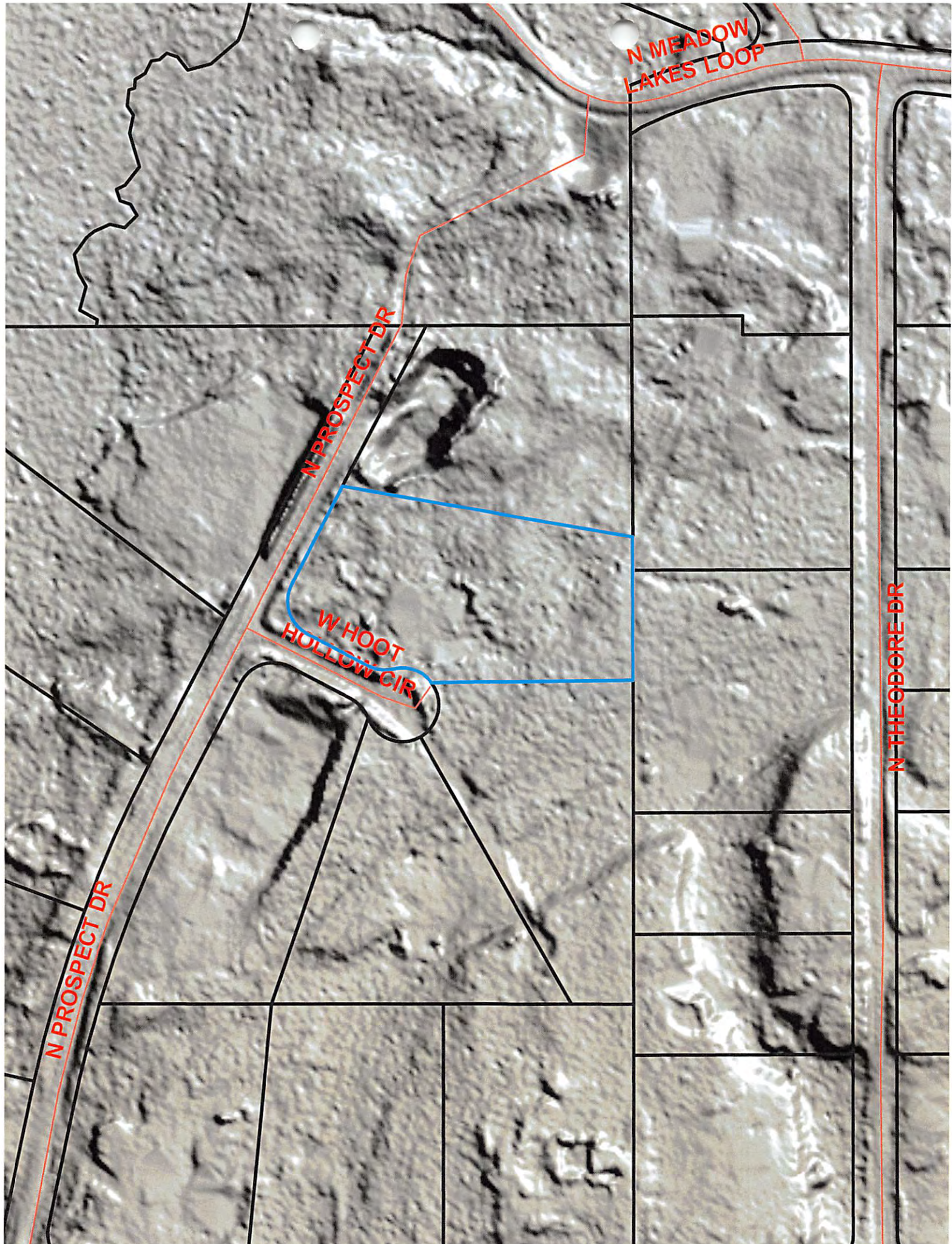


N PROSPECT DR

This is an aerial photograph of a wooded area. A blue boundary line outlines a specific region. Red text labels identify two roads: 'N PROSPECT DR' and 'W HOOT HOLLOW CIR'. The area contains several buildings, including a large industrial-style building with a white roof and several smaller structures. There are also several vehicles, including a white truck and a red car. The surrounding area is densely forested.

W HOOT HOLLOW CIR





N MEADOW
LAKES LOOP

N PROSPECT DR

W HOOT
HOLLOW CIR

N PROSPECT DR

N THEODORE DR



Cloudy Lake

N MEADOW
LAKES LOOP

N PHILLIPS DR

N MEADOW
LAKES LOOP

N MEADOW
LAKES LOOP

N PROSPECT DR

W HOOT
HOLLOW CIR

N THEODORE DR

N PROSPECT DR

W SUNRISE DR

W SUNRISE DR

W SUNRISE DR



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

March 17, 2021

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

RECEIVED
APR 13 2021
PLATT

Re: *Joyce Lenore Subdivision; Useable Areas*
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 parcel totaling 2.3 acres. Our soils evaluation included logging one new testhole on the project, review of neighboring existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular/incomplete rectangle shape north of and accessed by W. Hoot Hollow Circle, with its west border along N. Ridgecrest Drive. The majority of the parent has a gentle slope to the west. No steep slopes exceeding 25% were found on the parcel. A significant leveled/cleared area has previously been created central to the parent parcel. The total elevation differential indicated from the provided topographical map is approximately 14'.

Soils & Vegetation. The parent parcel contains a single cleared and nearly level area which is situated centrally within the proposed subdivision. The remainder of the project areas appear to exist in either their native or near native state. The existing native vegetation on the parent parcel primarily consists of young growth spruce or beetle kill black spruce alternating to mixed young growth birch and cottonwood trees. One new testhole was dug on 3/02/21 near the proposed new common lot line in order to evaluate existing soils conditions. Near surface soils found in the new testhole included a thin organic mat over a layer of silty less topsoils extending down to 3'. Receiving soils under the topsoils were found to be consistently clean sands and gravels extending down to 13', typical for the area. No groundwater or impermeable layers were encountered. A copy of the testhole log and the relevant location/topography map is attached.

Groundwater. Groundwater was not encountered in the new testhole as shown on the attached map. Groundwater is not expected to be a limiting factor for either of the proposed 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 primarily limited by lotlines, and easements. 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, ***each of the proposed lots labeled lot 1 and lot 2 block 1 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 and Drainage. Both of the proposed new lots will have access onto W. Hoot Hollow Circle and will not require construction of any new roads. In this circumstance a drainage plan is not required, however, general existing drainage patterns have also been indicated on the attached map.

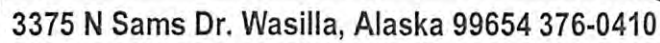
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: S. Goldman, w/attachments





Seal

STATE OF ALASKA

49TH

CURTIS E. HOLLER

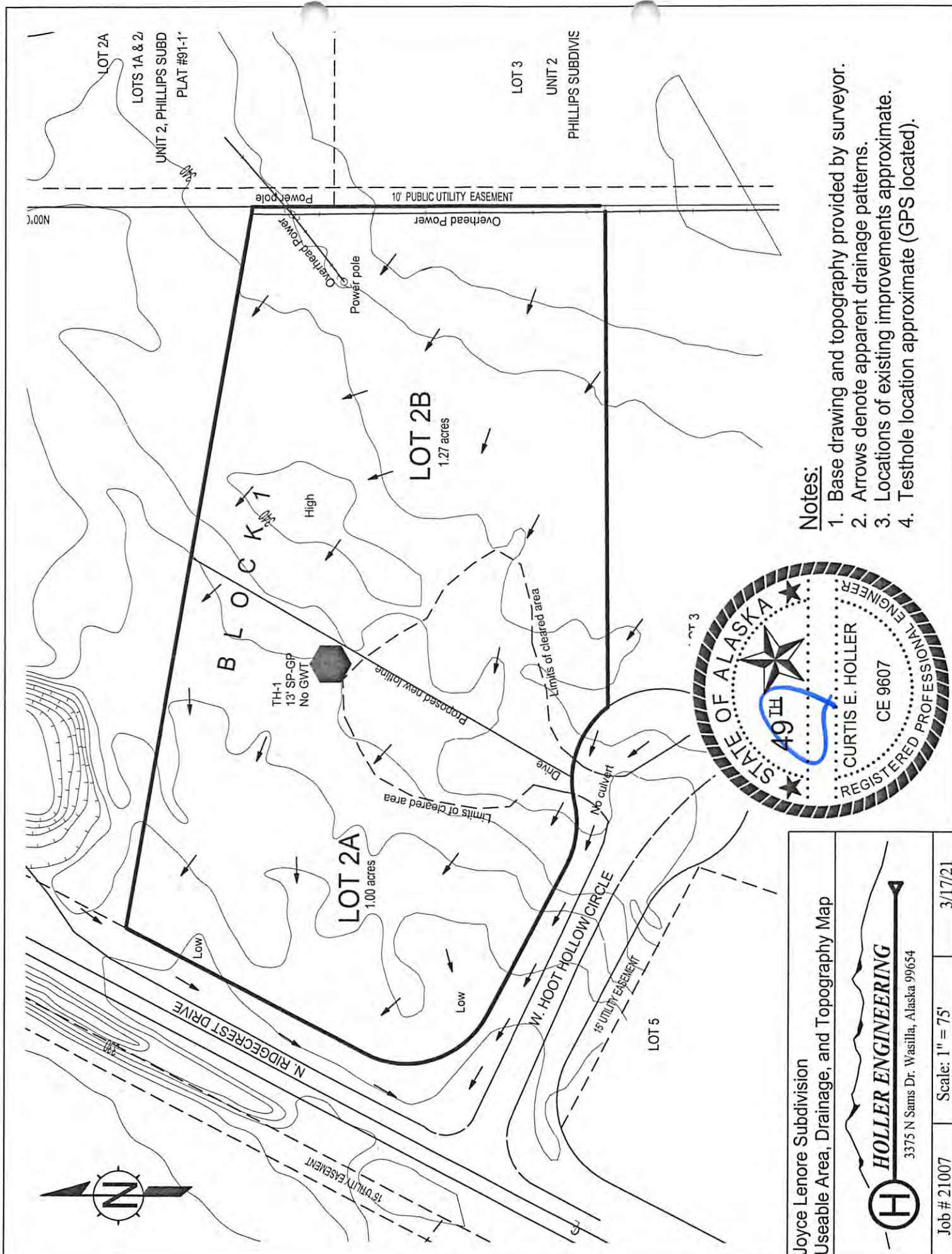
REGISTERED PROFESSIONAL ENGINEER

CE 9607

3-17-21

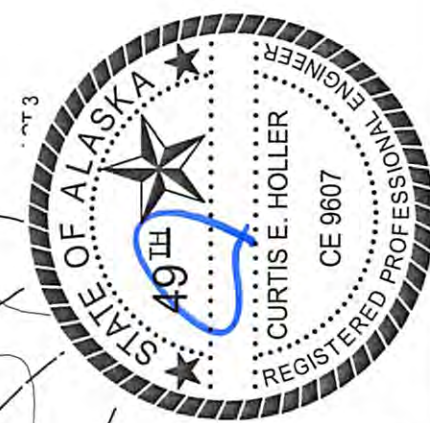
Legal Description: Joyce Lenore Subdivision


THLOGsubdnew-h2o-no.xlsx 3/2/2021



Notes:

1. Base drawing and topography provided by surveyor.
2. Arrows denote apparent drainage patterns.
3. Locations of existing improvements approximate.
4. Testhole location approximate (GPS located).



Joyce Lenore Subdivision Useable Area, Drainage, and Topography Map		
 HOLLER ENGINEERING 3375 N Sams Dr. Wasilla, Alaska 99654		
Job # 21007	Scale: 1" = 75'	3/17/21

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, May 6, 2021 4:28 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Joyce Lenore Wds #21-053

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: Friday, April 16, 2021 3:05 PM
To: Adam Bradway <Adam.Bradway@matsugov.us>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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 Joyce Lenore Wds #21-053

The following link contains a Request for Comments for a two lot subdivision. Comments are due by May 6, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ekaz_mrue4RMkR_1D6_N-EoBYfjVLfwgrEEejLiaFWFjag?e=zz4pMa

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

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

Amy Otto-Buchanan

From: Permit Center
Sent: Thursday, April 22, 2021 1:15 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Joyce Lenore Wds #21-053

Good afternoon,

This parcel has a driveway without a permit, 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: Friday, April 16, 2021 3:05 PM
To: Adam Bradway <Adam.Bradway@matsugov.us>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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 Joyce Lenore Wds #21-053

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ekaz_mrue4RMkR_1D6_N-EoBYfjVLfwgrEEejLiaFWFjag?e=zz4pMa

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: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 19, 2021 1:49 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: [Spam?] RFC Joyce Lenore Wds #21-053

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Hi Amy, we have no comments or objections to this plat.

Thank you,

JOSHUA SWANSON
GCI | Engineer II, OSP Design
w: www.gci.com p: 868-1092

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, April 16, 2021 3:05 PM
To: Adam Bradway <Adam.Bradway@matsugov.us>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; pamela.j.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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: [Spam?] RFC Joyce Lenore Wds #21-053

[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/Ekaz_mrue4RMkR_1D6_N-EoBYfjVLfwgrEEejLiaFWFjag?e=zz4pMa

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

EXHIBIT E

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, April 19, 2021 8:27 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Joyce Lenore Wds #21-053
Attachments: Scan2021-04-19_082431.jpg

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

MTA has reviewed the plat for Joyce Lenore Woods. MTA would like to request a 15' utility easement as shown on the attached plat.

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: Friday, April 16, 2021 3:05 PM
To: Adam Bradway <Adam.Bradway@matsugov.us>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; pamela.j.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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 Joyce Lenore Wds #21-053

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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

1. (RIT) THAT AS THE NUMBER OF THE PRIVATE
SACRILEGE AND DESTRUCTION IN THE PAST THAT
ADULT THE WAY OF RECONSTRUCTION OF THE CONTENT

DATE	SAVING L. (M/M/M)	1013 N JAMONA CIRCLE
------	-------------------	----------------------

NOIARI ACQUICOMMENTANT.
UNWITTINGLY AND SURE TO RETURN IN 1943
DAY UP

FOR THE STATE OF ALABAMA

PLANNED LAND USE DESIGNATION, CRITICAL
I CERTIFY THAT THE ABOVE-DESCRIBED PLAT WAS FIRST FOUND
TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE
NATURAL-RESOURCES DISTRICT COMMISSION, AND THAT THE PLAT
WAS FIRST APPROVED BY THE PLANNING AUTHORITY BY
PLAT RESOLUTION NO. _____ DATED _____
AND THAT
THIS PLAT WAS FIRST APPROVED FOR SETTING IN THE
PLANNED RESIDUAL DISTRICT, DATED ABOVE, BY
RESOLUTION OF SAID PLANNING AUTHORITY, DATED _____

DATE	PLACEMENT & LAND USE CONTROL	ATTN:
11/11/2011	11/11/2011	11/11/2011

[illegible]

