





MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874

MEMORANDUM

Date: May 19, 2021

To: Fred Wagner, Platting Officer

From: Cheryl Scott, Platting Technician *CS*

RE: Eagle's Roost Estates **Case #: 2021-041**

The petitioner is requesting a continuance for 6 months or proceed sooner if all parties are prepared. The request is to allow time to address useable area issues. Platting Staff is agreeable to this request.

Continuance Request **Exhibit A**

Suggested motion: *"I move to continue the public hearing for Eagle's Roost Estates for 6 months or proceed sooner if all parties are prepared."*

Cheryl Scott

From: Cheryl Scott
Sent: Monday, May 17, 2021 2:54 PM
To: Cheryl Scott
Subject: Eagle's Roost

From: Shane Stragier <sstragier@hotmail.com>
Sent: Monday, May 17, 2021 12:25 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: Eagle's Roost

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

We would like to continue this case for 6 months so that we have adequate time to come up with a solution for Lot 2A's septic useable area. Please let me know if you need anything further.

Thanks,



Shane Stragier / Project Manager
s.stragier@frontiersurveys.com / 907-460-1686

Frontier Surveys – Surveying, Project Management
<http://www.frontiersurveys.com>
650 W. 58th Ave, Suite E, Anchorage, Alaska

B

ABBREVIATED PLAT:	KENNERSON	
LEGAL DESCRIPTION:	SEC 04, T17N, R1E & SEC 33, T17N, 1E, SEWARD MERIDIAN, AK	
PETITIONER:	ROLAND KENNERSON	
SURVEYOR:	HANSON LAND SOLUTIONS	
ACRES: 5.83	PARCELS: 2	
REVIEWED BY:	CHERYL SCOTT	CASE: 2021-055

The request is to create two lots from Lot 1, Block 2, Weswood Shores, Plat #85-92 to be known as KENNERSON, containing 5.83 acres more or less. Located directly north of E. Palmer-Wasilla Hwy, south of Finger Lake, east of N. Legacy Lane and west of E. Schelin Spur lying within the NE ¼ Section 04, Township 17 North, Range 1 East and the SE ¼ Section 33, Township 18 North, Range 1 East, Seward Meridian, Alaska.

Vicinity Maps	Exhibit A
Soils Report	Exhibit B
Project Overview Map	Exhibit C
As-Built	Exhibit D
Topographic Map	Exhibit E

Department of Public Works	Exhibit F
Planning	Exhibit G
Fire Code	Exhibit H
MEA	Exhibit I
GCI	Exhibit J
Enstar	Exhibit K
MTA	Exhibit L
ADOT&PF	Exhibit M
Public	Exhibit N

Access: The proposed lots will have access from borough-maintained E. Weswood Drive. All access requirements are met pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*.

The proposed lots each have 60' of road frontage consistent with MSB 43.20.320 *Frontage*.

Soils: Hanson Land Solutions provided a soils report, which includes two test hole logs and a test hole location map at **Exhibit B**. Test hole 1 excavated to 14 feet encountered groundwater at 11 feet. Soils found in test hole one are shown as GM under the Uniform Soils Classification System by a sieve analysis as required by MSB 43.20.281(A)(1)(f)(i)(ii). Test hole 2 excavated to 12 feet encountered no groundwater. No further action is required to establish sufficient useable area. The proposed lots have 10,000 sq. ft. of contiguous useable septic area and an additional 10,000 sq. ft. of building area consistent with MSB 43.20.281.

As-Built & Topographic Information: The surveyor provided as-built information and topographic contours at **Exhibit D & E** as required by MSB 43.15.016. The structure shown on proposed Lot 2 appear to comply with the setbacks requirements in MSB 17.55 *Setbacks*.

Comments:

Department of Public Works noted access to Lot 1 is from Weswood Drive only. **(Exhibit F)**

Planning noted wetlands are present and development may require a permit from U.S. Army Corps of Engineers and should adhere to all setback requirements. The proposed lots should maintain access from E. Weswood Drive only. **(Exhibit G)**

Fire Code has no issue with this request to subdivide. **(Exhibit H)**

MEA requested the plat include all existing easements. **(Exhibit I)**

GCI has no comments or objections to the plat. **(Exhibit J)**

Enstar has no comments or recommendations. **(Exhibit K)**

MTA requested a dedication statement be added to the plat. **(Exhibit L)** *Staff notes there are no dedications on this plat.*

ADOT&PF stated no direct access would be granted to the Palmer-Wasilla Hwy. Both lots must access via Weswood Drive. **(Exhibit M) (Recommendation #5)**

Peter Hakes, owner of 1850 Driftwood Circle, has no objection. **(Exhibit N)**

There were no other comments received from any outside agencies, borough departments or the public at the time of this staff report.

CONCLUSION:

The preliminary plat of Kennerson is consistent with AS 29.40.070 *Preliminary Plats* and MSB 43.15.025 *Abbreviated Plats*. Legal and physical access exists 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 requirements are met pursuant to MSB 43.20.320 *Frontage*.

Useable area requirements are consistent with MSB 43.20.281 *Area*. There were no objections received from any outside agencies, borough departments or the public.

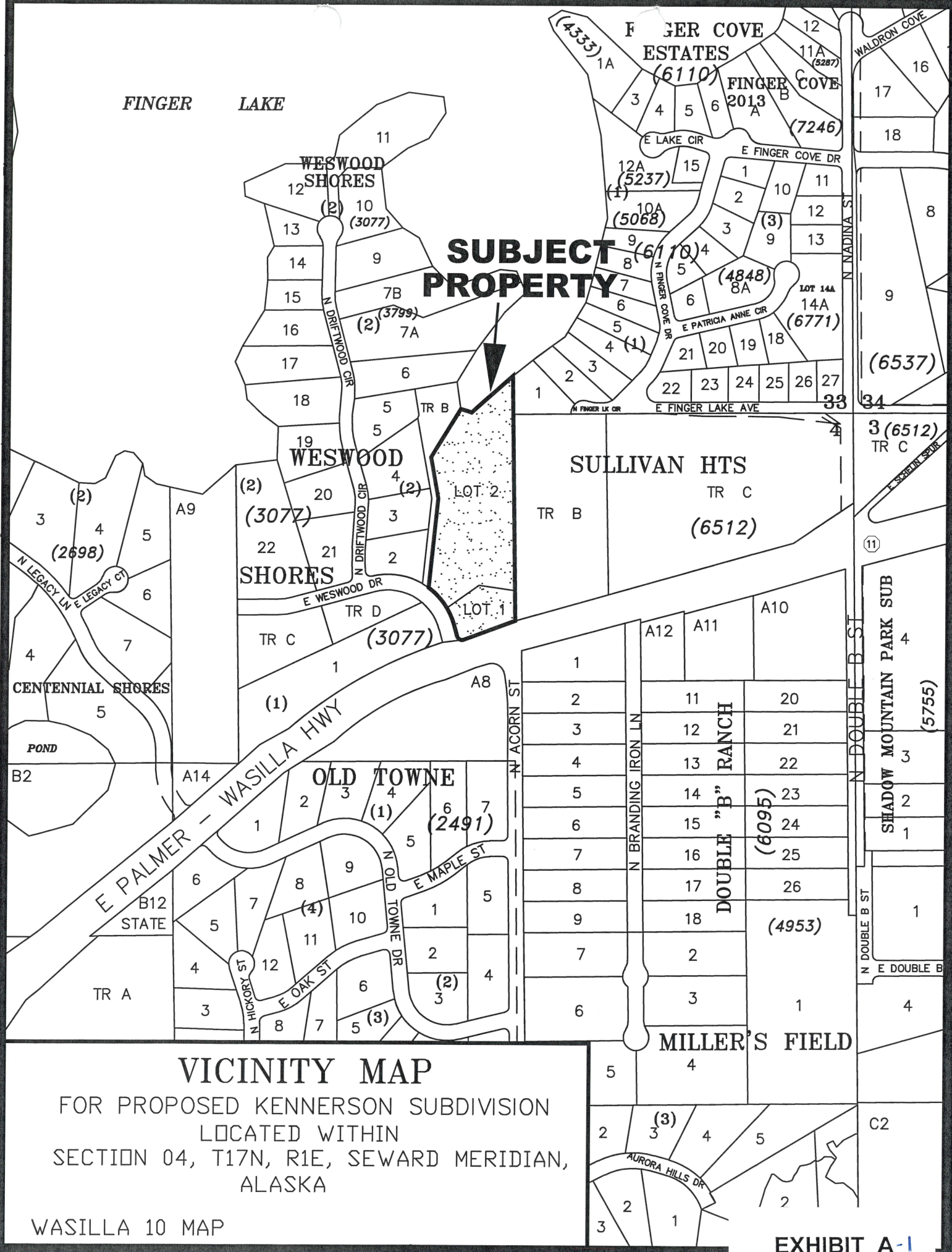
FINDINGS OF FACT:

1. The plat of Kennerson is consistent with AS 29.40.070 *Preliminary Plats* and MSB 43.15.025 *Abbreviated Plats*.
2. The proposed lots have the minimum 60' of road frontage consistent with MSB 43.20.320, *Frontage*.
3. A professional engineer certified the proposed lots contain 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area consistent with MSB 43.20.281, *Area*.
4. E. Weswood Drive provides access to the proposed lots pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
5. The existing structures shown on the As-built are compliant with MSB 17.55 *Setbacks*.
6. There were no objections from any borough departments, outside agencies or the public.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Kennerson, contingent upon:

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Show all easements of record on the final plat.
5. Add plat note stating no direct access is granted to E. Palmer-Wasilla Hwy from these lots unless otherwise allowed by permitting authority.
6. Submit recording fees, payable to DNR.
7. Submit final plat in full compliance with Title 43.









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USEABLE AREA CERTIFICATION

KENNERSON SUBDIVISION

A SUBDIVISION OF

LOT 1, BLOCK 2, WESWOOD SHORES (85-92), PALMER RECORDING DISTRICT, ALASKA

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: 2

(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: 1

(SM) TEST HOLES:

- ☐ 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: 1
- ☐ 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

4/12/21
Date



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305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	LOT 1, BLOCK 2, WESWOOD SHORES (85-92)	TEST HOLE NO.	Date: 03/18/21
Insp. By:	SIMON GILLILAND	1	Job # 21-140

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																									
2ft																																																																																												
3ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> <div style="margin-top: 10px;"> Perc. Hole Diam. (in.): _____ Test Run Between: _____ <div style="display: flex; justify-content: space-between; width: 100%;"> ft and ft Deep </div> </div> <div style="text-align: center; margin-top: 20px;">  </div>						PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
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11ft			<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">COMMENTS:</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">3/31/21: Lake elev 371.3 and water elev of 370.2</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Recommend using higher of two elevations for assumed</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">seasonal high water elevation for selecting usable area.</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">WATER LEVEL MONITORING</th> </tr> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr> <td>03/31/21</td> <td>6.9 down, 370.2' elev</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> </div>						WATER LEVEL MONITORING		Date	WATER LEVEL	03/31/21	6.9 down, 370.2' elev																																																																														
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Depth	
14ft	Total Depth of Test Hole
None	Depths where Seeps encountered
11ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	Monitor Tube Installed?



MECHANICAL GRAIN SIZE ANALYSIS REPORT

KENNERSON SUBDIVISION

A SUBDIVISION OF

LOT 1, BLOCK 2, WESWOOD SHORES (85-92), PALMER RECORDING DISTRICT, ALASKA

Mechanical Analysis

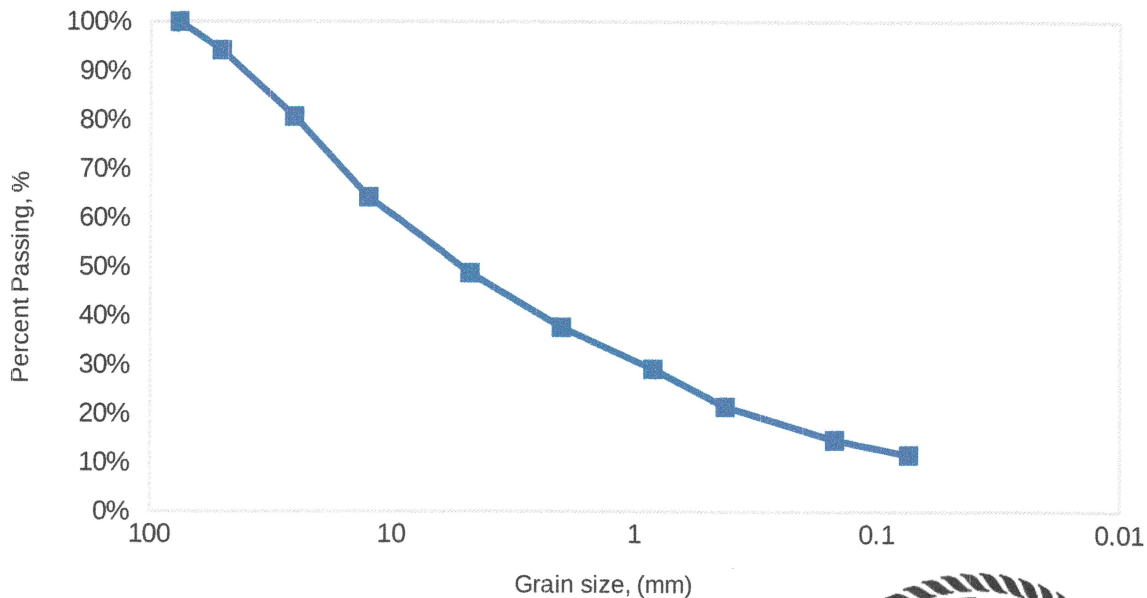
Date Sampled: 03/18/2021
Date Started: 03/18/2021
Date Completed: 03/26/2021

TH-	1
Sample depth:	12 ft

Project #: 21-140

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 1	100%	94%	81%	64%	49%	38%	29%	21%	15%	11.5%

Mechanical Analysis



Soil Classification: GW-GM

PI= LL= PL= Non-Plastic

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

3/26/21

Date



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 305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG					
Parcel:	LOT 1, BLOCK 2, WESWOOD SHORES (85-92)			TEST HOLE NO.	Date: 03/18/21
Insp. By:	SIMON GILLILAND			2	Job # 21-140

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP						
1ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	See attached						
2ft									
3ft									
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST						
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	
6ft			1						
7ft			2						
8ft			3						
9ft			4						
10ft			5						
11ft			6						
12ft			7						
			8						
			9						
			10						
			11						
			12						
					Perc. Hole Diam. (in.):				
					Test Run Between:				
13ft						ft	and		ft Deep
14ft									
15ft									
16ft									
17ft									
18ft									
19ft									
20ft									
								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?

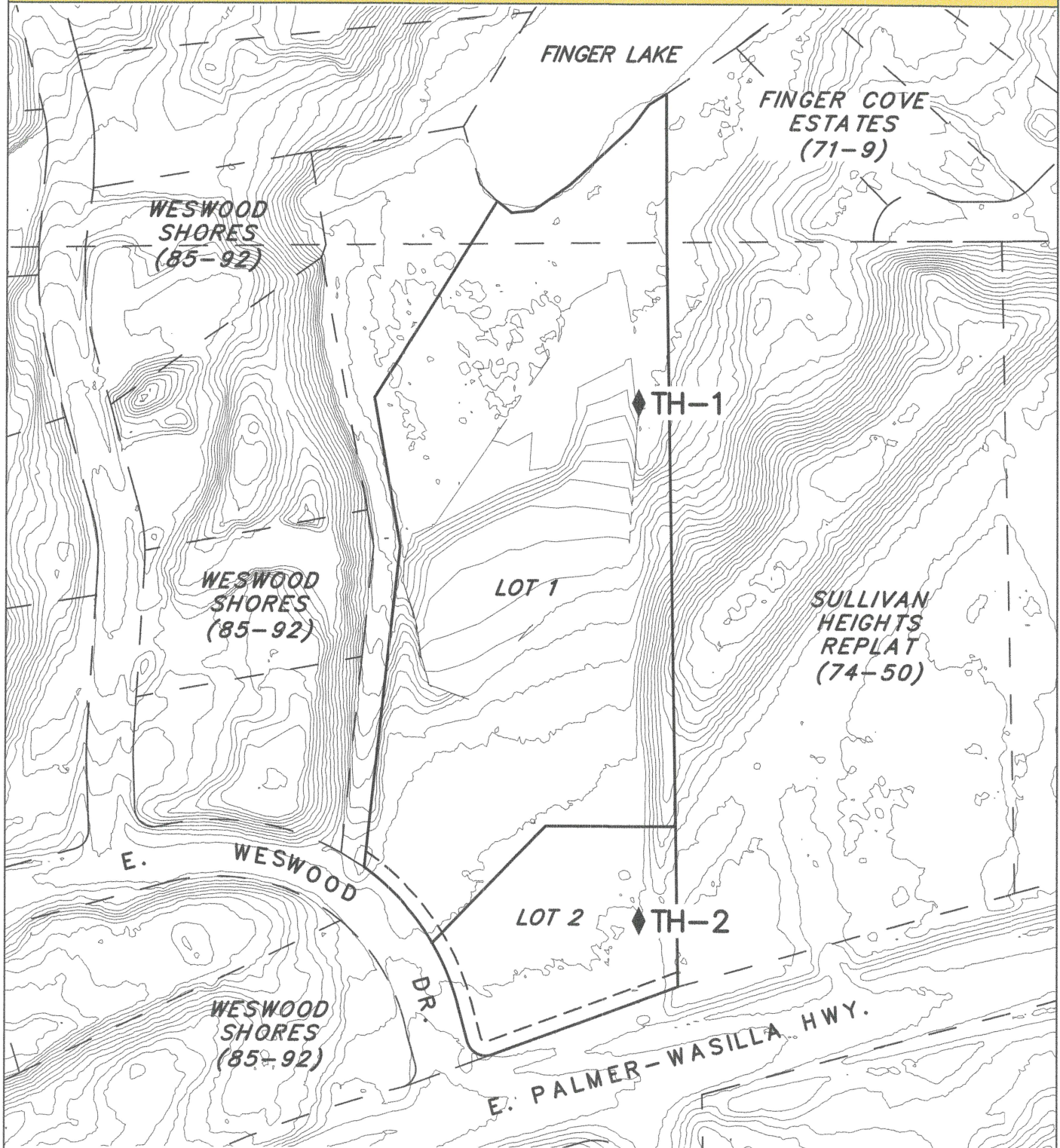
WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

CHILLIGAN NORTH SUBDIVISION

FILE: 21-140

DRAWN: ELF

04/12/21

EXHIBIT A

Page 1 of 1

EXHIBIT B-b



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PALMER, ALASKA 99645
(907) 746-7738



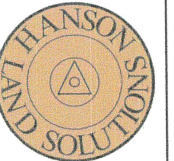
NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA FOR THE MATANUSKA SUSTAINABLE BOROUGH IMAGERY PROJECT OF 2016/2017.
2. THE HORIZONTAL DATUM IS NAD83 (GCS96 EPOCH 2003.0)

WASILLA, ALASKA
WESWOOD SHORES L1, B2
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 21-140C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
04-09-21

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

EXHIBIT C



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON XXV 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.

WASILLA, ALASKA
WESWOOD SHORES L1, B2
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 21-140C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=120'
22x34: 1"=60'
REVISION DATE:
04-09-21

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3

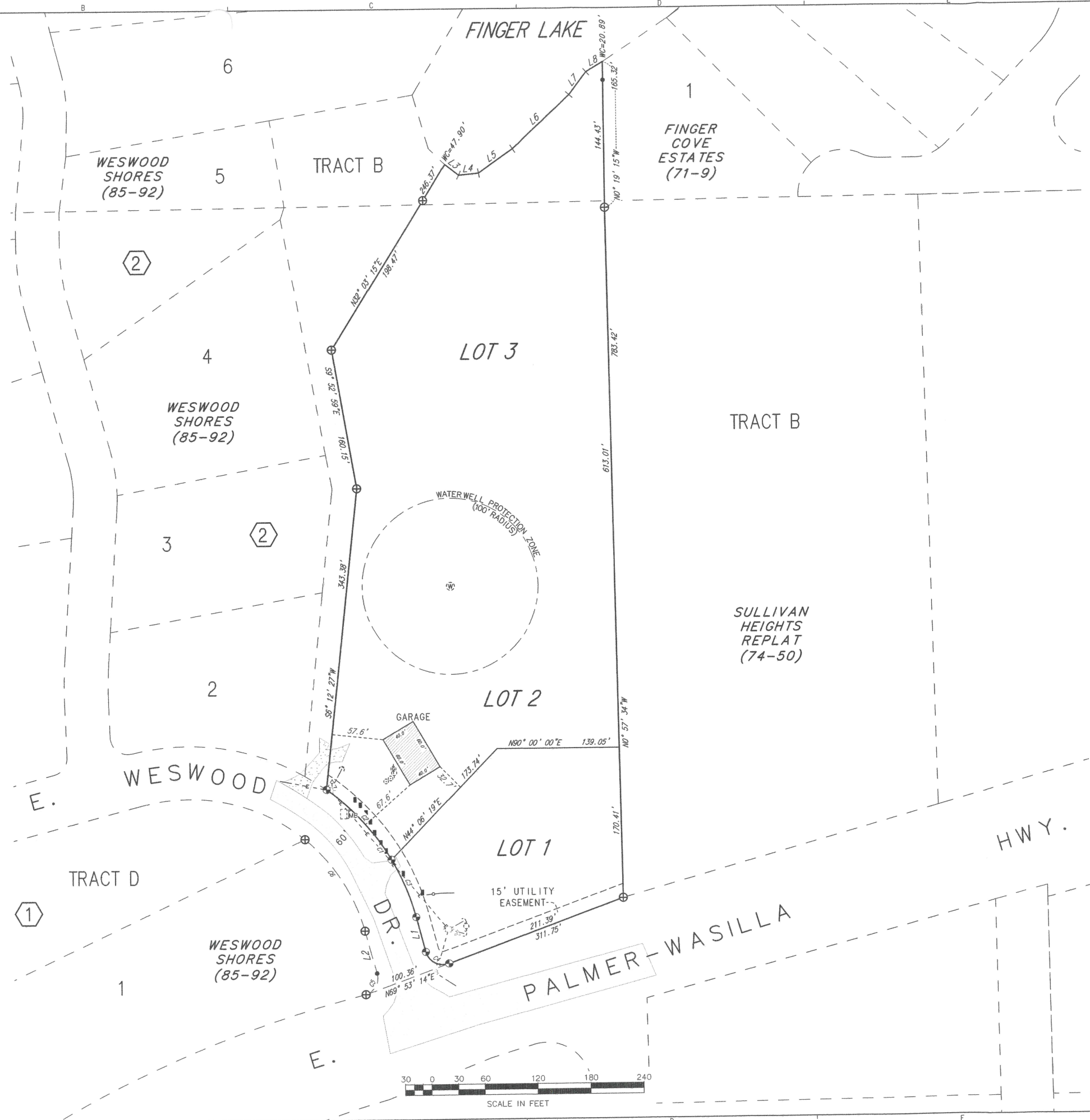
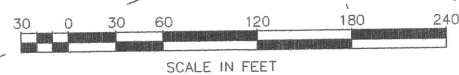
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EXHIBIT D