PERSONAL TAX CREDIT

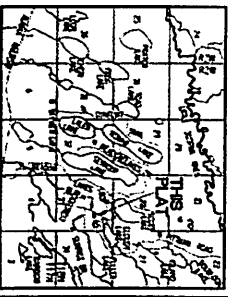
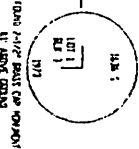
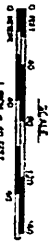
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Case	Year	Period	Unit	Value	Index
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2	1958	1958	1958	100	100
3	1959	1959	1959	100	100
4	1960	1960	1960	100	100
5	1961	1961	1961	100	100
6	1962	1962	1962	100	100
7	1963	1963	1963	100	100
8	1964	1964	1964	100	100
9	1965	1965	1965	100	100
10	1966	1966	1966	100	100
11	1967	1967	1967	100	100
12	1968	1968	1968	100	100
13	1969	1969	1969	100	100
14	1970	1970	1970	100	100
15	1971	1971	1971	100	100
16	1972	1972	1972	100	100
17	1973	1973	1973	100	100
18	1974	1974	1974	100	100
19	1975	1975	1975	100	100
20	1976	1976	1976	100	100
21	1977	1977	1977	100	100
22	1978	1978	1978	100	100
23	1979	1979	1979	100	100
24	1980	1980	1980	100	100
25	1981	1981	1981	100	100
26	1982	1982	1982	100	100
27	1983	1983	1983	100	100
28	1984	1984	1984	100	100
29	1985	1985	1985	100	100
30	1986	1986	1986	100	100
31	1987	1987	1987	100	100
32	1988	1988	1988	100	100
33	1989	1989	1989	100	100
34	1990	1990	1990	100	100
35	1991	1991	1991	100	100
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37	1993	1993	1993	100	100
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57	2013	2013	2013	100	100
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59	2015	2015	2015	100	100
60	2016	2016	2016	100	100
61	2017	2017	2017	100	100
62	2018	2018	2018	100	100
63	2019	2019	2019	100	100
64	2020	2020	2020	100	100
65	2021	2021	2021	100	100
66	2022	2022	2022	100	100
67	2023	2023	2023	100	100
68	2024	2024	2024	100	100
69	2025	2025	2025	100	100
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72	2028	2028	2028	100	100
73	2029	2029	2029	100	100
74	2030	2030	2030	100	100
75	2031	2031	2031	100	100
76	2032	2032	2032	100	100
77	2033	2033	2033	100	100
78	2034	2034	2034	100	100
79	2035	2035	2035	100	100
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85	2041	2041	2041	100	100
86	2042	2042	2042	100	100
87	2043	2043	2043	100	100
88	2044	2044	2044	100	100
89	2045	2045	2045	100	100
90	2046	2046	2046	100	100
91	2047	2047	2047	100	100
92	2048	2048	2048	100	100
93	2049	2049	2049	100	100
94	2050	2050	2050	100	100
95	2051	2051	2051	100	100
96	2052	2052	2052	100	100
97	2053	2053	2053	100	100
98	2054	2054	2054	100	100
99	2055	2055	2055	100	100
100	2056	2056	2056	100	100

CURRENT TRENDS

उत्तर

- FOUND 1 1/2" BRASS CAP W/SCREW?
AS SHOWN AND REPORTED
FOUND 5/8" ALUM.
FOUND 5/8" ALUM. WITH PLASTIC CAP


$$\frac{\text{mg/mL}}{\text{mg}} \times 1 \text{ mL}$$

Agenda Copy

SUNSHINE STATE'S CERTIFICATE

1. MEMBER STATE: THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, AND THAT MY PLAT COMPLETED A SURVEY MADE BY ME UNDER MY SURVEY CERTIFICATE, AND THAT THE ADEQUACY OF SUCH OF THE PLAT, PARTICULARLY AS TO ACCURACY, OR THAT ALL BOUNDARIES AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE

A PLAT OF
JOYCE LENORE WOODS

7. JOURNAL OF THE
FEDERAL BUREAU OF INVESTIGATION
MAY 1974-75

一、

LOCATED MIDON ONE
MILE 4 SECTION 21, T. 10 N., R. 2 W.
STANFORD UNIVERSITY, ALABAMA
PAUL H. STODOLSKY, DIRECTOR

REED JUDICIAL DISTRICT

STATE OF ALABAMA
COUNTY OF 217 ADVERT. MORE ON 1699
KEYSTONE SURVEYING & MAPPING

ONLY LEFTISTS, PROPORTIONAL LAND SURVEY

2012

ALMA BURGESS LIVING PIANO
MAY 2000 APPROX. 20 BOXES - PALMER, ALMA BURGESS
PHYSICAL ADDRESS: 2115 N. VICTA DRIVE - PALMER, ALMA BURGESS
PHONE: (607) 378-7811

DATE	1/11/01	ON A WEEKLY
1.00		2001-12/31

1975



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

April 22, 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 plats and has no comments or recommendations.

- **Joyce Lenore Wds**
(MSB Case # 2021-053)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Sterling Lopez", written in a cursive style.

Sterling Lopez
Sr. Right of Way & Permitting Agent
ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, May 5, 2021 3:43 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Joyce Lenore Wds #21-053
Attachments: 20210505_155423.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: Friday, April 16, 2021 3:05 PM
To: Adam Bradway <Adam.Bradway@matsugov.us>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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 Joyce Lenore Wds #21-053

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 for a two lot subdivision. Comments are due by May 6, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ekaz_mrue4RMkR_1D6_N-EoBYfjVLfwgrEEejLiaFWFjag?e=zz4pMa

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

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

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K
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2021-012925-0

Recording District 311 Palmer

05/04/2021 12:57 PM

Page 1 of 2

CC



Return to:

Matanuska Electric Association
Inc.

PO Box 2929
Palmer AK 99645

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

DO NOT DETACH

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

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

John Rockwell

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

P.O. Box 110103

Anchorage AK 99511

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:

(plat 73-20)

Lot 2 Block 2 Ridgecrest Sub

being in Section 33 Township 18 N Range 24 W S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, 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 of system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunication purposes.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of _____, 19____

John Rockwell

Grantor

Grantor

STATE OF ALASKA) SS-

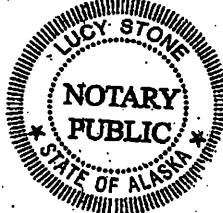
THIS IS TO CERTIFY that on this 22nd day of July, 1998 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

John V. Rockwell

EROW-256 (94)

FOR DISTRICT RECORDERS USE

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



Lucy Stone
Notary Public in and of Alaska
My commission expires: 6/25/02

W.O. <u>74984/1</u>	MISC
P/S <u>3</u>	MAP <u>1878</u>
SUBD <u>6442</u>	QUAD <u>K</u>
PLAT <u>73-020</u>	EASE <u>980083</u>

SEAL

Return to: MEA, PO Box 2929, Palmer, AK 99645
W/ 111A-6-3



Page 2 of 2
2021-012924-0

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2021-012924-0

Recording District 311 Palmer

05/04/2021 12:57 PM

Page 1 of 2 CL



Return to:

Matanuska Electric Association
Inc.

PO Box 2929
Palmer AK 99645

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SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.

DO NOT DETACH

RESTRICTED

Matanuska Electric Association, Inc.

ELECTRIC LINE RIGHT OF WAY EASEMENT

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

E. E. Wilson

(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:

10' easement along the East Boundary
of Lots 2, 3, and 8 of Block 1.

Ridgecrest Subdivision

(plat 73-20)

Being in Section 33, Township 18 N, Range 2 W, S.M., and to construct, recon-

struct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, 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 10 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the 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 10 day of

Oct, 19 73

E E Wilson L.S.

L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 16 day of Oct, 19 73, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared E E Wilson, 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.

David E. Ingalls
NOTARY PUBLIC in and for Alaska

My commission expires: June 1, 1976

ED FORM 21A, Matanuska Electric Assn., Inc. - January 1, 1973

Office Use Only	W. O.	SC.	My commission expires:
			<u>June 1, 1976</u>
	<u>6442</u>		
	PLAT <u>73-20</u>	EASE <u>86-15627</u>	

Page 2 of 2
2021-012925-0

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

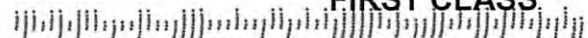


U.S. POSTAGE >>> PITNEY BOWES
ZIP 99645 \$ 000.51⁰
02 4W
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56442B01L007 20
WHITAKER SIDNEY & HOLLY
PMB 325
7362 W PARKS HWY
WASILLA AK 99623-9300

FIRST CLASS

996239300 H134



NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SAM GOLDMAN

REQUEST: The request is to create two lots from Lot 2, Block 1, Ridgecrest, Plat No. 73-20, to be known as **JOYCE LENORE WOODS**, containing 2.27 acres +/- . The plat is located south of N. Meadow Lakes Loop, west of N. Theodore Drive and east of N. Prospect Drive (Tax ID #56442B01L002); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7: Tam Boeve.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 119** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 12, 2021**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

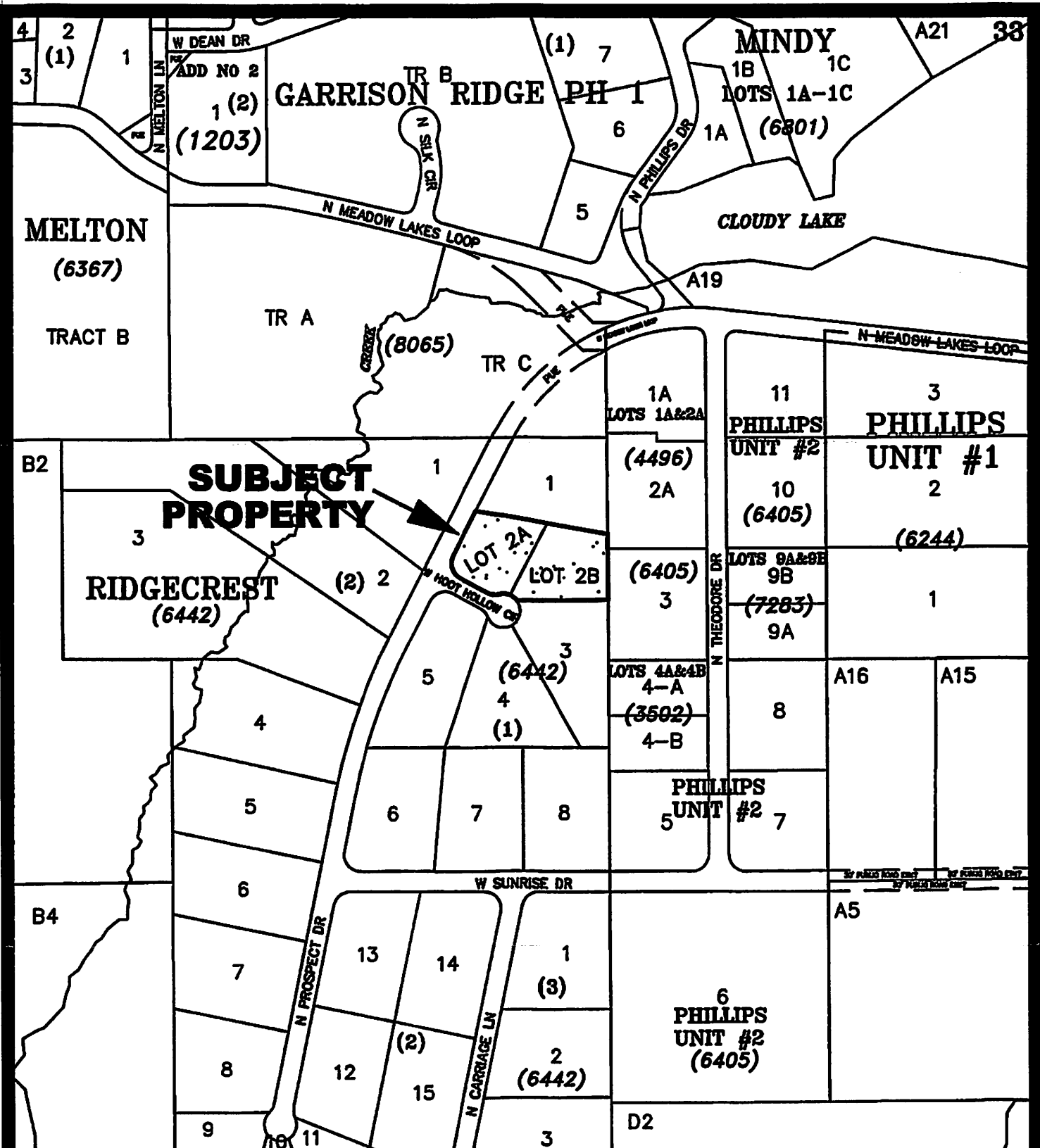
Starting May 1, 2021 it is optional to wear a mask to the Mat-Su Borough Platting Board Hearings.

[] No Objection ☒ Objection [] Concern

Name: Sidney & Holly Whitaker Address: 7591 W. Sunrise Dr.

Comments: We have owned our property for over 20 yrs. The appeal was that the lots were 2+ acres making it possible to not have close neighbors and large amounts of traffic. We are asking not to allow Mr. Goldman to sub-divide his lots and create a president in our neighborhood.

Sincerely, the Whitakers



VICINITY MAP

FOR PROPOSED JOYCE LENORE WOODS
LOCATED WITHIN
SECTION 33, T18N, R02W, SEWARD MERIDIAN,
ALASKA
HOUSTON 07 MAP

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



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56442B01L006
LANZ KAY F
PMB 273
7362 W PARKS HWY
WASILLA AK 99623-9308

11

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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Starting May 1, 2021 it is optional to wear a mask to the Mat-Su Borough Platting Board Hearings.

[] No Objection [X] Objection [] Concern

2431 Prospect Dr Block 1 Lot 6

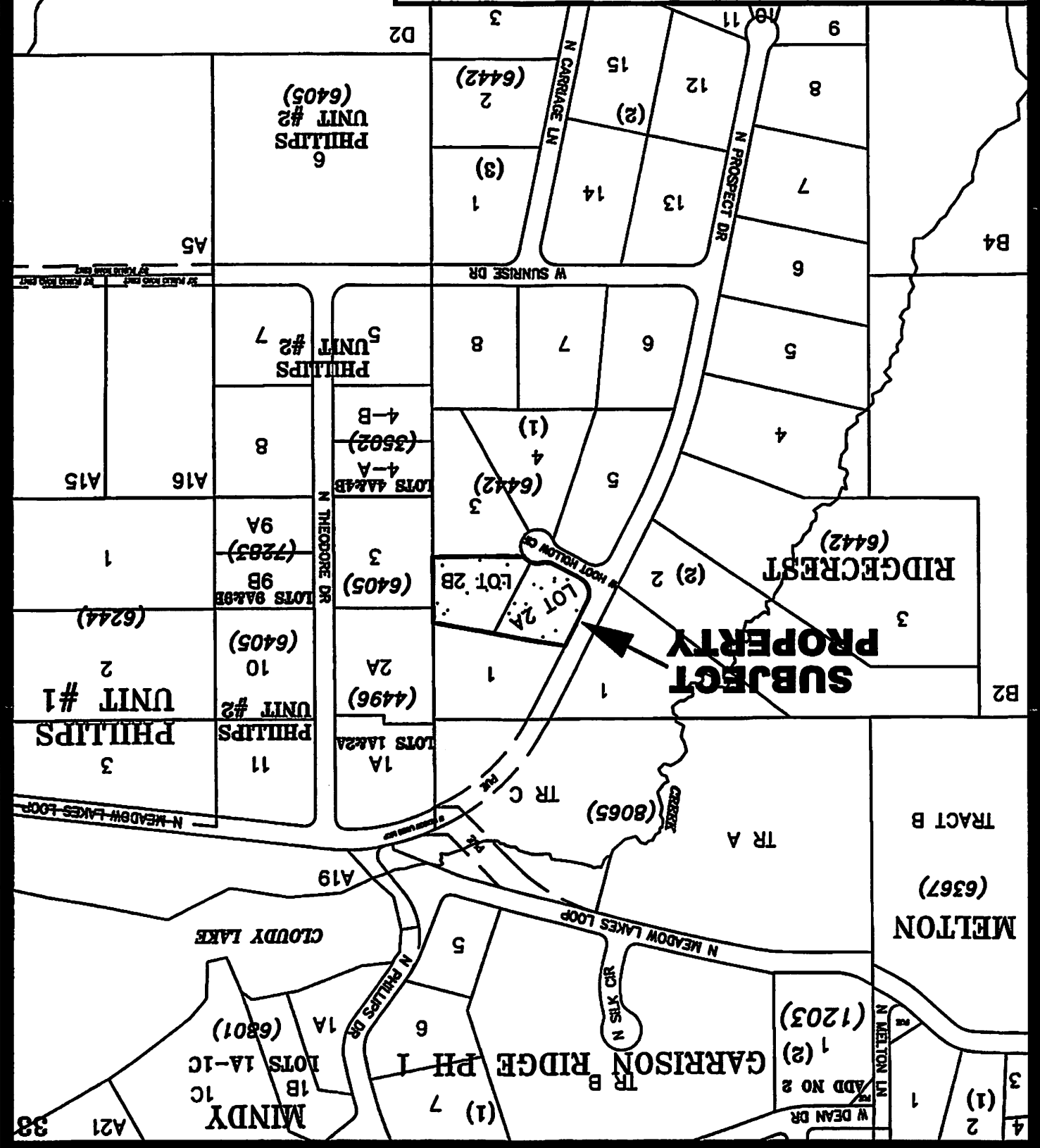
Box 273

Name: Kay F Lanz Address: 7362 W. Parks Hwy Wasilla AK 99623

Comments: I have been Here at This address for 28 years
It was quite there. I don't wish to have cars running
up and down the road stirring^{up} dust and making
a lot of noise.