- LEGEND**
- RECOVERED ALUMINUM CAP ON 3/4" REBAR
 - RECOVERED 3/4" REBAR
 - SET PLASTIC CAP ON 3/4"x30" REBAR
 - MEASURED DATA
 - 1 BLOCK
 - WATER WELL
 - PEDESTAL, ELECTRIC
 - PEDESTAL, TELEPHONE
 - ANCHOR GUY
 - UTILITY POLE
 - UTILITY POLE WITH LUMINAIRE
 - METER, ELECTRIC
 - METER, GAS
 - SEPTIC CLEANOUT
 - BOLLARD
 - MAIL BOXES
 - FENCE
 - OVERHEAD ELECTRIC
 - BUILDING
 - GRAVEL DRIVEWAY
 - ASPHALT ROAD

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	180.00	265.00	38°55'05"	176.56	N34° 30' 58"W	93.63
C2	108.96	264.46	23°36'24"	108.19	S42° 11' 46"E	55.26
C3	71.04	265.00	15°21'36"	70.83	N22° 44' 14"W	35.74
C4	33.14	20.00	94°56'26"	29.48	N63° 06' 15"W	21.80
C5	29.54	20.00	84°37'01"	26.92	N27° 32' 40"E	18.20
C6	126.34	205.00	35°18'43"	124.35	N32° 48' 43"W	65.25

LINE TABLE		
LINE #	LENGTH	BEARING
L1	41.07	N15° 02' 20"W
L2	49.94	N15° 02' 34"W
L3	19.74	N52° 01' 13"W
L4	23.04	S84° 35' 14"W
L5	47.49	S54° 54' 41"W
L6	88.84	S47° 11' 40"W
L7	32.45	S37° 30' 16"W
L8	21.99	S58° 36' 46"W

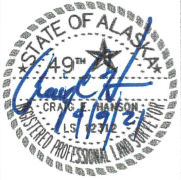




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PLATING



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA SUSTAINABLE BOROUGH
LIDAR/IMAGERY PROJECT OF 2011/2012
2. THE HORIZONTAL DATUM IS NAD83 (GRS86 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

WASILLA, ALASKA
WESWOOD SHORES L1, B2
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 21-140C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
04-09-21

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

EXHIBIT E

Cheryl Scott

From: Jamie Taylor
Sent: Thursday, May 13, 2021 4:20 PM
To: Cheryl Scott
Subject: RE: RFC Kennerson (CS)

Oh, I meant to say, access to Lot 1 only from Weswood Drive.

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: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Thursday, May 13, 2021 10:38 AM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: Re: RFC Kennerson (CS)

No comment.

Jamie Taylor

Sent from my iPad

On Apr 20, 2021, at 10:13 AM, Cheryl Scott <Cheryl.Scott@matsugov.us> wrote:

All ~

Below is a link to a Request for Comments on Kennerson Subdivision, MSB Case #2021-055, Tech CS. RSA #25 Bogard .

Comments are due by May 12, 2021.

https://matsugovus-my.sharepoint.com/:f:/g/personal/cheryl_scott_matsugov_us/EktoI06DVn1BkYe1ADWzI0YBgmwVFjLR8Jd4QPCgxyfj9Q?e=LpNaDE

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

Cheryl Scott

From: Kelsey Anderson
Sent: Monday, May 10, 2021 9:47 AM
To: Cheryl Scott
Subject: RE: RFC Kennerson (CS)

PA20210055

NATURAL RESOURCES

Wetlands (*freshwater emergent*) are present on the original parcel. IF development is to occur across this wetland, a permit to develop wetlands needs to be obtained from the U.S. Army Corps of Engineers. In addition, owners developing near wetlands should adhere to *The Best Management Practices for Development Around Water Bodies* which maintains a 75' setback and other recommended BMP activities to apply to wetlands properties as well as waterfront.

TRANSPORTATION

Lot 1 and Lot 2 of the proposed project area should both maintain access from East Weswood Drive to keep direct access off the major arterial E Palmer-Wasilla Highway.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, April 20, 2021 10:14 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; 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>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; hessmer@mtaonline.net
Subject: RFC Kennerson (CS)

All ~

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Comments are due by May 12, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ektol06DVn1BkYe1ADWzI0YBgmwVFjLR8Jd4QPCgxyfj9Q?e=LpNaDE

Cheryl Scott

From: Fire Code
Sent: Friday, May 7, 2021 12:31 PM
To: Cheryl Scott
Subject: RE: RFC Kennerson (CS)

Cheryl,
Fire and Life Safety has no issue with this request.



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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, April 20, 2021 10:14 AM
To: allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; 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>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; hessmer@mtaonline.net
Subject: RFC Kennerson (CS)

All ~

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Comments are due by May 12, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ektol06DVn1BkYe1ADWzI0YBgmwVFjLR8Jd4QPCgxyfj9Q?e=LpNaDE

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

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, May 5, 2021 3:38 PM
To: Cheryl Scott
Subject: RE: RFC Kennerson (CS)
Attachments: 20210505_154902.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: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, April 20, 2021 10:14 AM
To: allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyle.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; 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>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; hessmer@mtaonline.net
Subject: RFC Kennerson (CS)

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 ~

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Comments are due by May 12, 2021.

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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.



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

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

Roland Scott Kennerson

whose address is 1801 Driftwood Cir. Palmer AK 99645
for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

Weswood Shores L1 B2
(plat 85-92)

being in Section 4, Township 17 N, Range 1E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 12 day of July, 2007.

Roland S. Kennerson Grantor

Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 12 day of July, 2007 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Roland S. Kennerson

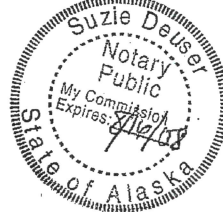
Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

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

Suzie Deuser
Notary Public in and of Alaska

My commission expires 8/16/08

SEAL



W/O <u>339641</u>	Subd <u>3077</u>	Plat <u>085-092</u>
P/S <u>5</u>	Misc	Map <u>17K2</u> Quad
Pole <u>WAL7-13AW-1</u>	Easement <u>20080180</u>	

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

Rev. 2/06

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, April 27, 2021 4:56 PM
To: Cheryl Scott
Cc: OSP Design Group
Subject: RE: RFC Kennerson (CS)
Attachments: 2. Agenda Plat.pdf; 1. RFC Kennerson (CS).pdf; 3. As-Built.pdf; 4. Topo Map.pdf; 5. Project Overview Map.pdf; 6. Soils Report.PDF

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

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: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, April 20, 2021 10:14 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; 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>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; hessmer@mtaonline.net
Subject: RFC Kennerson (CS)

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

All ~

Below is a link to a Request for Comments on Kennerson Subdivision, MSB Case #2021-055, Tech CS. RSA #25 Bogard .

Comments are due by May 12, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EktoI06DVn1BkYe1ADWzI0YBgmwVFjLR8Jd4QPCgxyfj9Q?e=LpNaDE



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 23, 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.

- **Kennerson Subdivision**
(MSB Case # 2021-055)

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", with a stylized flourish at the end.

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

EXHIBIT K

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, April 21, 2021 11:21 AM
To: Cheryl Scott
Subject: RE: RFC Kennerson (CS)

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

Hello,

MTA has reviewed the plat for Kennerson Subdivision. MTA would like to request that that "dedication statement" be added to the 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: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, April 20, 2021 10:14 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; 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>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>; davemtp@mtaonline.net; hessmer@mtaonline.net
Subject: RFC Kennerson (CS)

All ~

Below is a link to a Request for Comments on Kennerson Subdivision, MSB Case #2021-055, Tech CS. RSA #25 Board



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

"Keep Alaska Moving through service and infrastructure."

EXHIBIT M - |

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

- **Kennerson Subdivision (Kennerson)**

- o 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.

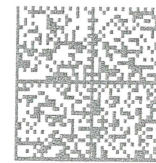
Sincerely,



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

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



U.S. POSTAGE PITNEY BOWES
ZIP 99645 \$ 000.51⁰
02 4W
0000368428 APR. 28. 2021

53077B02L017 14
HAKES PETER W & YVONNE C
1850 N DRIFTWOOD CIR
PALMER, AK 99645

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ROLAND & LORI KENNERSON

REQUEST: The request is to create two lots from Lot 1, Block 2, Weswood Shores, Plat #85-92 to be known as **KENNERSON**, containing 5.83 acres +/- . The property is located directly north of E. Palmer-Wasilla Hwy, south of Finger Lake, east of N. Legacy Lane and west of E. Schelin Spur (Tax ID # 3077B02L001); within the NE ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska. In South Lakes Community Council and Assembly District #3: George McKee.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 19, 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, **Cheryl Scott** at (907) 861-8692.

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

☒ No Objection [] Objection [] Concern

Name: PETER HAKES Address: 1850 DRIFTWOOD Circle Palmer, AK 99645

Comments: _____

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)



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

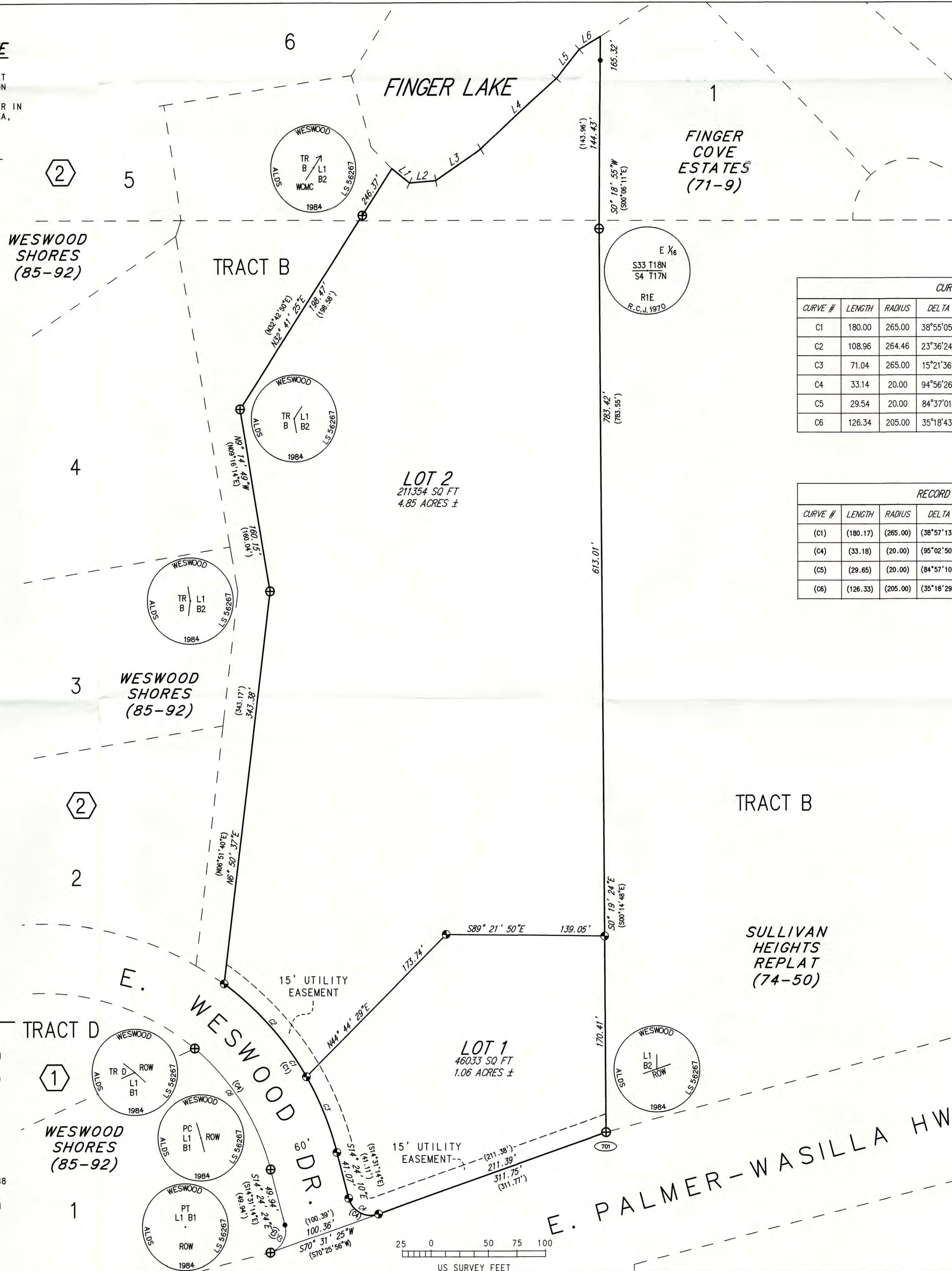


LEGEND

- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- ⊙ SET PLASTIC CAP ON 3/8"x30" REBAR
- (C) COMPUTED DATA
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (85-92)
- 701 SURVEY POINT NUMBER
- ① BLOCK

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 CORNER OF LOT 1, A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 35' 50.25"N 149° 16' 36.68"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.
- THIS PLAT IS ENCUMBERED BY A M.E.A. BLANKET EASEMENTS RECORDED ON MARCH 24, 1960 IN BK. 32, PG. 85 AND ON MARCH 24, 1960 IN BK. 32, PG. 86.
- THIS PLAT IS ENCUMBERED BY A M.T.A. BLANKET EASEMENT RECORDED ON AUGUST 3, 1988 IN BK. 556, PG. 799.
- THIS PLAT IS ENCUMBERED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON JULY 31, 1985 IN BK. 428, PG. 344.



CERTIFICATE OF PAYMENT OF TAXES

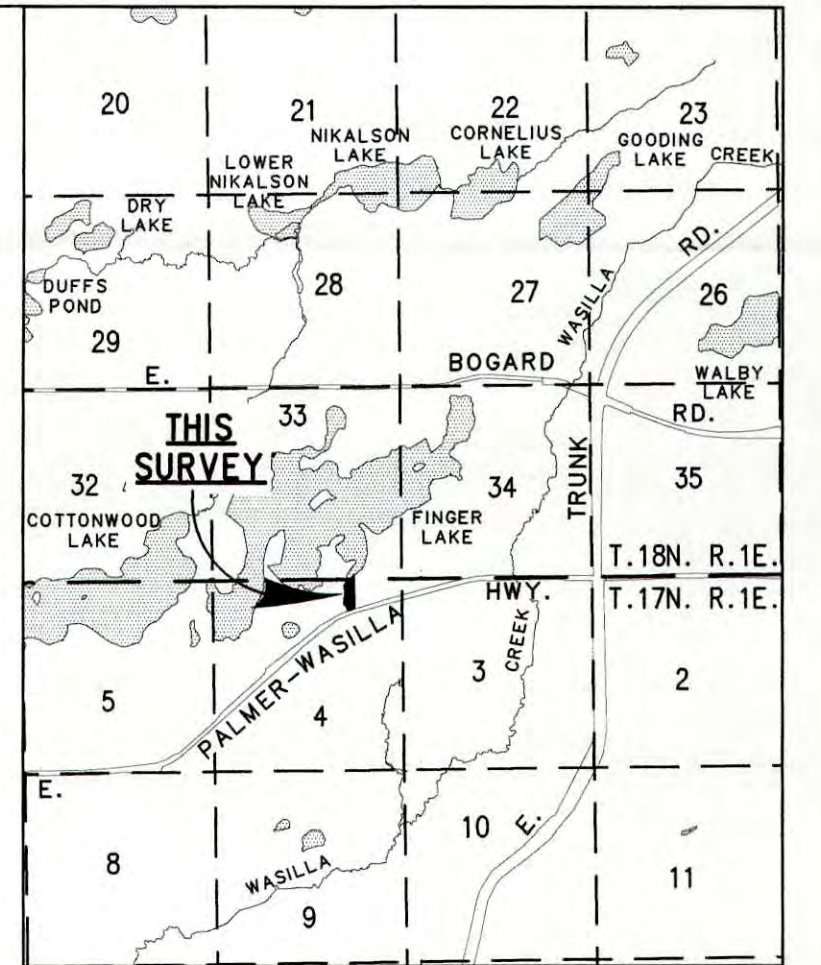
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

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

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	180.00	265.00	38°55'05"	176.56	N33° 52' 48"W	93.63
C2	108.96	264.46	23°36'24"	108.19	S41° 33' 36"E	55.26
C3	71.04	265.00	15°21'36"	70.83	N22° 06' 04"W	35.74
C4	33.14	20.00	94°56'26"	29.48	N62° 28' 05"W	21.80
C5	29.54	20.00	84°37'01"	26.92	N28° 10' 50"E	18.20
C6	126.34	205.00	35°18'43"	124.35	N32° 10' 33"W	65.25

RECORD CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	(180.17)	(265.00)	(38°57'13")	(176.72)		(93.72)
(C4)	(33.18)	(20.00)	(95°02'50")	(29.50)		(21.84)
(C5)	(29.65)	(20.00)	(84°57'10")	(27.01)		(18.31)
(C6)	(126.33)	(205.00)	(35°18'29")	(65.24)		(65.24)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	19.74	N51° 23' 03"W
L2	23.04	S85° 13' 24"W
L3	47.49	S55° 32' 51"W
L4	88.84	S47° 49' 50"W
L5	32.45	S38° 08' 26"W
L6	21.99	S59° 14' 56"W



SOURCE: MSB TAX MAP WA00 1"=5280'

CERTIFICATE OF OWNERSHIP

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

ROLAND S. KENNERSON _____ DATE _____
1801 N DRIFTWOOD CIR
PALMER, AK 99645-9618

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

A PLAT OF KENNERSON SUBDIVISION

A SUBDIVISION OF LOT 1, BLOCK 2 WESWOOD SHORES (85-92)

PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 4, T. 17N. R. 1E.
AND
SE 1/4 SEC. 33, T. 18N. R. 1E. SW, AK
CONTAINING 5.83 ACRES MORE OR LESS

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

FILE: FB21-140 OK: CEH SCALE: 1"=50' 04/09/21 1 OF 1



STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 19, 2021

ABBREVIATED PLAT: **REINDEER FLATS**

LEGAL DESCRIPTION: **SEC 27, T17N, R2E, SEWARD MERIDIAN, AK**

PETITIONER: **KIMBERLY SNEDEKER, PERSONAL REP FOR THE**
 ESTATE OF THOMAS E. WILLIAMS

SURVEYOR: **HANSON LAND SOLUTIONS**

ACRES: 72.20 **PARCELS: 2**

REVIEWED BY: **CHERYL SCOTT** **CASE: 2020-192**

REQUEST

The request is to update the preliminary plat of Reindeer Flats, originally approved on January 27, 2021, correcting the boundary to include the entire 152.30-acre parent parcel proposed for subdivision. The proposed subdivision is still creating two lots with proposed Lot 1, unchanged at 5.0 acres and proposed Lot 2 increased to 147.30 acres more or less. Located west and north of S. Bodenburg Loop and east of S. Trellis Avenue lying within the NE ¼ Section 27, Township 17 North, Range 2 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map	Exhibit A
Project Overview Map	Exhibit B
As-Built Information	Exhibit C
Topographic Map	Exhibit D

COMMENTS

RSA	Exhibit E
-----	------------------

DISCUSSION

The preliminary plat of Reindeer Flats, originally approved on January 27, 2021, is being reheard to update the preliminary plat correcting the boundary to include the entire 152.30-acre parent parcel proposed for subdivision. The boundary shown on the previous preliminary plat only included a portion (Tax Parcel A13) of the parent parcel proposed for subdivision. The parent parcel includes Tax Parcel A13 in Section 27 and Tax Parcel D3 in Section 22, which are now shown on the preliminary plat. The addition of Tax Parcel D3 only increased the acreage of proposed Lot 2. Access to the proposed lots has not changed and the petitioner met all access requirements and useable area requirements at the January 27, 2021 public hearing. The boundary change does not affect these requirements.

Topographic and As-Built Information: The boundary change required updated topographic and as-built information to include the entire parent parcel proposed for subdivision. The surveyor submitted updated as-built information and topographic contours at **Exhibit C & D**. Multiple structures are shown on the As-Built Survey. Based on the information provided by the surveyor, all structures shown are compliant with the setbacks requirements per MSB 17.55 *Setbacks*.

Comments:

Greater Butte Road Service Area noted Lot 1 access via Cheechako cul-de-sac is reasonable. **(Exhibit E)**

There were no other comments received from any outside agencies, borough departments or the public at the time of this staff report.

CONCLUSION:

The preliminary plat of Reindeer Flats is consistent with AS 29.40.070 *Preliminary Plats* and MSB 43.15.025 *Abbreviated Plats*. Legal and physical access exists 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 requirements are met pursuant to MSB 43.20.320 *Frontage*. Useable area requirements are consistent with MSB 43.20.281 *Area*. There were no objections received from any outside agencies, borough departments or the public.

FINDINGS OF FACT:

1. The plat of Reindeer Flats is consistent with AS 29.40.070 *Preliminary Plats* and MSB 43.15.025 *Abbreviated Plats*.
2. Reindeer Flats originally approved on January 27, 2021 reheard to correct the boundary to show the entire area proposed for subdivision on the preliminary plat. The request is the same, to create two lots and the only change was the acreage increase of proposed Lot 2.
3. The proposed lots have the minimum 60' of road frontage consistent with MSB 43.20.320, *Frontage*.
4. A professional engineer certified the proposed lots contain 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area consistent with MSB 43.20.281, *Area*.
5. S. Cheechako Drive and S. Bodenburg Loop provide access to the proposed lots pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
6. The existing structures shown on the As-built are compliant with MSB 17.55 *Setbacks*.
7. There were no objections from any borough departments, outside agencies or the public.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Reindeer Flats, contingent upon:

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

**SUBJECT
PROPERTY**



LOT 2

LOT 1

26B1
S BODENBURG LOOP
BUTTE ACRES
23A 22A 20A 19 18 17A 16A
(3105) (2007) 4918

McKINLEY HEIGHTS

PH II

DRAGONFLY FARM SUB

MARTINEK
ACRES

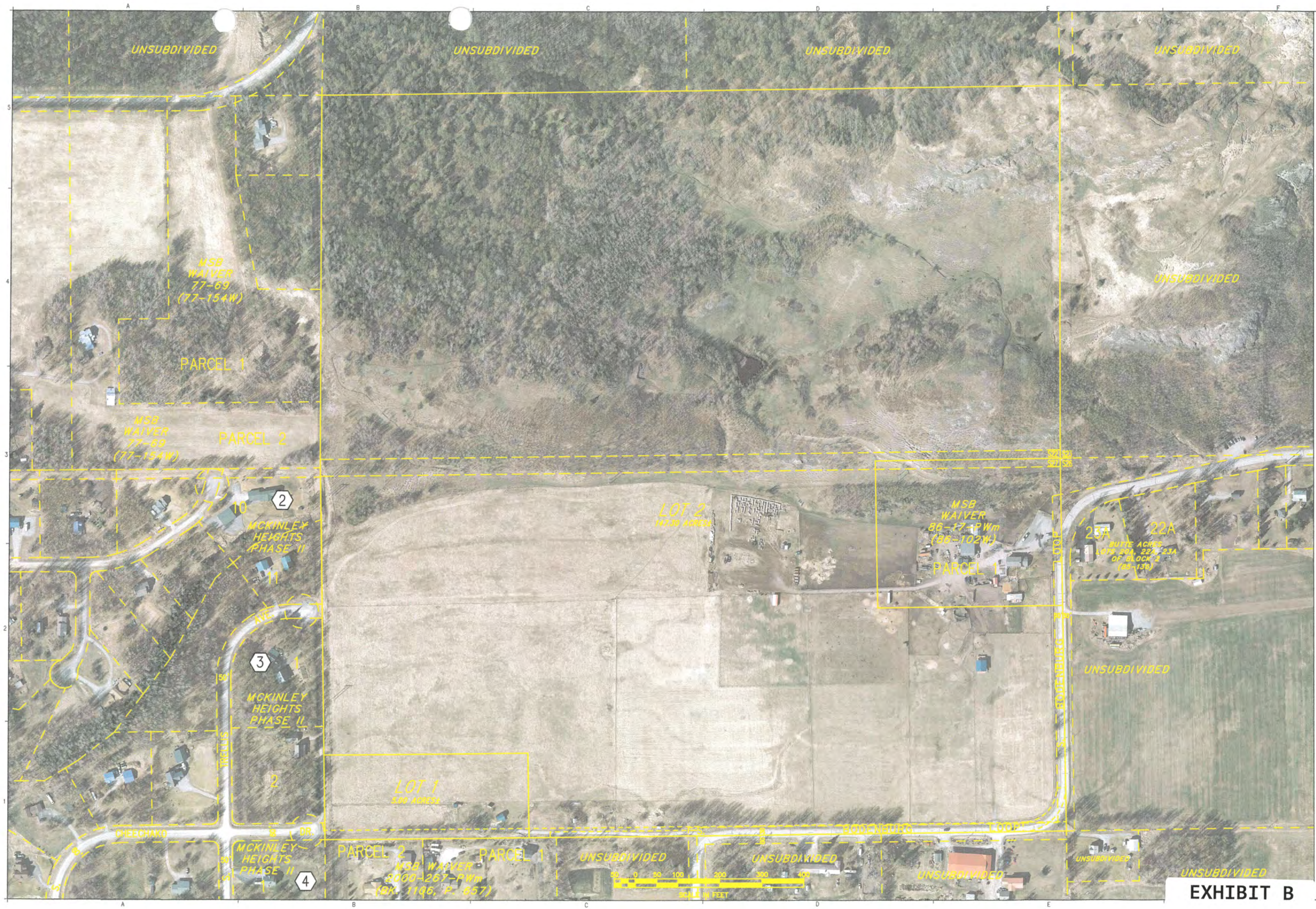
VICINITY MAP

FOR PROPOSED REINDEER FLATS
LOCATED WITHIN

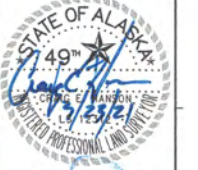
SECTIONS 22 & 27, T17N, R2E, SEWARD MERIDIAN,
ALASKA

PALMER 14 MAP

EXHIBIT A



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SITKINA BOROUGH IMAGERY PROJECT OF 2019.
2. THE HORIZONTAL DATUM IS NAD83 (COORDINATE EPOCH 2011.0)

BUTTE, ALASKA
REINDEER FLATS SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 20-299C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
03-22-21

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 4

EXHIBIT B

LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- SET PLASTIC CAP ON 3/8"x30" REBAR
- MEASURED DATA
- WATER WELL
- PEDESTAL, TELEPHONE
- PEDESTAL, ELECTRIC
- ANCHOR GUY
- UTILITY POLE
- METER, GAS
- SEPTIC VENT/CLEANOUT/ACCESS POINT
- UTILITY POLE WITH LIGHT
- FENCE
- OVERHEAD ELECTRIC
- 24" CULVERT
- DECK/PORCH
- BUILDING
- GRAVEL ROAD/DRIVEWAY
- ASPHALT ROAD/DRIVEWAY

UNSUBDIVIDED

UNSUBDIVIDED



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON NOVEMBER 3, 2020. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

BUTTE, ALASKA
REINDEER FLATS SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 20-299C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
11-30-20

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 4

MSB
WAIVER
77-69
(77-154W)

PARCEL 2

10

MCKINLEY
HEIGHTS
PHASE II

11

S. TRELLIS AVE.

MCKINLEY
HEIGHTS
PHASE II

1

2

S. CHEECHAKO DR.

4

MCKINLEY
HEIGHTS
PHASE II

MSB WAIVER
2000-267-PWm
(BK. 1106, P. 657)

PARCEL 2

PARCEL 1

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

MSB
WAIVER
86-17-PWm
(86-102W)

PARCEL 1

BUTTE ACRES
LOTS 20A,
22A, 23A OF
BLOCK 2
(85-136)

23A

UNSUBDIVIDED

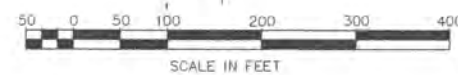
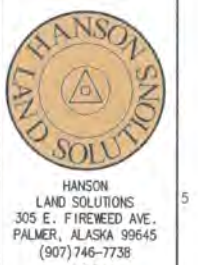
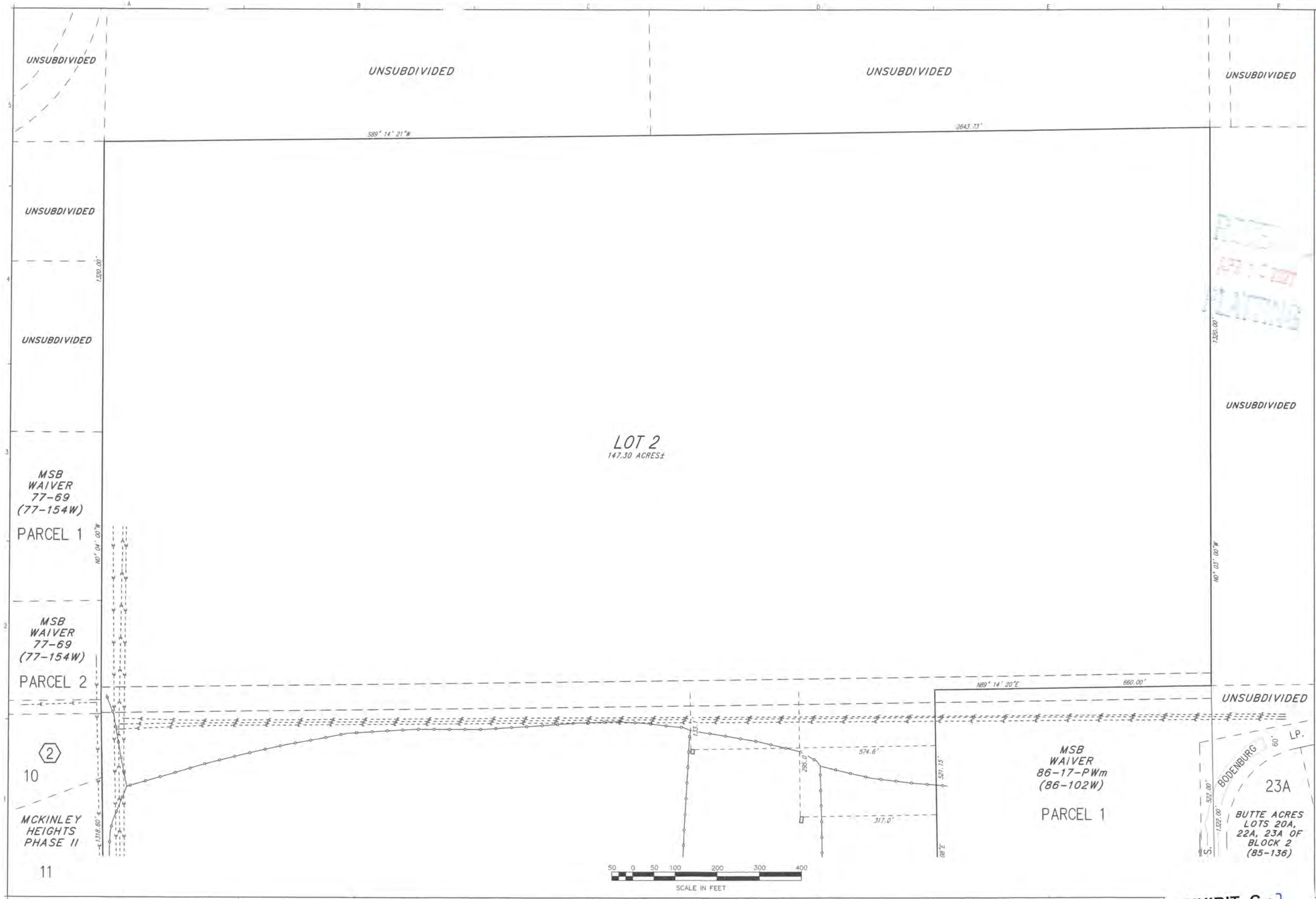


EXHIBIT C-1



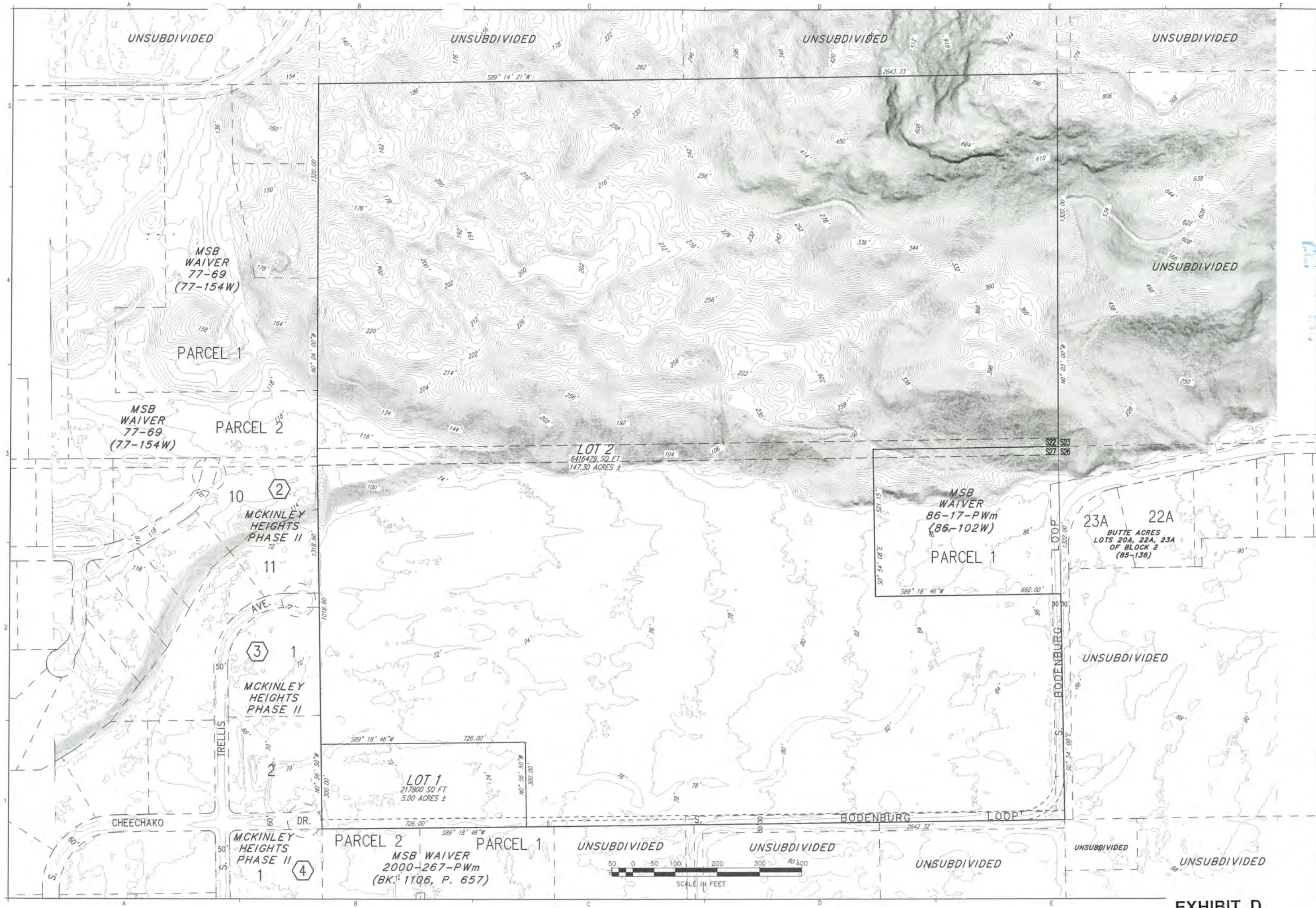
NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON NOVEMBER 3, 2020. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