Kay F Lanz

VICINITY MAP
 FOR PROPOSED JOYCE LENORE WOODS
 LOCATED WITHIN
 SECTION 33, T18N, R02W, SEWARD MERIDIAN,
 ALASKA
 HOUSTON 07 MAP



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



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ZIP 99645 \$ 000.51⁰
02 4W
0000368428 APR 21 2021

22

Stephen Edwards, RSA #27
7362 W. Parks Hwy #528
Wasilla, AK 99623

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

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REQUEST: The request is to create two lots from Lot 2, Block 1, Ridgecrest, Plat No. 73-20, to be known as **JOYCE LENORE WOODS**, containing 2.27 acres +/- The plat is located south of N. Meadow Lakes Loop, west of N. Theodore Drive and east of N. Prospect Drive (Tax ID #56442B01L002); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7: Tam Boeve.

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[] No Objection [] Objection [X] Concern

Name: Stephen Edwards Address: 7362 W Parks Hwy #528 Wasilla AK 99623

Comments: Need snow storage dedicated on 2B with cleared area
for culdesacs snow. All culdesacs with multiple driveways
create snow storage problems for RSA's

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.

SAMUEL L. GOLDMAN
1033 N. ZAKANDRA CIRCLE
WASILLA, ALASKA 99654

DATE

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION 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

NOTES

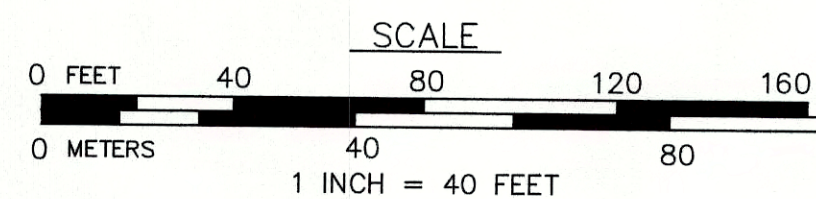
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM PLAT OF GARRISON RIDGE PHASE 1, PLAT #2020-112
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.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) M.E.A. EASEMENT RECORDED OCTOBER 5, 1960 AT BOOK: 34, PAGE: 102
b) M.E.A. EASEMENT RECORDED DECEMBER 9, 1976 AT BOOK: 128, PAGE: 906

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	78.61'	50.00'	50.07'	90°04'47"	70.76'	S17°25'56"E
C2	35.98'	50.00'	18.81'	41°14'07"	35.21'	S82°59'21"E
C3	13.50'	50.00'	6.79'	15°28'07"	13.46'	S83°46'56"W
C4	45.00'	50.00'	24.16'	51°34'14"	43.50'	N62°41'53"W

LEGEND

- FOUND 2 1/2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR WITH PLASTIC CAP



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

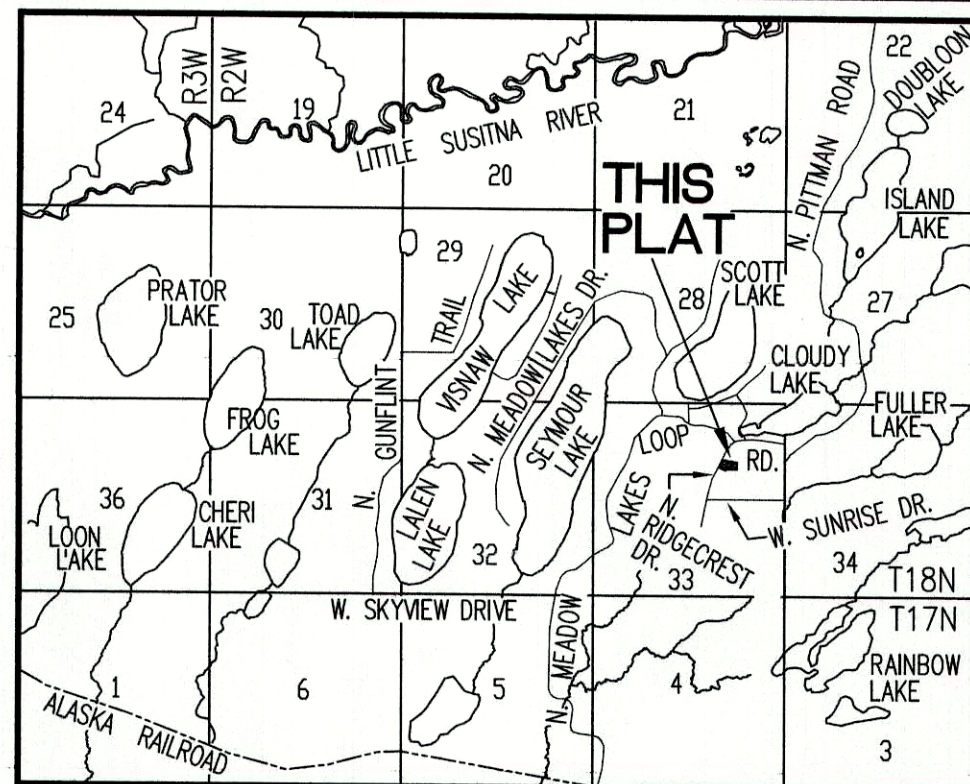
A PLAT OF
JOYCE LENORE WOODS

A SUBDIVISION OF LOT 2, BLOCK 1
RIDGECREST SUBDIVISION, PLAT #73-20
LOCATED WITHIN THE
NE1/4 SECTION 33, T. 18 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.27 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: 2021-10/JoyceLenore
CHECKED BY GLo	SCALE 1 INCH = 40 FEET	SHEET 1 OF 1



VICINITY MAP
SCALE 1" = 1 MILE

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 12, 2021

PROJECT NAME: **LUCILLE LANDING**

LEGAL DESCRIPTION: **SECTION 22, T17N, R2E, SEWARD MERIDIAN, AK**

PETITIONER: **LEANN MASON, STEVEN ANDERSON, ERIC & JUDITH PEARSON**

SURVEYOR: **ACUTEK GEOMATICS, LLC**

REVIEWED BY: FRED WAGNER CASE #: 2021-044

REQUEST

The request is to adjust the common lot line between Lot 5 Butte Meadows, Plat #71-69, and Tax Parcel A4 to alleviate a structural setback encroachment. The lots contain 15.08 acres more or less.

EXHIBITS

Vicinity Map
Soils Report

Exhibit A – 4 pgs
Exhibit B – 10 pgs

COMMENTS

Fire Code
ADOT&PF
DPW
Utilities
RSA #26
Permit Center

Exhibit C – 1 pg
Exhibit D – 1 pg
Exhibit E – 1 pg
Exhibit F – 3 pgs
Exhibit G – 1 pg
Exhibit H – 1 pg

DISCUSSION:

Subject parcels are located within Section 22, Township 17 North, Range 2 East, lying directly east of S. Bodenburg Loop and directly south and west of E. Peacefull Lane.

Soils: A soils report was provided from Pannone Engineering Services, LLC for proposed Lot 1. The report included a testhole log and location map (**Exhibit B**). One testhole excavated to 18' deep had no groundwater encountered. Based on the parameters of code, proposed Lot 1 contains at least 10,000 square feet of building area and 10,000 square feet of useable septic area consistent with MSB 43.20.281. Lot 2 does not require useable area verification because it is over 400,000 square feet and topographic contours were provided.

Access: S. Bodenburg Loop provides legal and physical access to Lot 1. S. Bodenburg Loop is owned and maintained by the State. E. Peacefull Lane provides legal and physical access to proposed Lot 2. E. Peacefull Lane is owned and maintained by MSB. Access and frontage requirements are met pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, MSB 43.20.140 *Physical Access* and MSB 43.20.320 *Frontage*.

Comments: Fire code (**Exhibit C**) states, "Fire and Life Safety has no issues with this." ADOT&PF (**Exhibit D**) has no comment. DPW (**Exhibit E**) has no comment. Mike Shields, RSA 26, (**Exhibit G**) has no objection. MSB Permit Center (**Exhibit H**) notes that existing accesses onto Peacefull Lane do not have driveway permits. Apply for driveway permits and provide copies to Platting Staff (see *Recommendation #4*.)

Utilities: (**Exhibit F**) Enstar has no comments or recommendations, GCI has no comments or objections, and MEA comments to include recorded easements in the plat notes (see *Recommendation 5*.)

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

CONCLUSION:

The abbreviated plat of Lucille Landing is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. Legal and physical access is provided 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 exists pursuant to MSB 43.20.320 *Frontage*. The engineer provided a soils report stating the proposed lots meet the requirements of MSB 43.20.281(A). Lot 2 is over 400,000 square feet and does not require useable area verification when topographic contours are provided.

There were no objections received from any borough departments, outside agencies or the public.

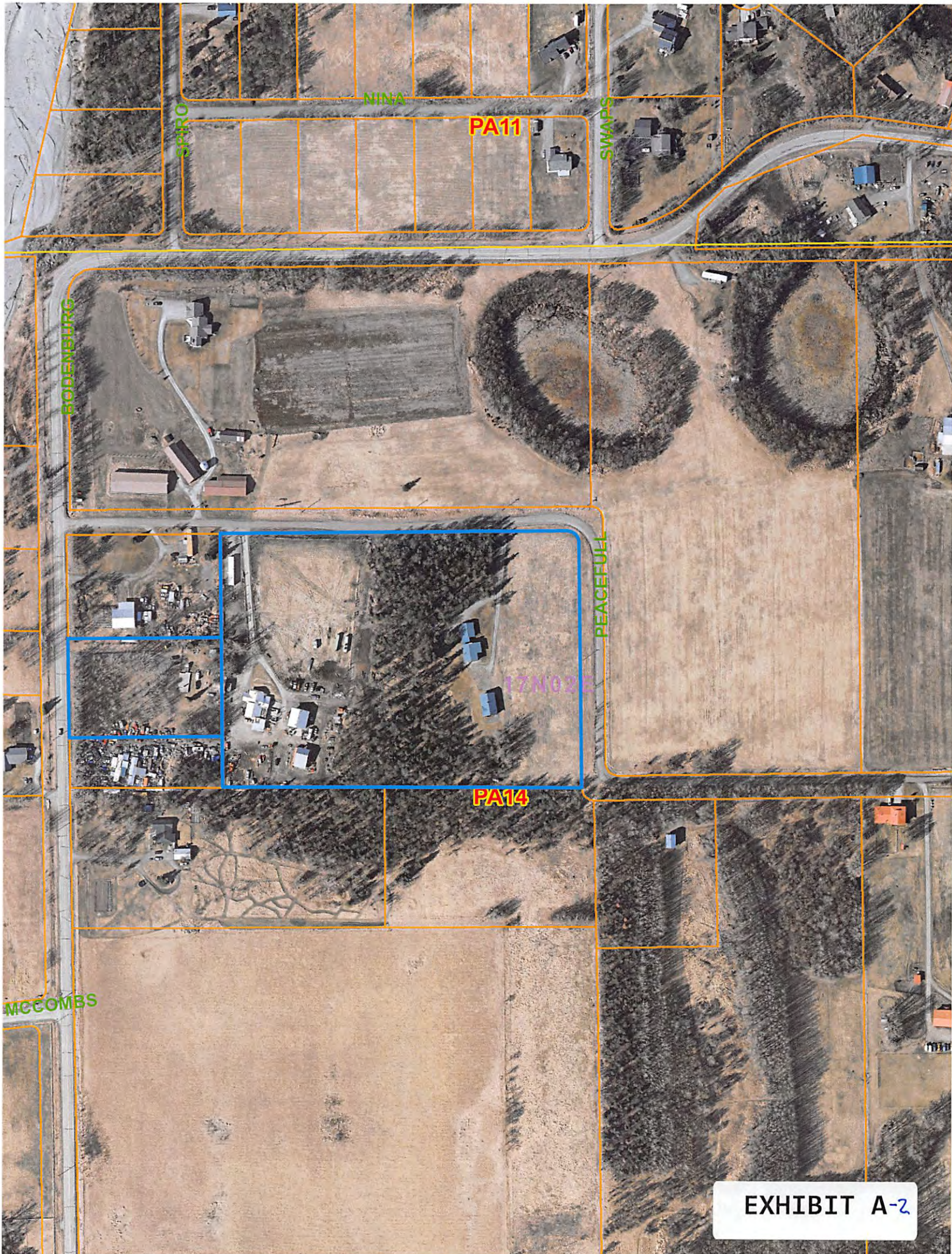
FINDINGS of FACT:

1. The plat of Lucille Landing is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. The engineer certified the required useable septic and building area exists on Lot 1 and Lot 2 does not require useable area verification because it is over 400,000 square feet and topographic contours were provided in accordance with MSB 43.20.281.
3. Lots have a minimum of 60' of frontage pursuant to MSB 43.20.320 *Frontage*.
4. All access requirements are met and consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*.
5. There are no objections from borough departments, outside agencies or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Lucille Landing, contingent upon:

1. Taxes and special assessments must be current prior to the 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 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Pay Postage and Advertising fees.
4. Apply for a driveway permit for existing driveways and provide copies of application to Platting staff.
5. Show all easements of record on the final plat.
6. Submit recording fee payable to DNR.
7. Submit final plat in full compliance with Title 43.



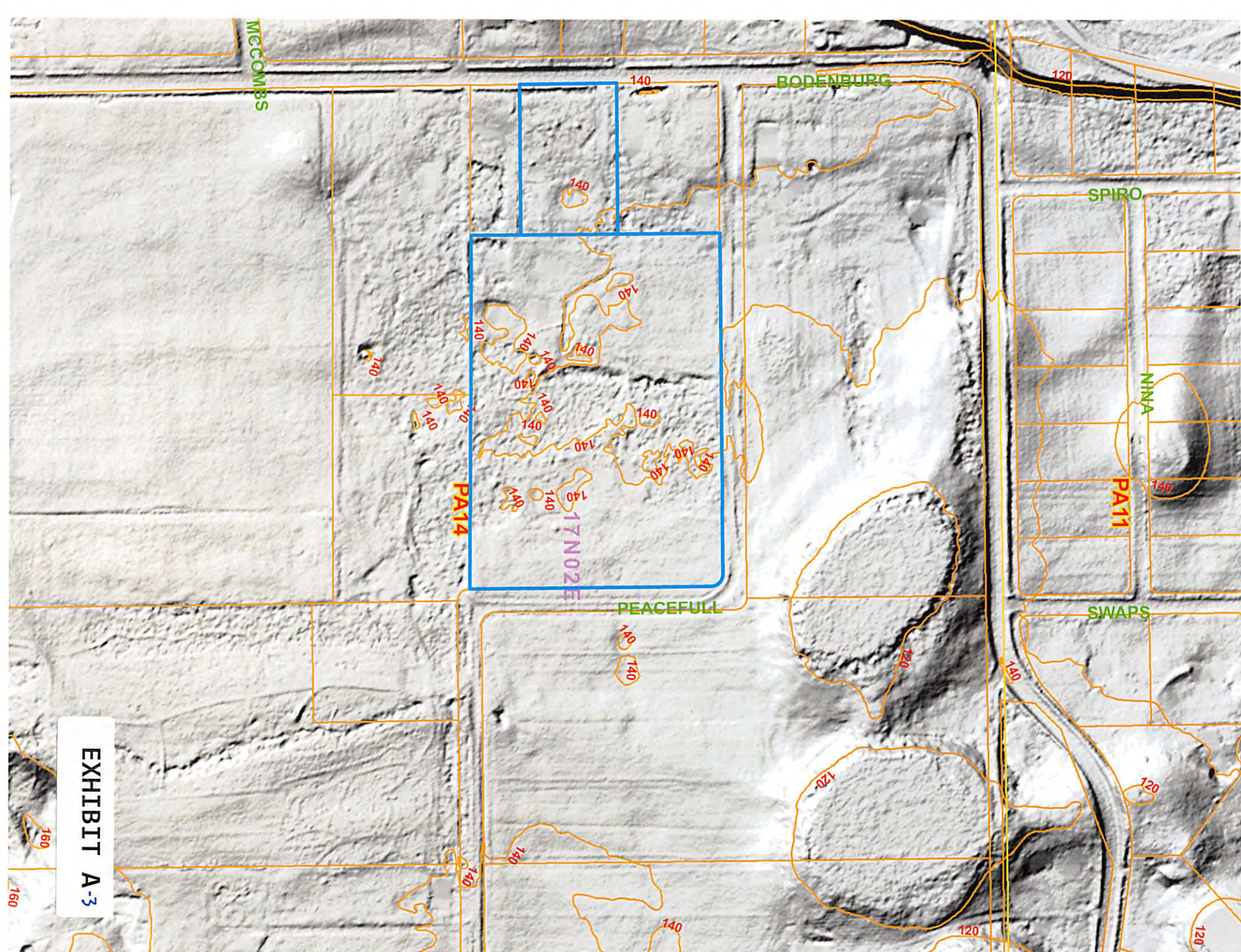
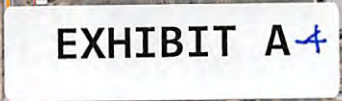


EXHIBIT A-3



Engineers Soil Report

T17N R2E Sec22 Lot A4

Matanuska-Susitna Borough

Prepared for:

**Steven Anderson & Leann Mason
2605 S. Bodenburg Loop
Palmer, AK
(907) 745-0464**

Prepared By:

**Pannone Engineering Services, LLC
P.O. Box 1807
Palmer, AK 99645
Phone: (907) 745 8200
Fax: (907) 745 8201**

Submitted By:



**Steven R. Pannone, P.E.
Principal, Civil Engineer
21 July 2020**

**Mailing: P.O.Box 1807, Palmer, AK 99645
Telephone: (907) 745-8200 FAX: (907) 745-8201**

RECEIVED

MAR 2 8 2021

PLATTING

EXHIBIT B-1

Pannone Engineering Services LLC

Steven R. Pannone, Principal
Registered Professional Engineer
E-mail: steve@panengak.com

Project Description

This soils report is to identify the suitability of the soils on the subject lot for an on-site wastewater disposal area to satisfy MSB Title 43. A common lot line is to be moved to eliminate a setback issue. This report will detail the soils encountered during the soils investigation, existing topography, impact to surrounding wells and septic system and the suitability of the soils encountered for the use of an on-site wastewater disposal system. Lot A4 is approximately 91,000 sqft +/- . Currently Lot A4 is developed, some surrounding lots are also developed

Area

As required by MSB 43.20.281, there is 10,000 sqft of useable building area and 10,000 sqft of contiguous useable septic area. There are no slopes exceeding 25% in the area or within the proposed 10,000 sqft useable septic area. The useable septic area is a minimum of 100' from all surface water and wetlands in the area. The proposed useable building and septic areas are outside of any public use areas, no utility or other easements exist in the proposed areas. Currently there are no wells within 100' of the proposed 10,000 sqft useable septic area.

Soil Conditions

Pannone Engineering Services, LLC. Performed a test hole on the subject property on 7/20/2020 in the area of the proposed 10,000 sqft useable septic area. The test pits were excavated by the owner and were excavated to meet the requirements of MSB Title 43. The test hole soils log is attached to this submittal

We encountered in Test Hole one (TH-1) a layer of organics (OR) to a depth of one-half foot (0.5'), underlain with silts and very fine sands with trace amounts of clay (ML) to a depth of (5.0'). Finally, underlain with poorly graded gravel, gravel-sand mixtures (GP) with little to no fines. No groundwater was encountered during excavation of the test hole. Historical data from the area does not show evidence of a water table at a depth shallower than 18.0' below the ground surface.

NOTES & SPECIAL PROVISIONS:

1. SCOPE AND SPECIFICATIONS:

- 1.1. ALL CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE MOST CURRENT EDITION OF THE MOA COMPONENT PARTS AND MATERIALS USED IN CONSTRUCTION OF ON-SITE WASTEWATER DISPOSAL SYSTEMS AND IN ACCORDANCE WITH AMC 15.65 AND 15.55.
- 1.2. CONTRACTED WORK WILL BE IN COMPLIANCE WITH MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (WASS) DIVISION 10 & DIVISION 20 AS APPROPRIATE.
- 1.3. SCOPE OF WORK: THE PURPOSE OF THIS SOILS LOG IS TO OBTAIN APPROVAL FROM MATANUSKA-SUSTITNA BOROUGH PLATTING AUTHORITY TO MOVE A LOT LINE.
- 1.4. GROUNDWATER WAS NOT ENCOUNTERED TO A DEPTH OF 18 FEET BELOW EXISTING GRADE AS EVIDENCED BY THE SOIL TEST HOLE. IF AN APPARENT WATER TABLE IS OBSERVED IN ANY OF THE EXCAVATIONS LESS THAN 18 FEET BELOW EXISTING GRADE NOTIFY THE ENGINEER IMMEDIATELY. STRUCTURES DEPICTED ON THE SITE PLAN ARE BASED UPON ONE OF THE FOLLOWING: CONCEPTUAL PLOT PLAN DEVELOPED BY OWNER; A PLOT PLAN DEVELOPED BY RLS; OR A SURVEY AS-BUILT.
- 1.5. CONSTRUCTION SPECIFICATIONS:

2. CONSTRUCTION SPECIFICATIONS:

- 2.1. ALL EXCAVATION DEPTHS ARE ADVISORY. THEY ARE TO BE VERIFIED AND MAY BE MODIFIED BY THE ENGINEER IF ACTUAL FIELD CONDITIONS VARY FROM THOSE USED TO PREPARE THE DESIGN.
- 2.2. EXCAVATE THE DRAIN FIELD. BOTTOM OF EXCAVATION SHALL BE LEVEL AND SCARIFIED. RECORD ELEVATIONS AT BEGINNING, MIDDLE AND END OF TRENCH BOTTOM. CONSTRUCTION EQUIPMENT SHALL NOT OPERATE ON THE FLOOR OF THE EXCAVATION. ANY MATERIAL COMPACTED BY THE OPERATION OF THE CONSTRUCTION EQUIPMENT SHALL BE REMOVED AND REPLACED WITH UNCOMPACTED MATERIAL.
- 2.3. PLACE THE SEWER ROCK TO THE SPECIFIED DEPTHS. DO NOT CONTAMINATE SEWER ROCK WITH NATIVE MATERIAL OR SPOILS FROM EXCAVATION. LEVEL ROCK SURFACE TO $\pm 1"$ PRIOR TO INSTALLING THE PERFORATED PIPE.
- 2.4. ALL PIPE SHALL BE PVC CONFORMING TO ASTM D3034 OR ENGINEER APPROVED EQUAL. MINIMUM SOIL COVER SHALL BE 3 FEET OVER THE PIPE AND 4 FEET OVER THE SEPTIC TANK. ONE INCH OF INSULATION MAY BE SUBSTITUTED FOR 1 FOOT OF SOIL COVER.
- 2.5. ALL INSULATION SHALL BE 2" THICK DOW HI-40 INSULBOARD OR ENGINEER APPROVED EQUAL. CENTER INSULBOARD WIDTH OVER SEPTIC TANK OR LINES.
- 2.6. GEOTEXTILE SHALL BE MIRAFI 1405 OR ENGINEER APPROVED EQUAL. LAP ALL JOINTS 2 FEET MINIMUM.
- 2.7. COVER THE DISTRIBUTION PIPE WITH A MINIMUM OF 2" OF SEWER ROCK AND COVER WITH GEOTEXTILE BEFORE PLACING INSULATION AND BACKFILL.
- 2.8. MATERIAL USED AS FILL SHALL BE CLEAN AND FREE OF ORGANICS, TRASH AND CONSTRUCTION DEBRIS.
- 2.9. SLOPE ALL FILL MATERIAL TO DRAIN AT 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE AND IN SUCH A MANNER THAT PONDING AT OR NEAR THE DRAIN FIELD DOES NOT OCCUR. THE FILL SHALL BE LEFT AT 6" HIGHER THAN SHOWN TO ALLOW FOR SETTLEMENT. SEED SURFACE AFTER COMPLETING INSTALLATION AS PER MOA CODE.
- 2.10. RECORD THE FINISH GROUND ELEVATION OVER THE BEGINNING, MIDDLE AND END OF SYSTEM.
- 2.11. MAINTAIN 5' SEPARATION BETWEEN PERCOLATION HOLE AND THE DRAIN FIELD TRENCH.
- 2.12. EXPOSE, PUMP AND FILL LOG DISPOSAL CRIB OR CONCRETE TANK WITH SOIL TO ABANDON IAW WITH MOA CODE IF NEEDED.

3. CONTRACTOR RESPONSIBILITIES:

- 3.1. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS AND LOCATIONS OF ALL LOT LINES, EASEMENTS, WELLS (E & P), SEPTIC SYSTEMS (E & P) AND SHALL MEET MINIMUM SEPARATION DISTANCES OR AS NOTED.
- 3.2. THE CONTRACTOR (BOTH WELL AND SEPTIC SYSTEM CONTRACTORS) SHALL HAVE ANY WELL LOCATION AND SEPTIC LOCATION STAKED AND ANY LOT LINE AND WELL RADIUS SHOWN ON THE PLAN WITHIN 30 FEET OF THE PROPOSED SYSTEM STAKED BY A REGISTERED LAND SURVEYOR BEFORE STARTING THE WORK.
- 3.3. THE CONTRACTOR IS RESPONSIBLE FOR ALL R.O.W. AND OTHER REQUIRED PERMITS, OTHER THAN THE ATTACHED.
- 3.4. THE CONTRACTOR SHALL CALL FOR LOCATING OF ALL BURIED UTILITIES.
- 3.5. THE CONTRACTOR SHALL PROVIDE 24 HOUR NOTICE TO THE ENGINEER PRIOR TO START OF WORK. ALL SURVEYING AND LOCATES SHALL BE IN PLACE PRIOR TO NOTIFYING THE ENGINEER.
- 3.6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE APPROVED DRAWINGS AND SITE CONDITIONS/LIMITATIONS POTENTIALLY CAUSING THE NEED TO MODIFY THE DESIGN.
- 3.7. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT RED-LINE AS-BUILT DRAWINGS TO THE ENGINEER. THE RED-LINES SHALL INCLUDE PIPE LENGTHS, ORIGINAL GROUND ELEVATIONS, PIPE ELEVATIONS, AND TANK ELEVATIONS.
- 3.8. THE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF THE SYSTEM INSTALLATION TO INCLUDE BOTTOM OF EXCAVATION, TOP OF PIPE WITH CLEAN-OUTS AND MONITOR TUBES INSTALLED, INSTALLED TANK AND FINAL GRADING.

4. THE CONTRACTOR SHALL SIGN THE FOLLOWING: I CERTIFY THAT ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PERMIT, AND ANY AND ALL CHANGE ORDERS, AND THAT THE AS-BUILT REDLINES ARE TRUE AND ACCURATE REPRESENTATION OF THE PROJECT AS CONSTRUCTED.

CONTRACTOR: _____ BY: _____ DATE: _____
TITLE: _____

SOILS LOG

TEST HOLE 1		Top SOIL
OR	UL	SLTS/CLAYS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		

- NOTES:
1. ACCEPTING SOIL LAYER WAS VISUALLY CLASSIFIED AS (GP) HAVING A PERCOLATION RATE OF 15 MINUTES PER INCH OR LESS.
 2. GROUNDWATER WAS NOT ENCOUNTERED DURING EXCAVATION TO A DEPTH OF 18.0'
 3. BASED ON THE SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION OF THE TEST HOLE AND HISTORICAL DATA FROM THE AREA, THE GROUNDWATER TABLE IS LOWER THAN 18.0' BELOW THE GROUND SURFACE.

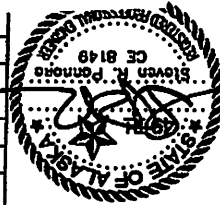
DATE PERFORMED: 7/20/2020

COMMENTS: Test hole excavated by HOMEOWNER.

PERFORMED BY: PANNONE ENGINEERING SERVICES I CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THE DATE OF THIS TEST.

PANNONE ENG SVC, LLC (C.I. 1088)
P.O. BOX 102954 ANCHORAGE, AK 99510
PHONE (907) 272-8218 FAX (907) 272-8211

117N R3E SEC22 LOT A4
LEANN MASON & STEVEN ANDERSON
2605 S. BODENBURG LOOP
PALMER, AK



NOTES	
SOILS LOG &	DRAWN
ACP	
FOR MSB REVIEW ONLY	
NOTES:	

T12N R4W SEC21 LOTS C11, C14, C15
Soils Report

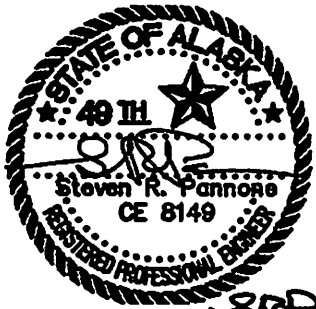
Engineer's Soils Report

T17N R2E SEC22 LOT A4

Prepared for:
Steven Anderson & Leann Mason
2605 S. Bodenburg Loop
Palmer, AK
(907) 745-0464

Prepared By:
Pannone Engineering Services, LLC
P.O. Box 1807
Palmer, AK 99645

Submitted By:



Steven R. Pannone, P.E.
Principal, Civil Engineer
15 July 2019

Engineering Report

EXHIBIT B-4

T12N R4W SEC21 LOTS C11, C14, C15

Soils Report

Project Description

This soils report is to identify the suitability of the soils on the subject lot for an on-site septic system. A common lot line is to be moved to eliminate a setback issue. This report will detail the soils encountered during the soils investigation, existing topography, impact to surrounding wells and septic system and the suitability of the soils encountered for the use of an on-site wastewater disposal system and water supply system. Lot A4 is 2.20 acres. Currently Lot A4 is developed, some surrounding lots are also developed

Soils Investigation

An electronic records search turned up several soil logs for the surrounding lots. Denali North performed a test hole of Butte Meadows Lot 3 down to eighteen (18) feet, no water or bedrock was encountered in the test hole. Daniel Schuetter performed a test hole on Butte Meadows Lot 6A down to sixteen (16) feet no water on bedrock was encountered in the test hole. Alaska Rim Engineering performed a test hole on Butte Meadows Lot 5 down to eighteen (18) feet no water or bedrock was encountered in the test hole. All three test holes which surround the subject property show similar soil profiles and application rates. The test pits revealed a homogenous cross-section of soils as shown on the attached Soils Logs for the lots.

Topography

The topography is generally flat across the subject property and adjacent lots. Slope is less than 0-5% across the area.

Existing water and wastewater systems

The existing drain fields on the subject property and immediately surrounding lots appear to be intact and in working order. There are existing class "c" wells in the area locations are unknown and should be verified before any installation or upgrade to any on-site septic system in the area. Currently there are no wells located within 100' of any on-site septic system. The existing water supply systems are private wells and have a 100-foot protective radius around them (i.e. a new wastewater disposal system may not be located less than 100 feet from these private water wells.)

Legal Description	Well Depth	Well Production	Static Water Level	INSTALL DATE
Butte Meadows Lot 5	60	25gpm	31	6/16/17
Butte Meadows Lot 6A	58	unknown	31	unknown

Surface water

No surface water was observed within 100' of the system.

Engineering Criteria

The existing soils log on record exhibits the soils to percolate between 1 and 5 minutes per inch. With an application rate of 1.2 gpd/sf. Based upon the soil appearance, the design of the existing system. Moving the common lot line will not affect the development of this lot or surrounding lots now or in the future. A conventional system can be installed on the two subject lots. Based on visual observations an

T12N R4W SEC21 LOTS C11, C14, C15

Soils Report

application rate of 1.2 gallons per day per square feet would be recommended for a conventional wastewater system. 12,000 square feet of septic reserve area is shown on the attached drawing for both Lot A4 and Lot 5.