BUTTE, ALASKA
REINDEER FLATS SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 20-299C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
03-22-21

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 4

EXHIBIT C -2



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE 2" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH
LAND/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

BUTTE, ALASKA
REINDEER FLATS SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 20-299C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
03-22-21

REFERENCE
NUMBER:
V-2.3
SHEET 4 OF 4

EXHIBIT D

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



29
Michael Shields, RSA #26
PO Box 4787
Palmer, AK 99645

RECEIVED
MAY 07 2021
PLATTING

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: ESTATE OF THOMAS E. WILLIAMS, KIMBERLY SNEDEKER,
PERSONAL REPRESENTATIVE**

REQUEST: The subdivision was originally approved on 1/27/2021 and is being reheard to show the entire boundary of the proposed subdivision, which includes Tax Parcel D3. The request is the same; creating two lots from Tax Parcels A13 Section 27 and D3 Section 22 to be known as **REINDEER FLATS**, containing acres 152.30+/- . The property is located within S. Bodenburg Loop (Tax ID # 17N02E27A013 and 17N02E22D003); within the NE ¼ Section 27 and SE ¼ Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1: Tim Hale.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 19, 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, **Cheryl Scott** at (907) 861-8692.

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 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: Lot 1 access via Cheechako culdesac is reasonable.

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)



LEGEND

- RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
- RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- SET PLASTIC CAP ON 3/8"x30" REBAR
- MEASURED DATA (N74°58'11"W 255.65' (N74°45'W) (254.70') RECORD PER PLAT (2000-51)
- [S89°55'E] [2640.00'] RECORD PER RECTANGULAR PLAT (1938)
- SURVEY POINT NUMBER
- BLOCK NUMBER



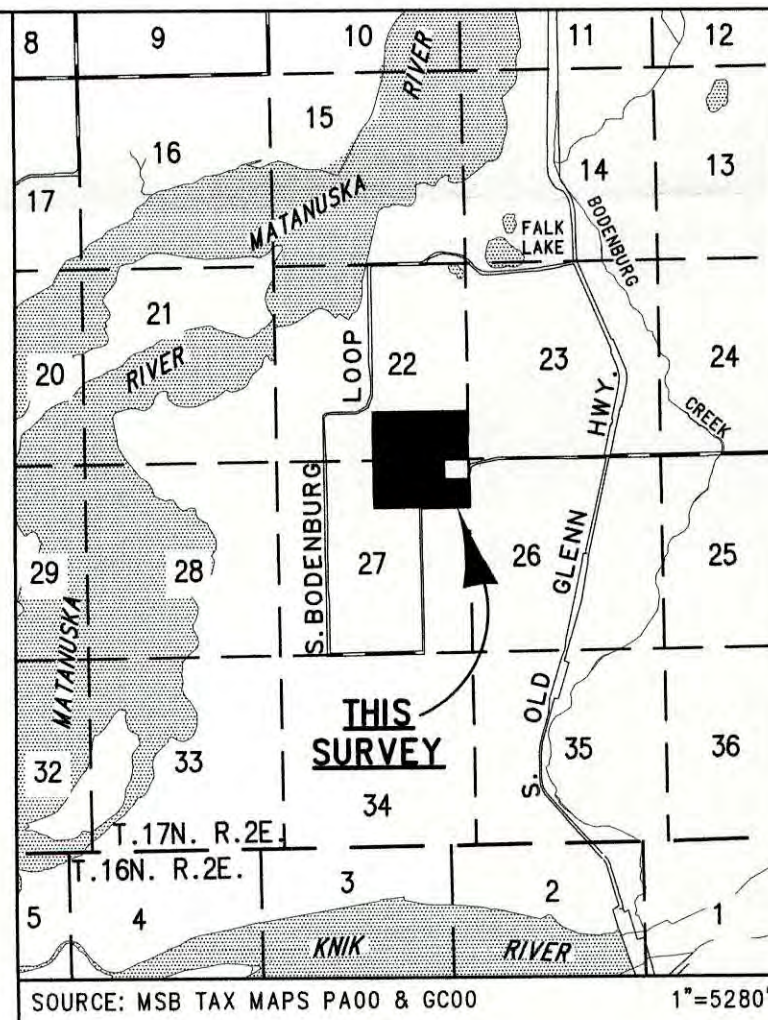
NOTES

- 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 CORNER OF LOT 2, A G.L.O. BRASS CAP (708) WITH A NETWORK GNSS GEODETIC POSITION OF 61°32'16.82"N 149°03'26.49"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.
- THIS SUBDIVISION IS SUBJECT TO A MATANUSKA ELECTRIC ASSOCIATION BLANKET EASEMENT RECORDED ON JUNE 23, 2000 IN BOOK 1074, PAGE 833, P.R.D.

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 (MATANUSKA-SUSITNA BOROUGH) _____ DATE _____



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

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

THOMAS E. WILLIAMS DATE _____
5561 S. BODENBURG LOOP
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

UPDATED Agenda Copy
A PLAT OF
REINDEER FLATS SUBDIVISION
A SUBDIVISION OF
THE S 1/2 SE 1/4 SEC. 22 T. 17N. R. 2E.
AND
THE N 1/2 NE 1/4 SEC. 27 T. 17N. R. 2E. SM.
EXCEPTING
THE EAST 660' LESS THE SOUTH 800'
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 27, T. 17N. R. 2E. SM, AK
CONTAINING 72.20 ACRES MORE OR LESS

HANSON LAND SOLUTIONS

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

FILE: FB20-099 OK: CEH SCALE: 1"=200' 03/23/21 1 OF 1

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 19, 2021

ABBREVIATED PLAT: HAPPY VALLEY RSB LOT 1

LEGAL DESCRIPTION: SEC 16, T17N, R01E, SEWARD MERIDIAN AK

PETITIONER/OWNER: LONG INVESTMENTS, LLC

SURVEYOR: THE BOUTET COMPANY, INC.

ACRES: 14.93 ± PARCELS: 2

REVIEWED BY: FRED WAGNER CASE #: 2021-059

REQUEST: The request is to create two lots from Lot 1, Happy Valley Subdivision, Plat No. 99-136, to be known as **LOTS 1A & 1B**, containing 14.93 acres +/- . The plat is located directly west of S. Trunk Road, directly south of S. Jensen Road and north of E. Gateway Drive; within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report

EXHIBIT A – 2 pgs
EXHIBIT B – 7 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 directly west of S. Trunk Road and directly south of S. Jensen Road and north of View Point at the Ranch Subdivision. Both lots will have frontage on S. Trunk Road and Lot 1A will have access onto S. Jensen Road. S. Trunk Road and S. Jensen road are owned and maintained by MSB.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Timothy Alley, PE, The Boutet Company, notes that the soils evaluation included two new testholes. Testhole location map and testhole logs are attached. No ground water was encountered in either testhole. He further states that both lots will be greater than 40,000 SF and each contains greater than 10,000 SF of “Usable Building Area” and 10,000 SF of “Contiguous Usable Septic Area.”

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Fire Marshal Donald Cuthbert commented (**Exhibit D**), “Fire and Life Safety has no issue with this.” MSB

Planning Division (**Exhibit E**) commented - S Trunk Rd is identified in the Matanuska-Susitna Borough Official Streets and Highways Plan as a future Major Collector. This road classification is meant for higher speeds and limited access. The Matanuska Susitna Borough discourages direct residential access to this road when possible as direct residential access could create unnecessary conflict points. Consult with the Matanuska-Susitna Borough ROW department regarding access and that this is the site of a former Alaska Rural Rehabilitation Corporation (ARRC) farm. Cultural resources could be present on this site. If the applicant is interested in documenting the Borough's past with a cultural resource survey please have them contact me at 907-861-8608 for a list of certified contractors. The survey will not affect ownership of sites or artifacts located within the property (they belong to the property owner) nor will it obstruct or delay the application process.

Utilities: (**Exhibit F**) Enstar and GCI have no comments, or recommendations. MEA requests a recorded easement be added to the plat notes (see **Recommendation #4**). MTA requests a 15' utility easement along the east side of lots 1A & 1B. *Staff notes an abbreviated plat cannot grant easements. Petitioner may choose to grant the easement by document, record the document, and the information 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 Gateway; Road Service Area #9 Midway; MSB Community Development, Assessments, Pre-Design Division or Development Services.