Site Information

ADEC Regulation and Alaska State Statutes govern for single-family homes. These regulations require a minimum of two (4) feet vertical separation between the bottom of a soil absorption system and ground water for a conventional disposal system, six feet (6') to bedrock or other impermeable layers (tight silts and clays) and must be located greater than 100 feet horizontally from any surface water (Creeks and ponds). Additionally, the accepting soils must have a percolation rate of less than 240 minutes per inch. A lot must have room for a primary and reserve soil absorption system.

i

T12N R4W SEC21 LOTS C11, C14, C15
Soils Report

Appendix A
Soils Plans Logs

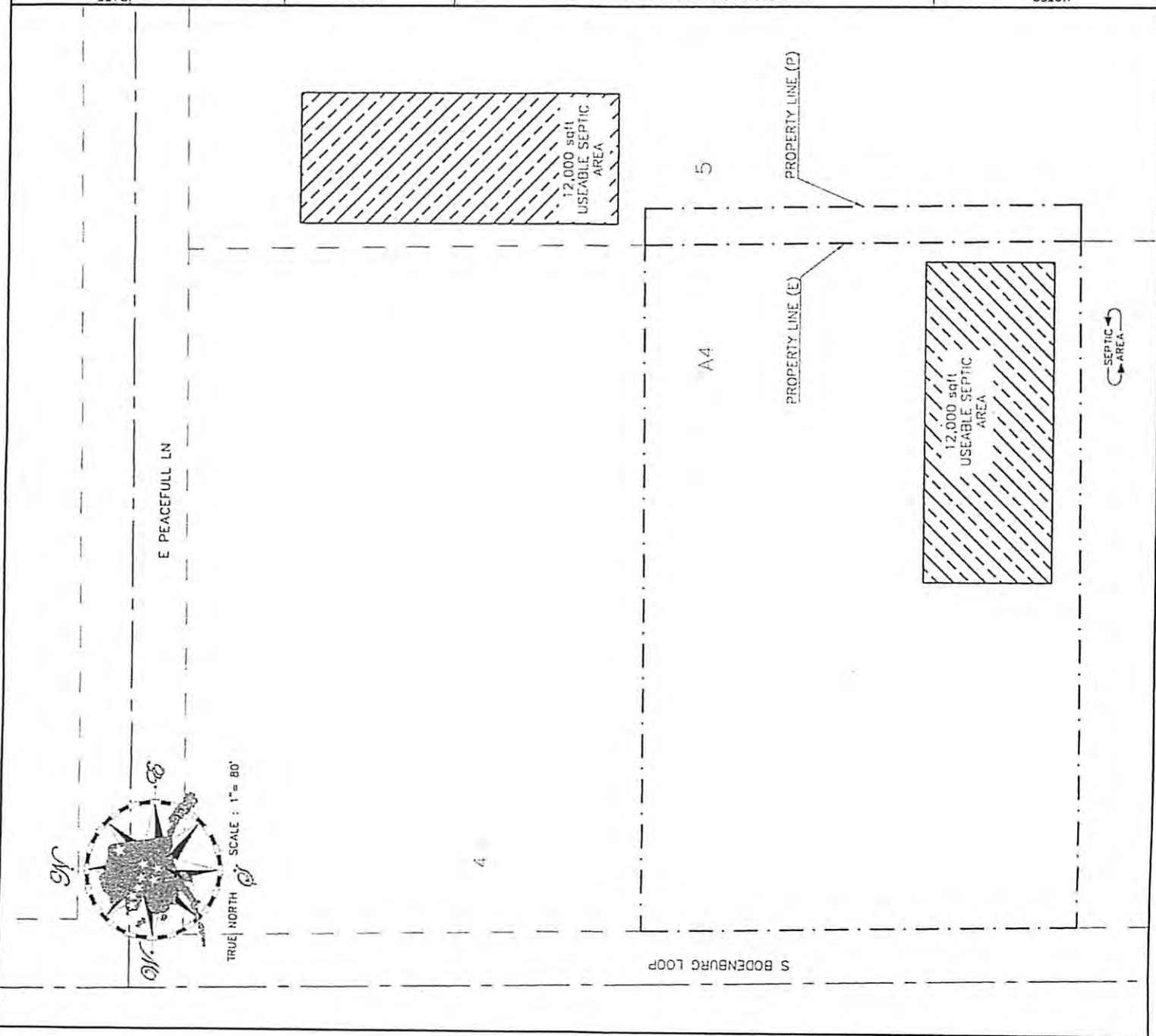
EXHIBIT B-7

W ——— W ——— WATER LINE /
WELL RADIUS
NEW SEPTIC

ABBREVIATIONS

- TH TEST HOLE
- (P) PROPOSED
- (E) EXISTING
- CO CLEAN OUT NO.
- FC FOUNDATION CLEANOUT
- FS FLOW SPLITTER
- MT MONITOR TUBE NO.
- TYP TYPICAL

EXHIBIT B-8



DATE 7/15/2019		SCALE 1" = 80'	P.I.D. NO. 21124	PERMIT NO. OSPXXXXXX	SHEET 1 OF 1
REVISIONS					
		PANNONE ENG SVC, LLC P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201 117N R3E SEC22 LOT A4 LEANN MASON & STEVEN ANDERSON 2605 S. BODENBURG LOOP PALMER, AK			
NOTES:		DRAWN ACP SITE PLAN			

SOIL LOG

**847 W. Evergreen Avenue
Palmer, Alaska 99645**

PERCOLATION TEST

~~12~~ SOIL LOG

☐ PERCOLATION
TEST

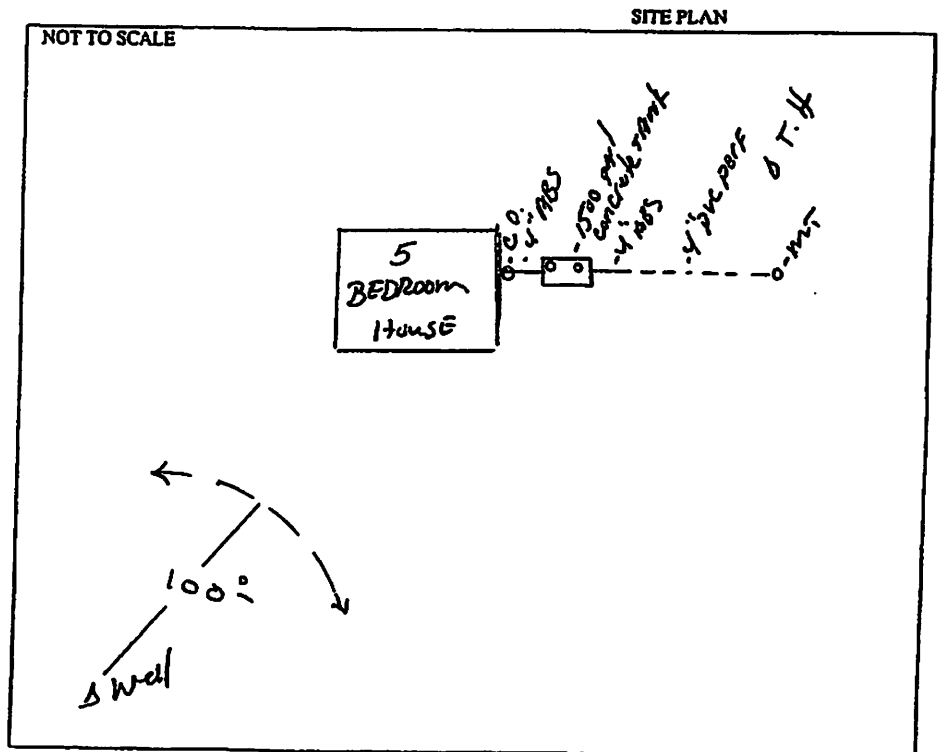
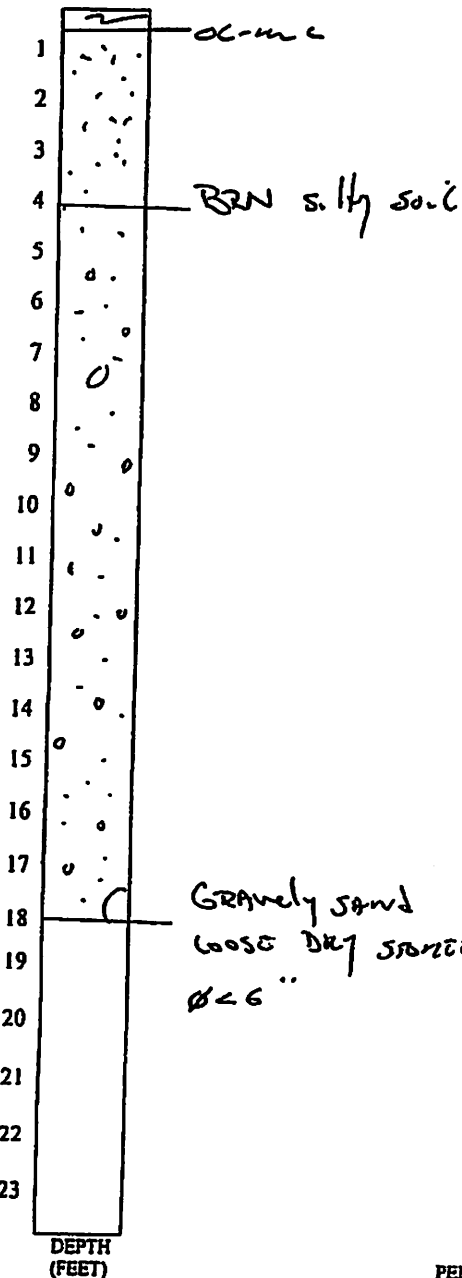
5 BEDROOMS

JOB NUMBER: 05-399

PERFORMED FOR: Tim McGinn

DATE PERFORMED: 9-1-05

LEGAL DESCRIPTION: C Butte Meadows Lot 3



**WAS GROUND WATER
ENCOUNTERED?**

NG

IF YES, AT WHAT DEPTH?

[illegible]

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

TEST RUN BETWEEN _____ FT AND _____

COMMENTS Designed To 125' 60 YARDS OF septic rock

PERFORMED BY: S. Johnson

CERTIFIED BY: _____ **DATE:** _____

EXHIBIT B-9

P.O. Box 2749
Palmer, Alaska 99645

Alaska Rim Engineering
Engineers - Planners - Surveyors

Phone (907) 745-0222
Fax (907) 746-0222

RECEIVED

SOILS LOG

JUN - 2 1997

DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
MILC

PROJECT Lot 5, Butte Meadows

WORK ORDER No. 97-00241

DATE: 5-21-97

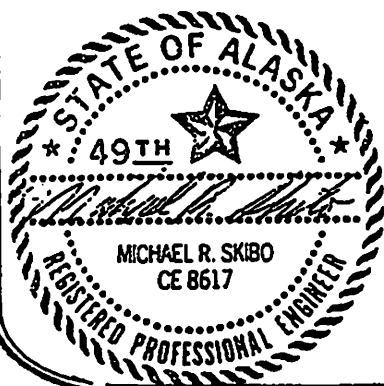
BY: MIKE SKIBO

Test Hole No. 1

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

TEST HOLE LOCATION:

Within 25' of the
proposed S.A.S.



1	Top Soil Silt
2	
3	
4	
5	
6	Sand, Gravel Cobbles to 4" ø
7	
8	
9	
10	
11	(Sw)
12	
13	
14	
15	
16	No water or impermeable layers encountered
17	
18	
19	
20	
21	Bottom of test hole
22	
23	
24	
25	

Engineers • Planners • Surveyors

EXHIBIT B-10

Fred Wagner

From: Fire Code
Sent: Tuesday, April 20, 2021 12:32 PM
To: Fred Wagner
Subject: RE: RFC Lucille Landing (FW)

Fred,
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: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Thursday, April 15, 2021 3:28 PM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Lucille Landing (FW)

All,

Below is a link to Lucille Landing, MSB Case #2021-044, Tech FW. RSA #26 Greater Butte

Comments are due by May 3, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/ElyhnJLDPF9DoaxVTJCpldYBG47rLDNRJUXLSTiSDz_NPQ?e=DNwyrn

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

EXHIBIT C

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)354-8501 Cell



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

April 22, 2021

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **Watkins, Plat No. 80-157T (Hoffman & Watkins)**
- **Macken Goose (Olson)**
- **Lucille Landing (Mason, Anderson, Pearson)**
- **ASLS 72-026, Plat No. 86-163 (Cucullu)**
- **Lungaro Lots (Lungaro & Lee)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Birdsell #2, Plat No 71-3 (Piancino)**
 - No direct access will be granted to Pittman Road.
- **Tax Map TA 07, Sec 31, T26N, R04W (Bradley & Heller)**
 - No direct access will be granted from the lots to Talkeetna Spur Road. All lots must access via internal circulation.
 - The access road onto Talkeetna Spur Road needs to align with Comsat Road.
- **Quinn's Landing (Stull)**
 - We are concerned that Lot 6 isn't buildable with the section line easement and the setbacks required by the Mat-Su Borough.
 - Per our previous letter from December 28, 2020:
 - No direct access will be granted from the lots to Talkeetna Spur Road. All lots must access via internal circulation.
 - We recommend that the cul-de-sac be extended to the section line easement. The cul-de-sac can be placed within the section line easement and will provide

EXHIBIT D

"Keep Alaska Moving through service and infrastructure."

Fred Wagner

From: Jamie Taylor
Sent: Thursday, April 29, 2021 6:18 PM
To: Fred Wagner
Subject: RE: RFC Lucille Landing (FW)

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: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Thursday, April 15, 2021 3:28 PM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Lucille Landing (FW)

All,

Below is a link to Lucille Landing, MSB Case #2021-044, Tech FW. RSA #26 Greater Butte

Comments are due by May 3, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/ElyhnJLDPF9DoaxVTJCpldYBG47rLDNRJUXLSTiSDz_NPQ?e=DNwyrn

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



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

April 22, 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 plats and has no comments or recommendations.

- **Lucille Landing**
(MSB Case # 2021-44)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Sterling Lopez", written in a cursive style.

Sterling Lopez
Sr. Right of Way & Permitting Agent
ENSTAR Natural Gas Company

EXHIBIT F-1

Fred Wagner

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, April 23, 2021 10:13 AM
To: Fred Wagner
Cc: OSP Design Group
Subject: RE: RFC Lucille Landing (FW)
Attachments: Lucille Landing Agenda Plat.pdf; Engineers Report.pdf; RFC Packet.pdf

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

Fred,

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

Thanks,

MIREYA ARMESTO

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Thursday, April 15, 2021 3:28 PM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; TimHaleDistrict1@gmail.com
Subject: RFC Lucille Landing (FW)

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

All,

Below is a link to Lucille Landing, MSB Case #2021-044, Tech FW. RSA #26 Greater Butte

Comments are due by May 3, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/ElyhnJLDPF9DoaxVTJCpldYBG47rLDNRJUXLSTiSDz_NPQ?e=DNwyrn

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

EXHIBIT F -2

Fred Wagner

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Monday, April 26, 2021 3:42 PM
To: Fred Wagner
Subject: RE: RFC Lucille Landing (FW)
Attachments: 20210426_155251.pdf

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

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: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Thursday, April 15, 2021 3:28 PM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Lucille Landing (FW)

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

All,

Below is a link to Lucille Landing, MSB Case #2021-044, Tech FW. RSA #26 Greater Butte

Comments are due by May 3, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/ElyhnJLDPF9DoaxVTJCpldYBG47rLDNRJUXLSTiSDz_NPQ?e=DNwyrn

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



RECEIVED

MAY 07 2021

PLATTING

18

Michael Shields, RSA #26
PO Box 4787
Palmer, AK 99645

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: LEANN MASON, STEVEN ANDERSON, ERIC & JUDITH PEARSON

REQUEST: The request is to adjust the common lot line between Tax Parcel A4 and Lot 5 of Butte Meadows, plat #71-69, to eliminate a structural setback violation, to be known as **LUCILLE LANDING**, containing 15.08 acres +/- . The property is located directly east of S. Bodenburg Loop and south of E. Peacefull Lane (Tax ID # 17N02E22A004 & 2003000L005); within the NE ¼ Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1: Tim Hale.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 119** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 12, 2021**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Fred Wagner** at (907) 861-7870. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

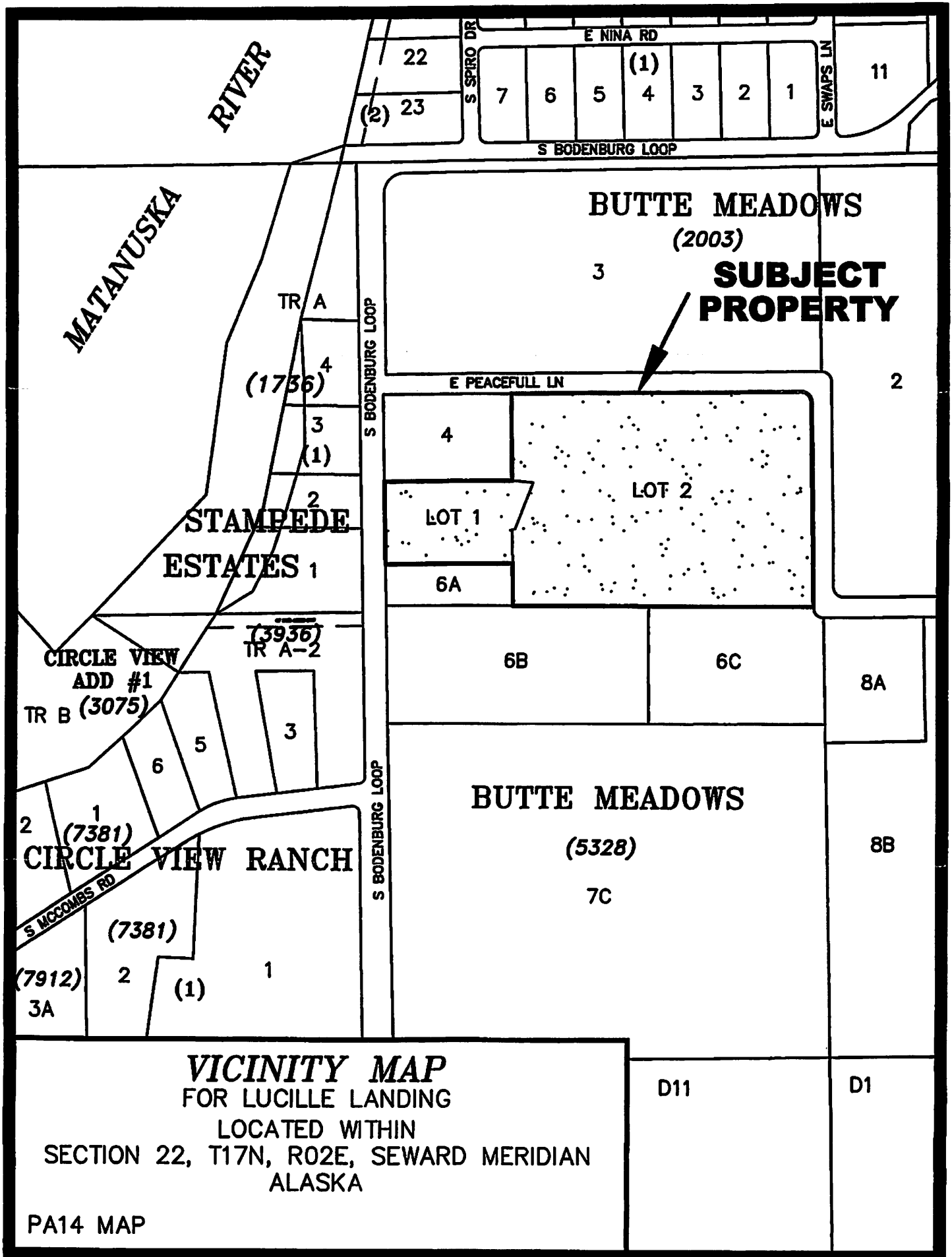
Starting May 1, 2021 it is optional to wear a mask to the Mat-Su Borough Platting Board Hearings.

☒ No Objection ☐ Objection ☐ Concern

physical: 15481 E. Man-O-War Dr.

Name: Michael Shields, RSA 26 Address: PO Box 4787 Palmer, AK 99645

Comments: None



Fred Wagner

From: Permit Center
Sent: Friday, April 16, 2021 10:40 AM
To: Fred Wagner
Subject: RE: RFC Lucille Landing (FW)

The existing access onto Peaceful Lane do not have driveway permits. Applications will be to be obtained for the existing accesses.

Michelle Olsen, CFM
Permit Technician

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Thursday, April 15, 2021 3:28 PM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Lucille Landing (FW)

All,

Below is a link to Lucille Landing, MSB Case #2021-044, Tech FW. RSA #26 Greater Butte

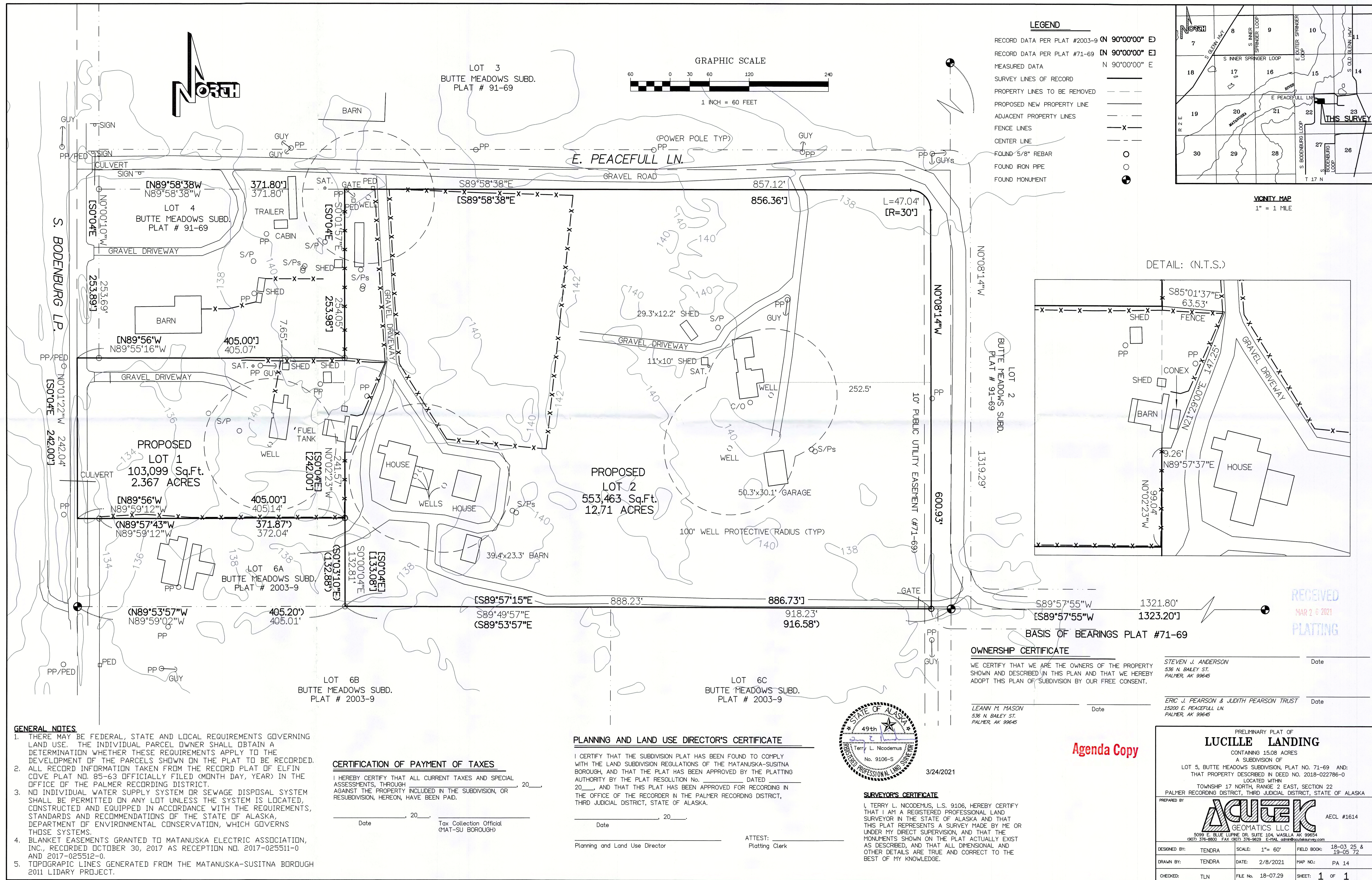
Comments are due by May 3, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/ElyhnJLDPF9DoaxVTJCpldYBG47rLDNRJUXLSTiSDz_NPQ?e=DNwyrn

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

Sincerely,

Fred Wagner, PLS



E

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 12, 2021**

PRELIMINARY PLAT: **BIRCH PARK ADDITION 1 RSB B/1 L/1 & 2**
LEGAL DESCRIPTION: **SEC 15, T17N, R3W S.M., AK**
PETITIONER: **CHRIS ZELLO & SERGEY KHARCHENKO**
SURVEYOR: **FRONTIER SURVEYS**
ACRES: 1.96 PARCELS: 1
REVIEWED BY: KIMBERLY MCCLURE & CHERYL SCOTT CASE: 2021-054

REQUEST:

The request is to combine Lots 1 & 2, Block 1, Birch Park Addition 1, Plat #73-23 into one lot to be known as **LOT 1A**, containing 1.96 +/- . The property is located north of W. Big Lake Road and directly east of W. Birch Lake Drive lying within the SE¼ Section 15, Township 17 North, Range 3 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

DISCUSSION: The subject parcels are located within the Big Lake Community Council. The proposed subdivision heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), exemptions for elimination of common lot lines is exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

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 Birch Park Addition 1 RSB B/1 L/1 & 2 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 were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

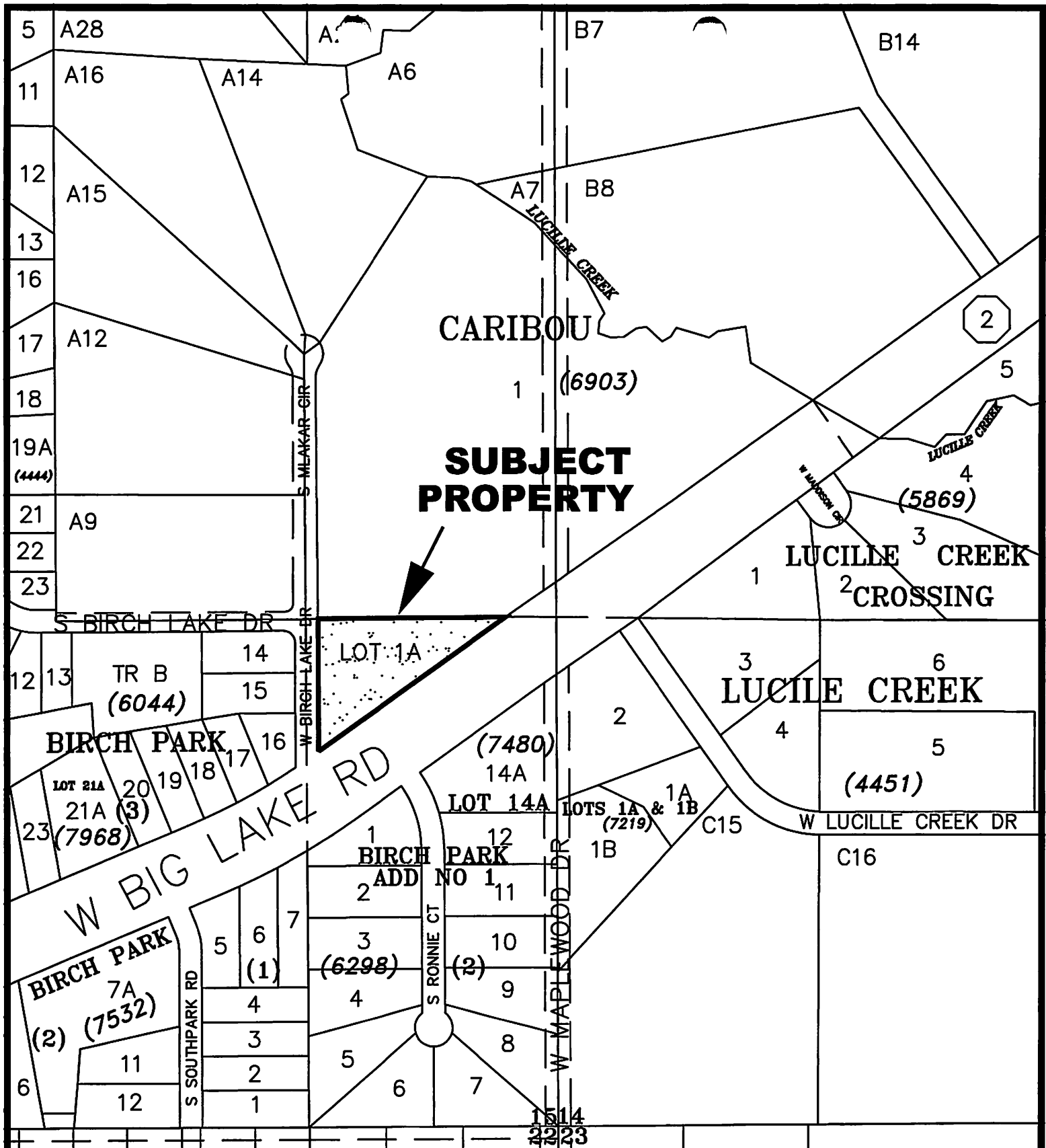
1. The abbreviated plat of Birch Park Addition 1 RSB B/1 L/1 & 2 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions for elimination of common lot lines*.

2. This plat combines two lots within Birch Park Addition 1 subdivision, 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 Birch Park Addition 1, Plat #73-23, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Birch Park Addition 1 RSB B/1 L/1 & 2 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.