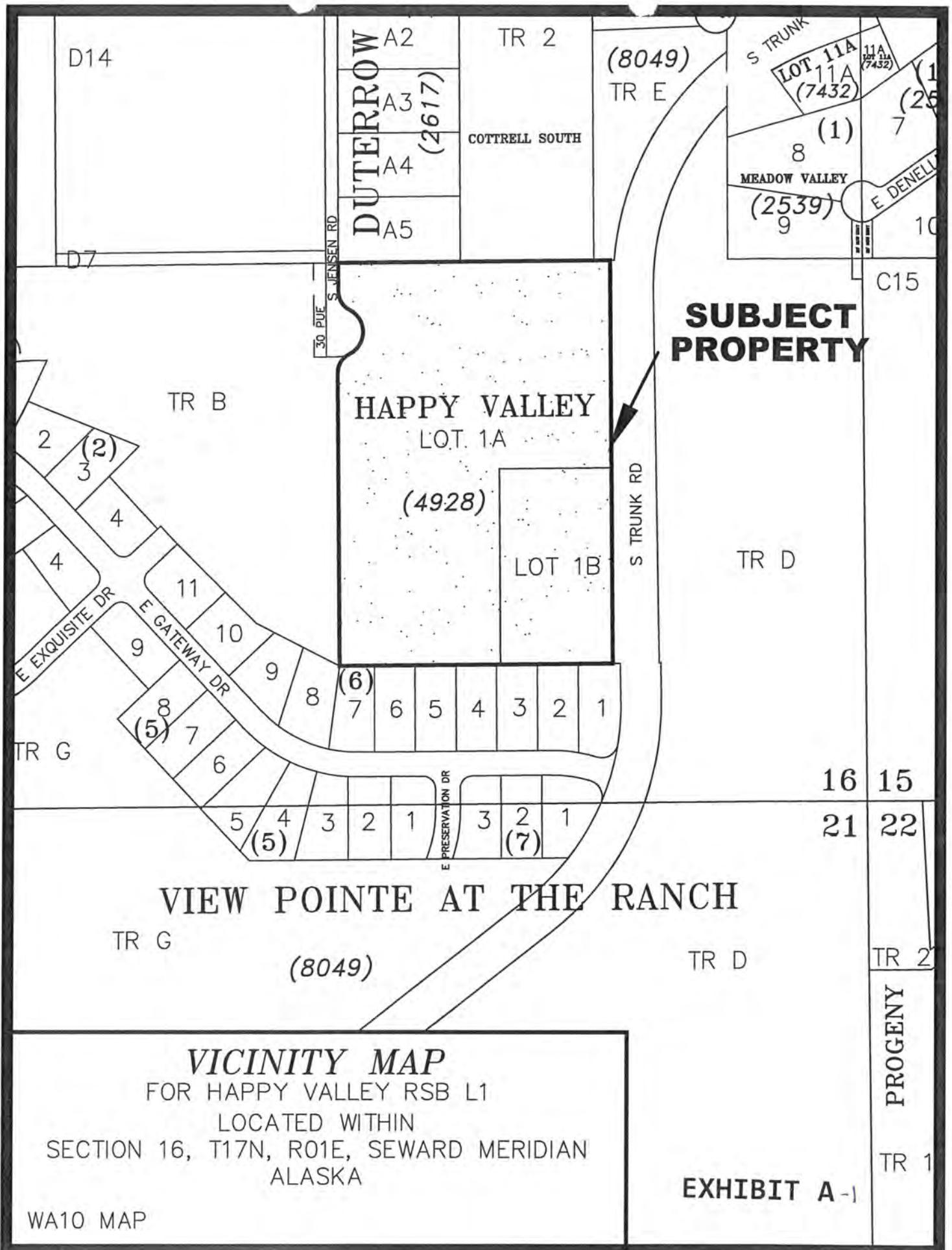
CONCLUSION: The preliminary plat of Happy Valley Lots 1A & 1B is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public 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.

FINDINGS OF FACT

1. The plat of Happy Valley Lots 1A & 1B 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)(i)(i). 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 Gateway; Road Service Area #9 Midway; MSB Community Development, Assessments, 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 Happy Valley Lots 1A & 1B, Section 16, Township 17 North, Range 01 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 HAPPY VALLEY RSB L1
LOCATED WITHIN

SECTION 16, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA10 MAP

EXHIBIT A-1



EXHIBIT A-2





The Boutet Company, Inc.
1508 E. Bogard Road, Unit 7
Wasilla, Alaska 99654

Phone 907-357-6770
www.tbcaak.com

March 31, 2021

Mr. Fred Wagner, LS
Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Avenue
Palmer, Alaska 99645

RE: Usable Area Report
Happy Valley Subdivision Lot 1A and 1B

Dear Mr. Wagner,

The applicant, Long Investments, LLC is proposing to subdivide:

- Happy Valley Lot 1

All located within Section 16, Township 17 North, Range 1 East, Seward Meridian, containing 14.93 acres into 2 new lots.

The subject property is within the Matanuska-Susitna Borough Core Area and located outside any city limits. Lots will have separate wells and septic systems. The proposed Lot 1A has a well and septic system that has already been installed by a certified installer. Lot 1B will be utilized to construct a commercial development. A well and septic system will be designed and installed per Department of Environmental Conservation Regulations to serve this development.

The current lot lies between S. Jensen Road and S. Trunk Road. A single-family residence exists in the north west corner of the lot and has access off of Jensen. The lot also has 2 approaches to Trunk Road permitted during the South Trunk Road Extension project. The proposed Lot 1A will constitute the remainder of the existing lot after subdivision and will keep access onto Jensen Rd and one access onto Trunk. The proposed Lot 1B will utilize the southern approach onto Trunk Road.

Pursuant to MSB Platting Code 43.20, Lots 1A and 1B require usable area as defined by 43.20.281. The following Usable Area Report is intended to address these two lots. Below are comment responses to the applicable portions of the Matanuska-Susitna Borough Code defining area requirements for subdivisions:

43.20.281 AREA

EXHIBIT B - I

(A) Unless designated otherwise by another authority having jurisdiction, minimum lot sizes shall be as follows:

(1) Except as allowed under subsections (A)(2), (3), and (4) of this section, all lots within this district shall contain at least 40,000 square feet of area with at least 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area. Lots having 20,000 square feet or less of the total of usable building area and usable septic area shall have 10,000 square feet of contiguous usable septic area surrounded by a well exclusion area extending 100 feet from the perimeter, delineated and reserved on the plat at the discretion of the platting board.

Proposed subdivision creates lots in excess of 40,000 sf.

(a) Usable septic area is that area where seasonal high water table is a minimum of eight feet below the surface. Where water is encountered at ten feet or less below the surface, the seasonal high subsurface water is to be determined between May 1st and October 30th, and:

Two subsurface explorations have occurred. Both did not encounter groundwater.
Refer to the attached soils boring logs.

(i) that area where slopes are less than 25 percent;

No 25% slopes exist withing the developable area.

(ii) that area which is more than 100 feet from open water, surface waters, and wetlands;

No surface waters or wetlands exist within 100 feet of the property.

(iii) that area which is located at least 50 feet from the top of a slope which is greater than 25 percent and has more than ten feet of elevation change;

Not applicable to this site.

(iv) that area which is not within an area dedicated to public use;

Not applicable to this site.

(v) that area which is outside of utility or other easements that would affect the use of the areas for on-site septic installation;

Acknowledged.

(vi) that area which is outside of a protective well radius;

Acknowledged.

(vii) that area which is outside of any known debris burial site; and

No known burial area on site.

(viii) [Repealed by Ord. 17-033, § 55, 2017]

EXHIBIT B-2

(b) Water table and ability of soils to accept effluent shall be determined by a number of borings or test holes sufficient to indicate subsurface conditions over the entire area of the subdivision. All of the borings and test holes shall be located within the perimeter of the proposed subdivision. Borings and test holes must have the following minimum depths below the ground surface:

Northern Geotechnical Engineering has been retained to complete a soils investigation for the development of Lot 1B. The soils investigation found approximately 10' of loose silty gravel (GM) on top of poorly graded sand (SP) to a depth of 21.5' (bottom of borehole). No ground water was encountered.

An additional test pit was dug on March 17th to a depth of 16' in the vicinity of the proposed absorption system. Below comments address the code requirements relating to this soils exploration:

(i) in areas known or suspected to contain permafrost, the lesser of:
Permafrost was not suspected, nor encountered.

(ii) the least depth associated with the following conditions, where they apply:

(aa) two feet below the depth where the water table is encountered;
No groundwater was encountered.

(bb) twelve feet deep for shallow trench or bed systems;
The engineer is anticipating a bed system or shallow trench for the proposed use.

(cc) sixteen feet deep for areas where deep trench or seepage pits will likely be used;
See (bb).

(dd) the depth to bedrock, clay, or other impermeable strata with an expected percolation rate slower than 120 minutes per inch; or
None of the above criteria were encountered.

(ee) As determined by the engineer, a lesser depth as required to verify usable areas is acceptable for hand-dug excavations on parcels with limited or no access for heavy equipment.

(c) The minimum number of test holes shall be determined by the engineer.
The most recent test pit was positioned in the approximate area of the proposed absorption system for Lot 1B.

(d) When the water table is encountered in the test holes, the depth to the seasonal high water table must be determined by:

No groundwater was encountered during the soils investigation.

(e) *The depth to any seeps must be noted and may require subsequent monitoring.*

No seeps were encountered during the soils investigation.

(f) *Soils in a usable wastewater disposal area must be:*

(i) *clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System and expected to have a percolation rate of 15 minutes per inch or less (faster);*

GP/SP soils were visually identified within the test pit beginning at a 3' depth and continued for 10'. It is anticipated that these soils will have a percolation rate of less than 15 minutes per inch. This soil strata will be the receiving soils for the absorption system.

(ii) *clearly shown to be GM or SM under the Unified Soils Classification System by a sieve analysis; or*

GM soils were encountered; however, these will not be the receiving soils for the septic absorption system.

(iii) *shown by a percolation test conducted in accordance with (ADEC) Alaska State Department of Environmental Conservation regulations to have a percolation rate of 60 minutes per inch or less (faster).*

Due to the visual identification of GP/SP soils, a percolation test is not required.

(g) *These borings or test holes shall be accomplished under the direct supervision of a state of Alaska registered civil engineer, who shall submit soil logs and other findings in writing to the Matanuska-Susitna Borough certifying 10,000 square feet of contiguous usable area for septic drain field use.*

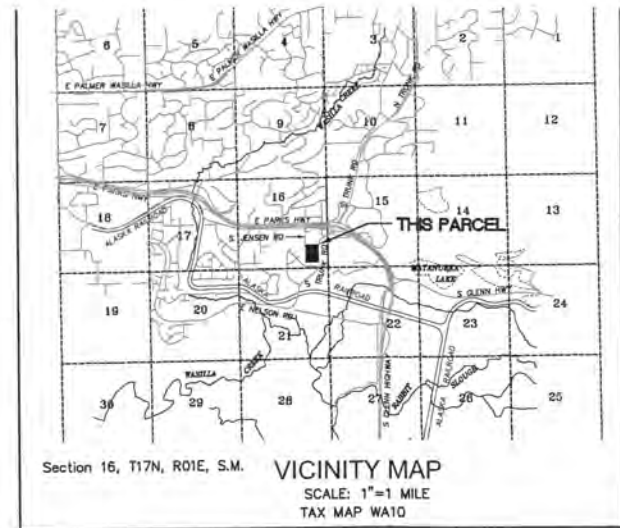
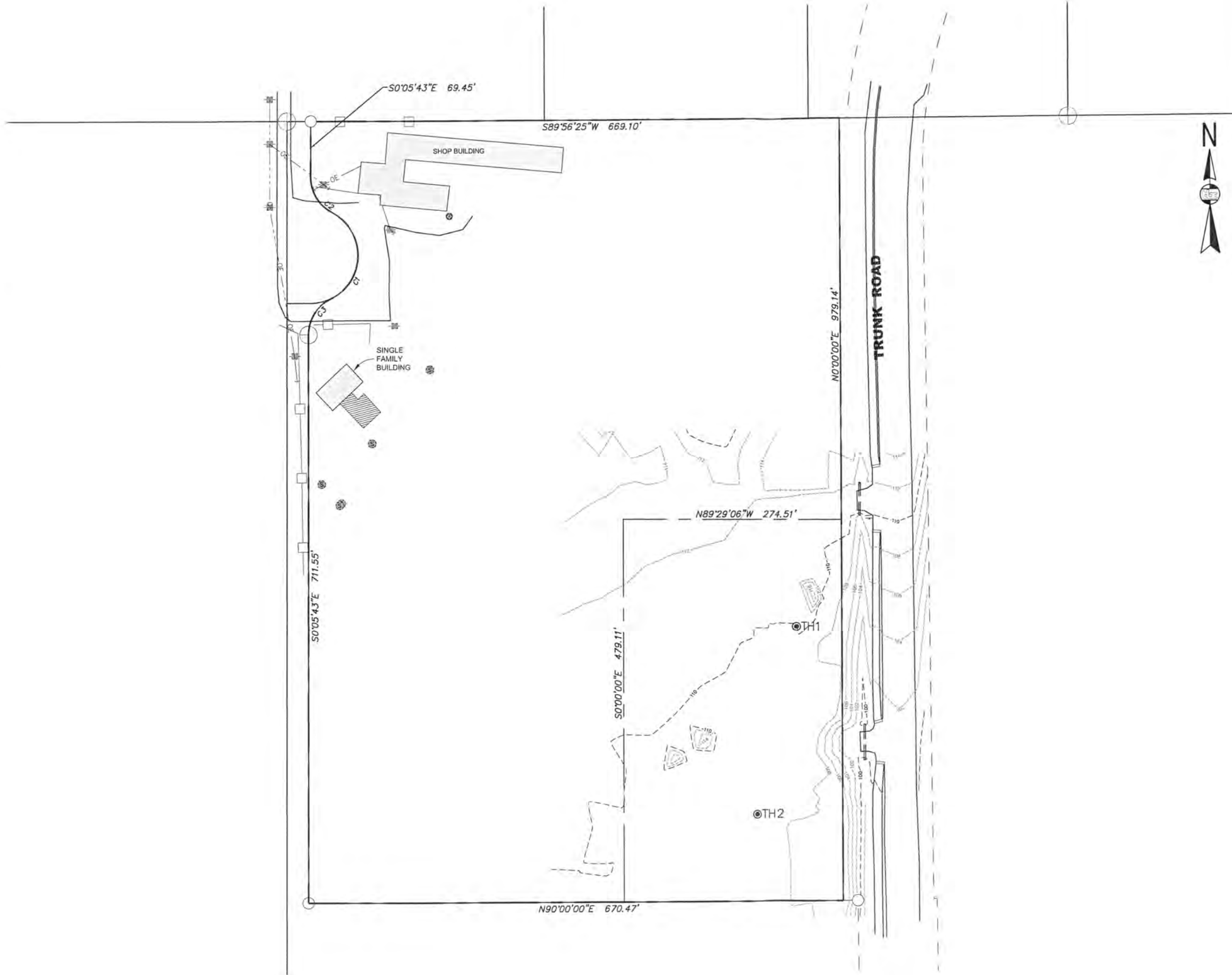
Both lots will be greater than 40,000 SF and each contains greater than 10,000 SF of "Usable Building Area" and 10,000 SF of "Contiguous Usable Septic Area".