VICINITY MAP

FOR PROPOSED BIRCH PK ADD 1

RSB B/1 L/1 & 2

LOCATED WITHIN

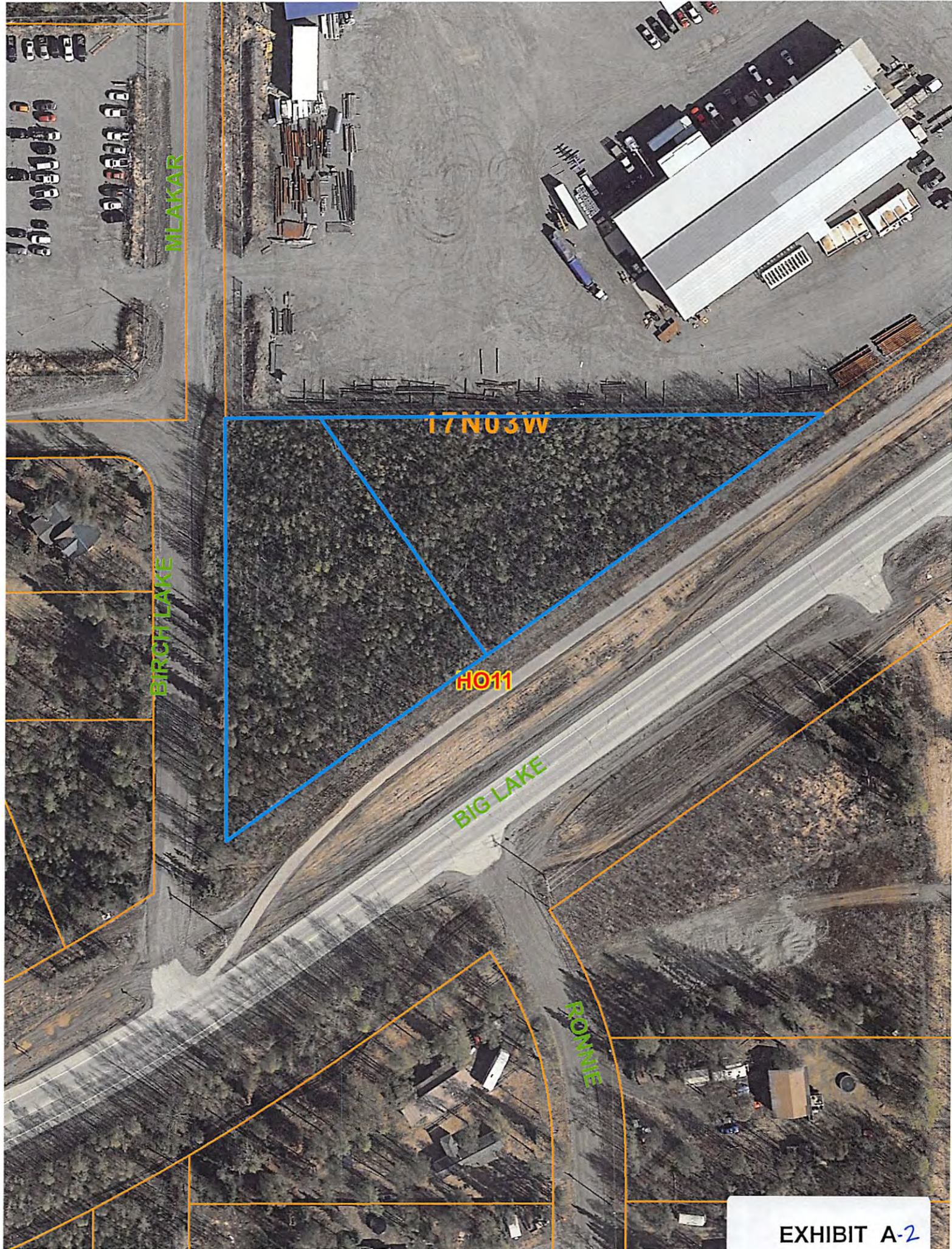
SECTION 15, T17N, R3W, SEWARD MERIDIAN,
ALASKA

HOUSTON 11 MAP

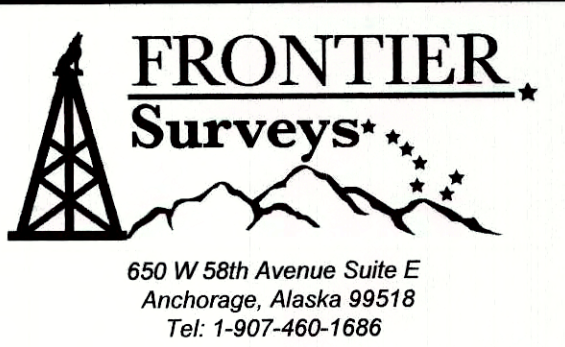
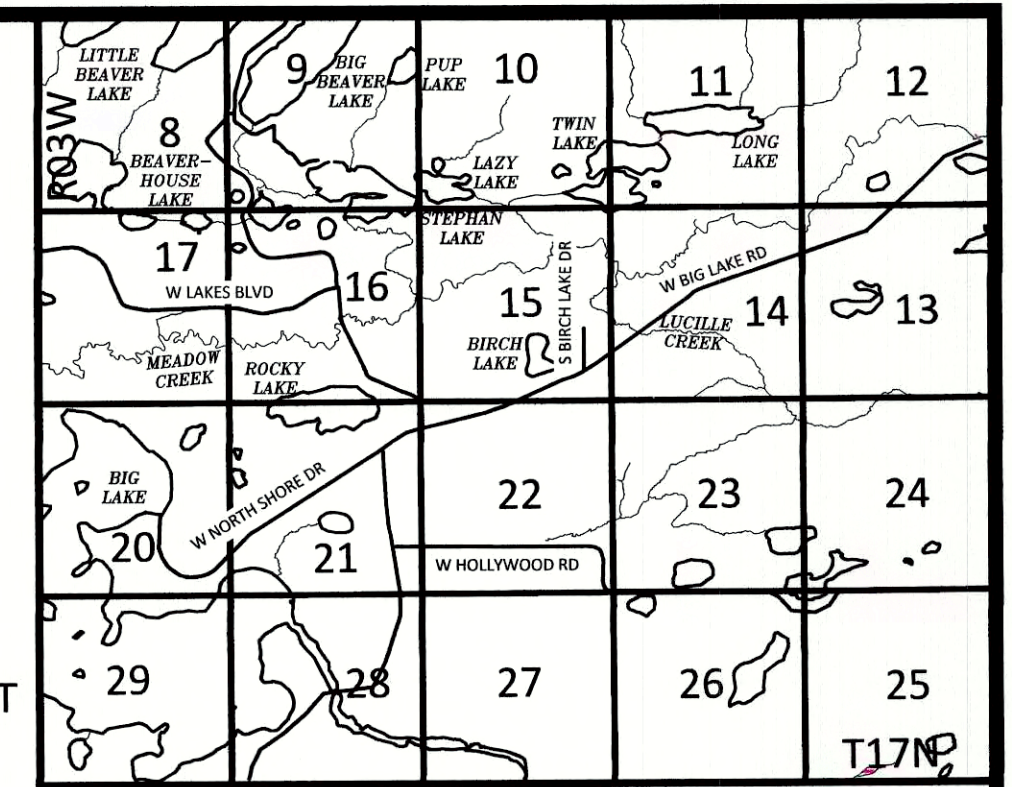
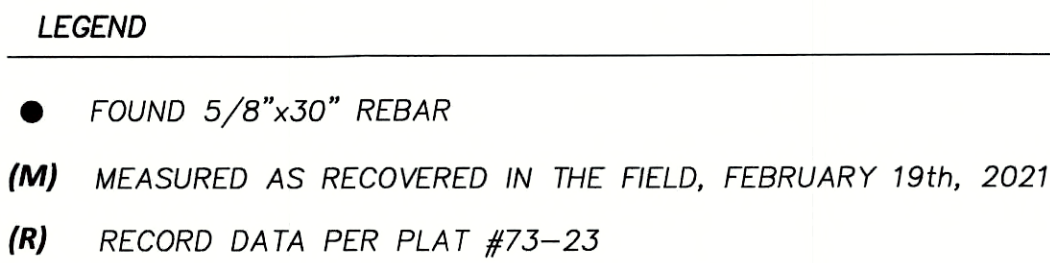
B6

B11

EXHIBIT A-1







F

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 12, 2021

ABBREVIATED PLAT: LUNGARO LOTS

LEGAL DESCRIPTION: SEC 34, T24N, R04W, SEWARD MERIDIAN AK

PETITIONER/OWNER: SHIRLEY LUNGARO & CORA B. LEE

SURVEYOR: R & K LAND SURVEYING, LLC

ACRES: 18.44 ± PARCELS: 2

REVIEWED BY: FRED WAGNER CASE #: 2021-052

REQUEST: The request is to create two lots from Tract D, Shennum Subdivision, Plat No. 2000-2, to be known as **LUNGARO LOTS**, containing 18.44 acres +/- . The plat is located directly east of E. Montana Creek Road, and south & east of E. Helena Avenue; within the NW ¼ Section 34, Township 24 North, Range 04 West, Seward Meridian, Alaska. Proposed Lot 2 is a flag lot, pursuant to MSB 43.20.300(E).

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 3 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Alaska Department of Transportation and Public Facilities
Fire Code
Utilities

EXHIBIT B – 1 pg
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 3 pgs

DISCUSSION: The proposed subdivision is east of S. Parks Highway and Montana Creek, and directly east E. Montana Creek Road. Proposed Lot 2 is a flag lot, with a 60' wide flag lot. Both lots will have the required frontage on E. Montana Creek Road. E. Montana Creek Road is owned and maintained by MSB.

Soils Report: A geotechnical report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as both 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. Alaska Department of Transportation and Public Facilities (**Exhibit C**) has no comments. Fire Marshal Donald Cuthbert commented (**Exhibit D**), "As long as the pole section of the flag lot will accommodate emergency vehicles Fire and Life Safety has no issue with this."

Utilities: (**Exhibit E**) Enstar has no comments, or recommendations. GCI has no comments or objections. MEA requests a recorded easement be added to the plat notes (see **Recommendation #4**).

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Susitna; Road Service Area #15 Caswell; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

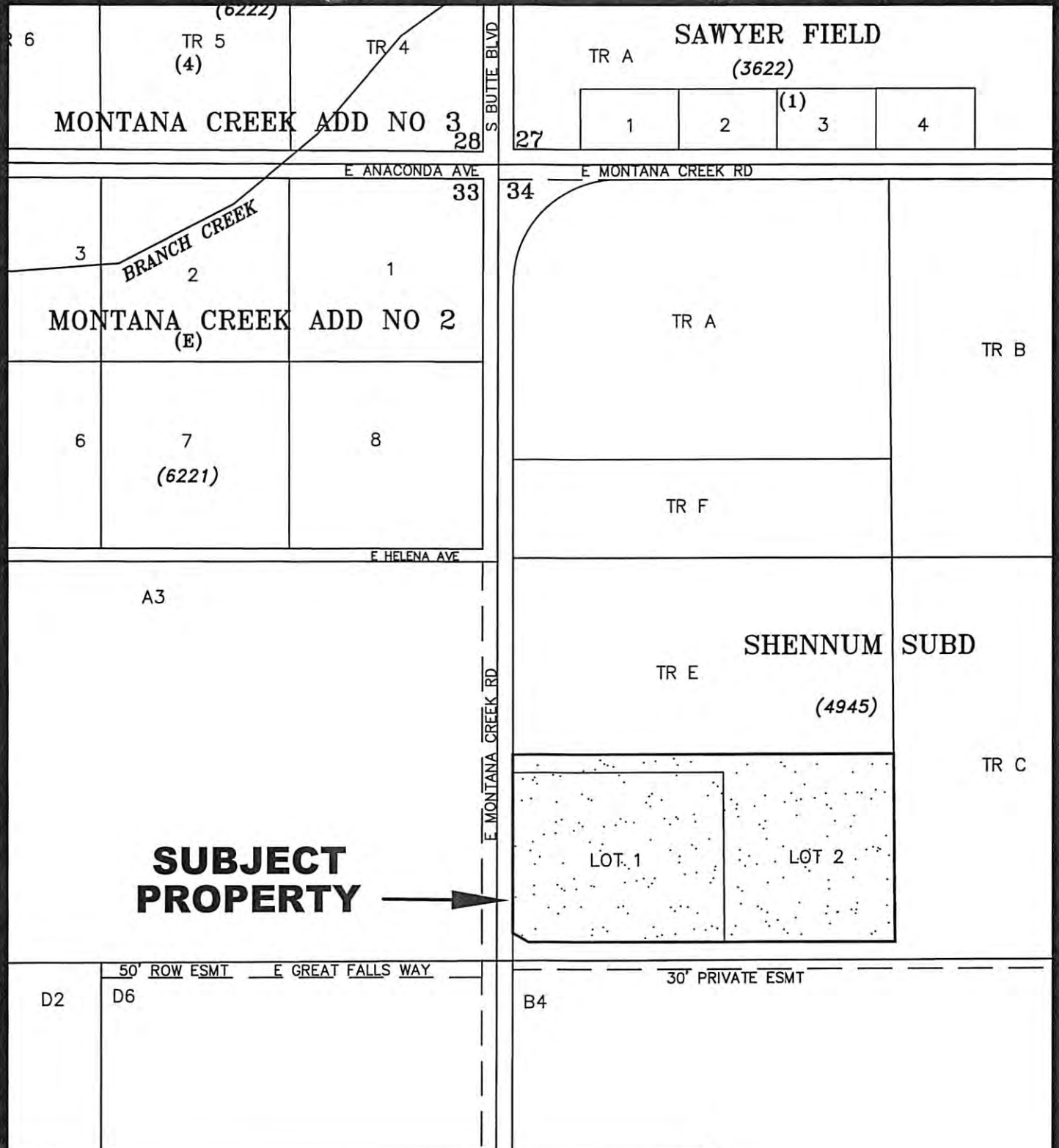
CONCLUSION: The preliminary plat of Lungaro Lots is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to 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.

FINDINGS OF FACT

1. The plat of Lungaro Lots 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). Both lots have required septic and building area. Both lots are greater than 400,000 sf (9.183 acres) and topographical information was provided 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 USACE; ADF&G; Community Council Susitna; Road Service Area #15 Caswell; 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 Lungaro Lots, Section 34, Township 24 North, Range 04W 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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR LUNGARO LOTS

LOCATED WITHIN

SECTION 34, T24N, R04W, SEWARD MERIDIAN
ALASKA

EXHIBIT A-1

MO08 MAP

B2

B3

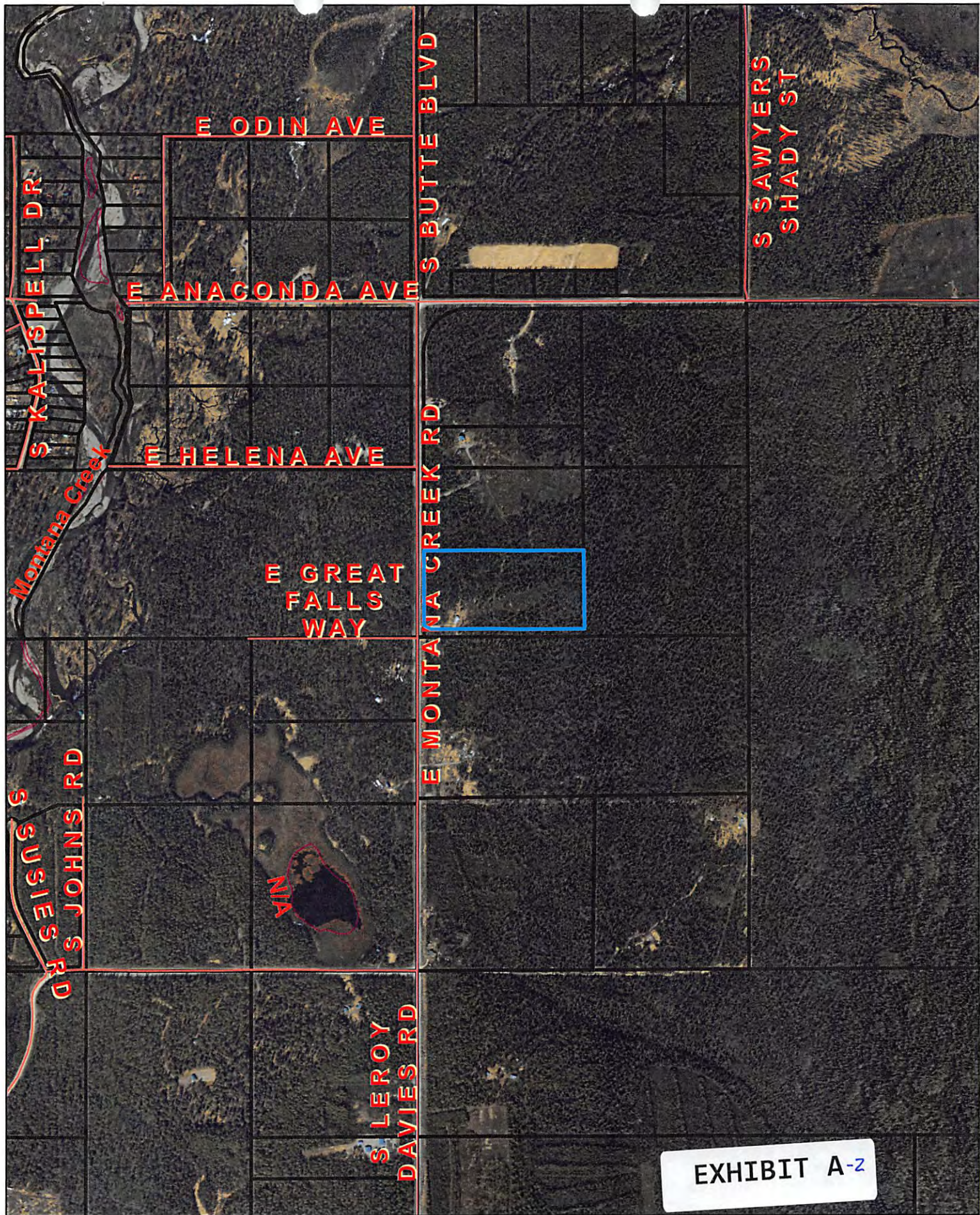
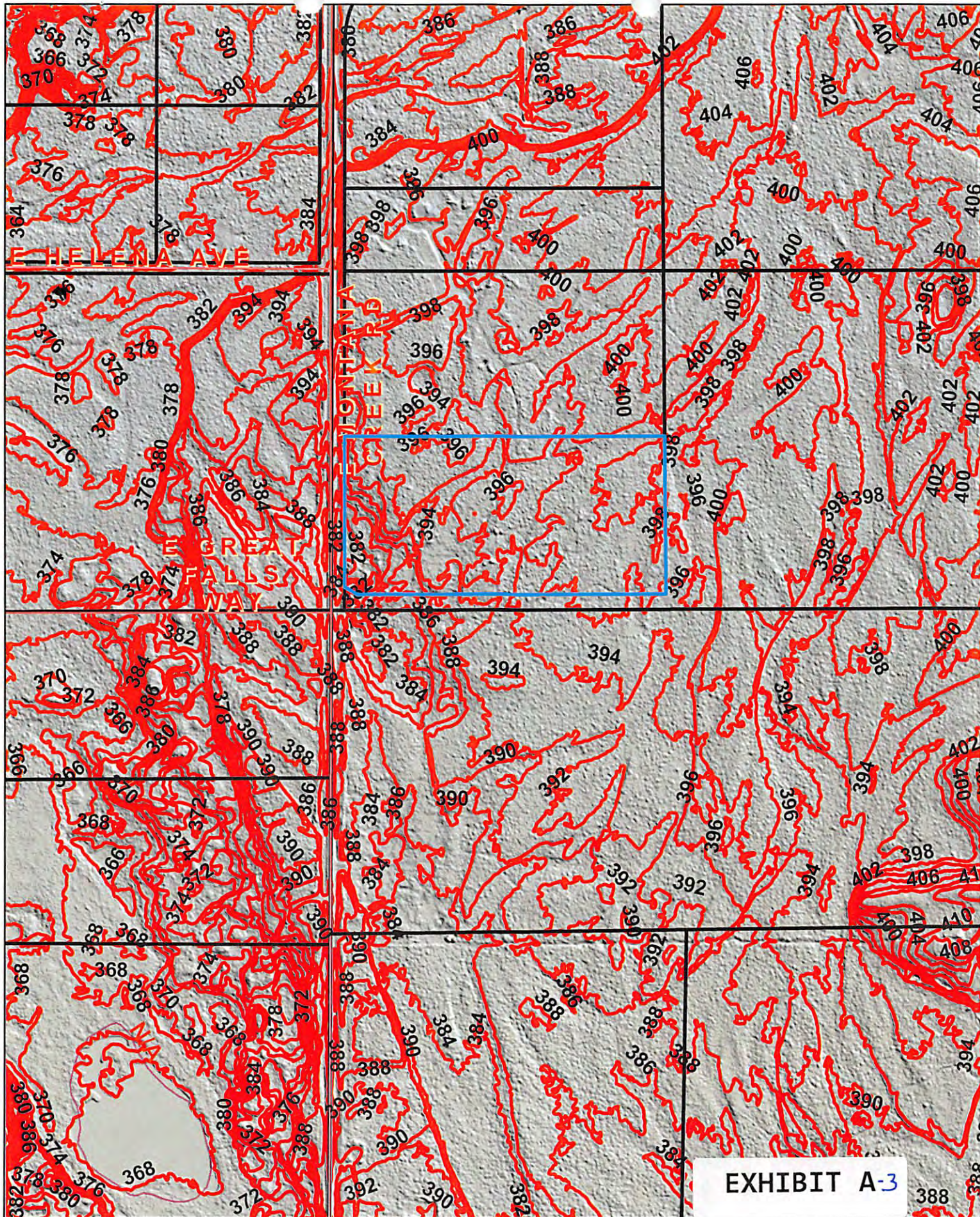


EXHIBIT A-2



Fred Wagner

From: Jamie Taylor
Sent: Thursday, May 6, 2021 4:41 PM
To: Fred Wagner
Subject: RE: RFC Lungaro Lots (FW)

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: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, April 20, 2021 10:35 AM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; twalter@fmgconsultants.com; mcbrides@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Lungaro Lots (FW)

All,

Below is a link to Lungaro Lots, MSB Case #2021-052, Tech FW, RSA #15 Caswell

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/ErnoC-og8JJBoYLo00PybUMBw95LGMWFcSciIdomYBPIUg?e=gzVoA0

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

Sincerely,

Fred Wagner, PLS
MSB Platting Officer

EXHIBIT B



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

April 22, 2021

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **Watkins, Plat No. 80-157T (Hoffman & Watkins)**
- **Macken Goose (Olson)**
- **Lucille Landing (Mason, Anderson, Pearson)**
- **ASLS 72-026, Plat No. 86-163 (Cucullu)**
- **Lungaro Lots (Lungaro & Lee)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Birdsell #2, Plat No 71-3 (Piancino)**
 - No direct access will be granted to Pittman Road.
- **Tax Map TA 07, Sec 31, T26N, R04W (Bradley & Heller)**
 - No direct access will be granted from the lots to Talkeetna Spur Road. All lots must access via internal circulation.
 - The access road onto Talkeetna Spur Road needs to align with Comsat Road.
- **Quinn's Landing (Stull)**
 - We are concerned that Lot 6 isn't buildable with the section line easement and the setbacks required by the Mat-Su Borough.
 - Per our previous letter from December 28, 2020:
 - No direct access will be granted from the lots to Talkeetna Spur Road. All lots must access via internal circulation.
 - We recommend that the cul-de-sac be extended to the section line easement. The cul-de-sac can be placed within the section line easement and will provide

EXHIBIT C

Fred Wagner

From: Fire Code
Sent: Friday, May 7, 2021 12:33 PM
To: Fred Wagner
Subject: RE: RFC Lungaro Lots (FW)

Fred,
As long as the pole section of the flag lot will accommodate emergency vehicles 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: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, April 20, 2021 10:35 AM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; twalter@fmgconsultants.com; mcbrides@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Lungaro Lots (FW)

All,

Below is a link to Lungaro Lots, MSB Case #2021-052, Tech FW, RSA #15 Caswell

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

Sincerely,

Fred Wagner, PLS
MSB Platting Officer



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

April 26, 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 plat and has no comments or recommendations.

- **Lungaro Lots 2021**
(MSB Case # 2021-052)

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

Sincerely,

James Christopher

James Christopher
Right of Way & Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT E-1

Fred Wagner

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, April 28, 2021 7:53 AM
To: Fred Wagner
Cc: OSP Design Group
Subject: RE: RFC Lungaro Lots (FW)
Attachments: Agenda Plat.pdf; RFC Packet.pdf

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

Fred,

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

Thanks,

MIREYA ARMESTO

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, April 20, 2021 10:35 AM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; twalter@fmgconsultants.com; mcbrides@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Lungaro Lots (FW)

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

Sincerely,

Fred Wagner, PLS
MSB Platting Officer

EXHIBIT E-2

Fred Wagner

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, May 5, 2021 3:41 PM
To: Fred Wagner
Subject: RE: RFC Lungaro Lots (FW)
Attachments: 20210505_155239.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: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, April 20, 2021 10:35 AM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; adam.dubour@alaska.gov; pamelaj.melchert@usps.gov; twalter@fmgconsultants.com; mcbrides@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Lungaro Lots (FW)

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

All,

Below is a link to Lungaro Lots, MSB Case #2021-052, Tech FW, RSA #15 Caswell

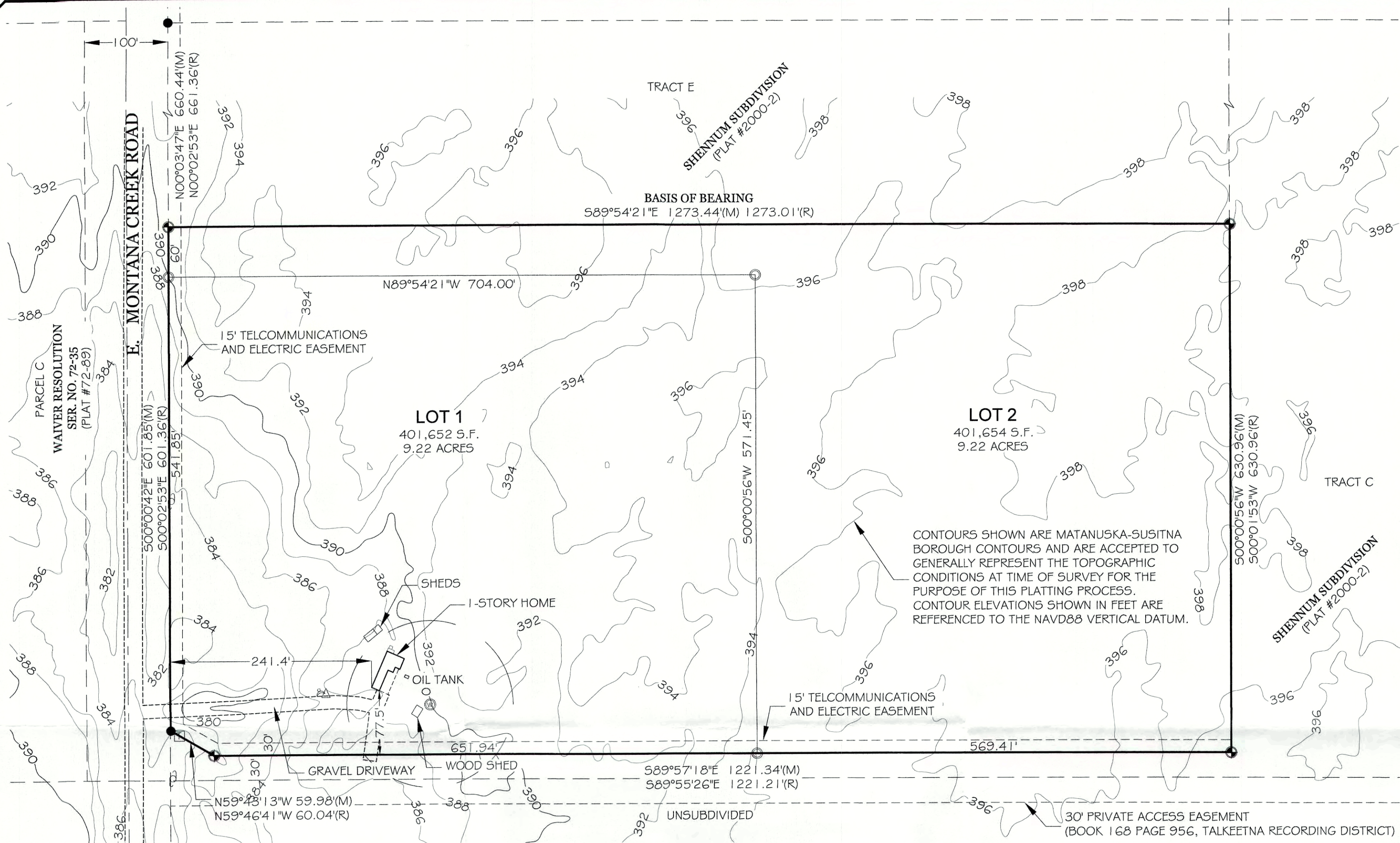
https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/ErnoC-og8JJBoYLo00PybUMBw95LGMWFcScildomYBPIUg?e=gzVoA0

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

Sincerely,

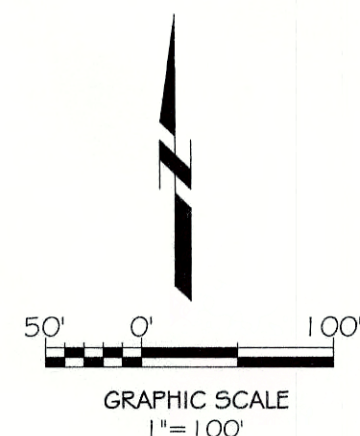
Fred Wagner, PLS

EXHIBIT E-3



LEGEND

- FOUND 2" ALUMINUM CAP ON 5/8" REBAR
- FOUND 5/8" REBAR
- PROPOSED 5/8" X 30" REBAR WITH SELF IDENTIFYING RED PLASTIC CAP
- (R) RECORD PLAT #2000-2
- (M) MEASURED
- UTILITY POLE
- REMOTE ELECTRIC METER
- TELEPHONE PEDESTAL
- SATELLITE DISH
- WELL



TYPICAL RED PLASTIC CAP SET

RKLS
LS 11004

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
SHIRLEY LUNGARO
PO BOX 1301
WILLOW, ALASKA 99688

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

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
CORA B. LEE
25825 ADAMS LANE
JACKSON, LOUISIANA 70748

NOTARY'S ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES: _____

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 TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

_____, 20____

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK



I, RICHARD WENTWORTH, 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 THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RICHARD L. WENTWORTH, PLS #11004

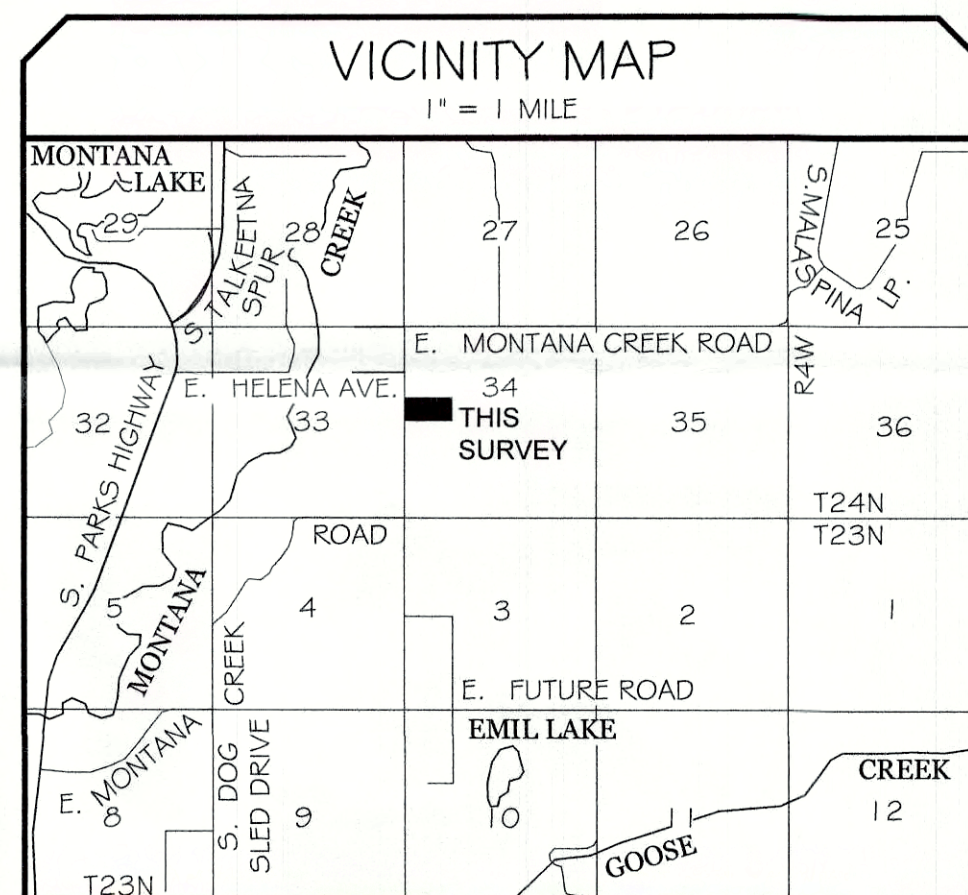
NOTES:

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.

CERTIFICATION OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL



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

PRELIMINARY PLAT OF
LUNGARO LOTS
A RESUBDIVISION OF TRACT D WITHIN SHENNUM SUBDIVISION, ACCORDING TO PLAT #2000-2 CONTAINING APPROXIMATELY 18.44 ACRES LOCATED WITHIN SECTION 34, T24N, R4W, S.M., ALASKA
TALKEETNA RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

JOB NUMBER: 2020-144	CASE NUMBER:	MSB TAX MAP: N/A
FIELD BOOK: RKLS 2020-10	DATE: 04-15-2021	REVISION: N/A
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 100'	SHEET: 1 OF 1

R*K LAND SURVEYING, LLC