It is my opinion that the applicants request to subdivide are in conformance with all applicable MSB Plating Codes as defined within 43.20. If you have any questions, please contact me with any questions you may have.

Sincerely,
Timothy Alley, P.E.
TBC, Inc.



EXHIBIT B-4



Happy Valley Subd Lots 1A & 1B

A Subdivision of:
Lot 1 Happy Valley Subdivision, per plat 99-136, Located in
SE¼ SE¼ Section 16, Township 17 North, Range 1 East, Seward
Meridian, Palmer Recording District, Alaska
Containing 14.93 acres, more or less

Tax Map: WA10
Scale: 1"=60'
Drawn: HJH
FB/Page:
Date: 1/21/2021
MSB Case No.: N/A

tlc
The Boutel Company, Inc.
601 E. 57th Place, #102
Anchorage, AK 99518
Ph. 907-522-6677
Fax 907-522-7700
License No. AECC957

SHEET: 1 of 1

EXHIBIT B-5



Northern Geotechnical Engineering, Inc.
and Terra Firma Testing
11301 Olive Lane
Anchorage, AK 99515
Telephone: 907-344-5934

EXPLORATION TH #1

PAGE 1 OF 1

NGE-TFT PROJECT NAME: 2135 Jensen Road NGE-TFT PROJECT NUMBER: 5935-21
PROJECT LOCATION: Wasilla, AK EXPLORATION CONTRACTOR: Discovery Drilling, Inc.
EXPLORATION EQUIPMENT: CME 75 EXPLORATION METHOD: Hollow Stem Auger
SAMPLING METHOD: MPT w/ 340lb autohammer LOGGED BY: C. Banzhaf
DATE/TIME STARTED: 1/29/2021 @ 9:30:00 AM DATE/TIME COMPLETED: 1/29/2021 @ 11:25:00 AM
EXPLORATION LOCATION: See report Figure 2 GROUND ELEVATION: Not Known
☒ GROUNDWATER (ATD): N/E ☒ GROUNDWATER (2/1/2021): N/E
EXPLORATION COMPLETION: See comments at end of log WEATHER CONDITIONS: Cloudy, 24°F

DEPTH (ft)	GRAPHIC LOG	FROZEN SOILS	MATERIAL DESCRIPTION	SAMPLE TYPE	FIELD SAMPLE ID	RECOVERY (in)	FIELD BLOWS	(N) ₆₀	SAMPLE INT. COLLECT	LAB SAMPLE ID	LAB RESULTS	WELL DIAGRAM
0												
			FILL, SILTY GRAVEL (GM), trace organics, brown, moist	X	S1	18	45 45 47	N/A		S1	S1 MC = 15.1%	
			FILL, SILTY GRAVEL WITH SAND (GM), trace rootlets, trace gravel, medium dense to loose, brown, moist	X	S2	18	4 4 3	12		S2	S2 MC = 14.3% 32.8% gravel, 27.2% sand, 40.0% silt P0.02 = 18.9% FC = F2	
5				X	S3	18	3 3 3	9		S3		
			FILL, SILTY SAND WITH GRAVEL (SM), some organics, loose, gray, moist	X	S4	18	3 2 3	6		S4	S3 MC = 23.0%	
10			SAND (SP), medium dense, olive, moist	X	S5	18	11 9 8	18		S5	S4 MC = 13.8% 37.0% gravel, 38.9% sand, 24.1% silt	
15											S5 MC = 2.1% P200 = 2.5%	
			GRAVEL WITH SAND (GP), medium dense, brown, moist	X	S6	18	25 6 9	15		S6	S6 MC = 5.7%	
			SAND (SP), medium dense, olive, moist									
20				X	S7	18	9 6 8	14		S7	S7 MC = 5.0%	
25				X	S8	18	6 8 8	14		S8	S8 MC = 4.4%	
30				X	S9	18	6 6 0	11		S9	S9 MC = 4.8%	

Bottom of borehole at 31.5 ft bgs.
Set 1" PVC to BOH. Hand slotted bottom 10 ft of casing. Backfilled with cuttings from 31.5-4 ft bgs, bentonite from 4-1.5 ft bgs, cuttings to ground surface

EXHIBIT B-6

SOIL LOG

Job Number: _____

Project Location: Happy Vally Lot 1

Logged By: Hans Hill

Date: 3/16/21

TEST HOLE #2

Depth (feet)	Description
0	
1	Organic Mat, Brown, OL (Frozen)
2	
3	
4	Poorly Graded Gravels/Sands, Grey-Brown, GP/SP. Very Little Fines. (Frozen to 4' depth)
5	
6	
7	
8	
9	
10	
11	
12	Silty Gravel, Brown, GM
13	
14	
15	
16	Bottom of test hole.
17	
18	
19	
20	

TEST HOLE LOCATION:
Proposed Lot 1B

COMMENTS:
No Groundwater encountered.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite 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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

Fred Wagner

From: Jamie Taylor
Sent: Thursday, May 13, 2021 6:34 PM
To: Fred Wagner
Subject: RE: Happy Valley RSB Lot 1

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 22, 2021 2:58 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; pamelaj.melchert@usps.gov; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; 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>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>
Subject: Happy Valley RSB Lot 1

All,

Below is a link to Happy Valley RSB Lot1, MSB Case #2021-059, Tech FW, RSA #9 Midway, FSA #130 Central Mat-Su.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EkUA5SGRmsROsR9B-axJoNYBRljRLan0HDX2r6RJ3-71mw?e=qMahal

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,

EXHIBIT C

Fred Wagner

From: Fire Code
Sent: Friday, May 7, 2021 12:40 PM
To: Fred Wagner
Subject: RE: Happy Valley RSB Lot 1

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 22, 2021 2:58 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; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; 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>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>
Subject: Happy Valley RSB Lot 1

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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,

EXHIBIT D

Fred Wagner

From: Adam Bradway
Sent: Tuesday, May 11, 2021 10:03 AM
To: Fred Wagner
Subject: RE: Happy Valley RSB Lot 1

PA2021059

Comments:

Transportation:

- S Trunk Rd is identified in the Matanuska-Susitna Borough Official Streets and Highways Plan as a future Major Collector. This road classification is meant for higher speeds and limited access. The Matanuska Susitna Borough discourages direct residential access to this road when possible as direct residential access could create unnecessary conflict points. Consult with the Matanuska-Susitna Borough ROW department regarding access.

Cultural Resources:

- This is the site of a former Alaska Rural Rehabilitation Corporation (ARRC) farm. Cultural resources could be present on this site. If the applicant is interested in documenting the Borough's past with a cultural resource survey please have them contact me at 907-861-8608 for a list of certified contractors. The survey will not affect ownership of sites or artifacts located within the property (they belong to the property owner) nor will it obstruct or delay the application process.\

Adam Bradway

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>

Sent: Thursday, April 22, 2021 2:58 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; pamelaj.melchert@usps.gov; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; 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>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>

Subject: Happy Valley RSB Lot 1

All,

Below is a link to Happy Valley RSB Lot1, MSB Case #2021-059, Tech FW, RSA #9 Midway, FSA #130 Central Mat-Su.

EXHIBIT E

Fred Wagner

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Friday, April 23, 2021 3:04 PM
To: Fred Wagner
Cc: Sterling Lopez; Andrew Fraiser
Subject: Happy Valley RSB Lot 1
Attachments: MSB No Comments 2021-059.pdf

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

Hello,

Please see ENSTAR's attached response to MSB Case 2021-055 without comments or objections.

Thank you,

James Christopher
Right of Way and Compliance Technician
ENSTAR Natural Gas
401 E. International Airport Rd.
P.O. Box 190288, Anchorage Ak 99519-0288
907-334-7944

EXHIBIT F -J

Fred Wagner

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, April 28, 2021 12:24 PM
To: Fred Wagner
Cc: OSP Design Group
Subject: RE: Happy Valley RSB Lot 1
Attachments: 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 22, 2021 2:58 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; pamelaj.melchert@usps.gov; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; 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>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; George McKee <George.McKee@matsugov.us>
Subject: Happy Valley RSB Lot 1

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

All,

Below is a link to Happy Valley RSB Lot1, MSB Case #2021-059, Tech FW, RSA #9 Midway, FSA #130 Central Mat-Su.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EkUA5SGRmsROsR9B-axJpNYBRIjRLan0HDX2r6RJ3-71mw?e=qMahaI

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,

EXHIBIT F-2

Fred Wagner

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, May 5, 2021 3:25 PM
To: Fred Wagner
Subject: RE: Happy Valley RSB Lot 1
Attachments: 20210505_153532.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
MEA comments to include the attached two 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 22, 2021 2:58 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; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; 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>; 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; George McKee <George.McKee@matsugov.us>
Subject: Happy Valley RSB Lot 1

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 Happy Valley RSB Lot1, MSB Case #2021-059, Tech FW, RSA #9 Midway, FSA #130 Central Mat-Su.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EkUA5SGRmsROsR9B-axJpNYBRijRLan0HDX2r6RJ3-71mw?e=qMahal

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

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, May 11, 2021 3:49 PM
To: Fred Wagner
Subject: RE: Happy Valley RSB Lot 1

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

Hello,

MTA has reviewed the plat for Happy Valley. MTA would like to request a 15' utility easement along the East side of lots 1A & 1B.

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

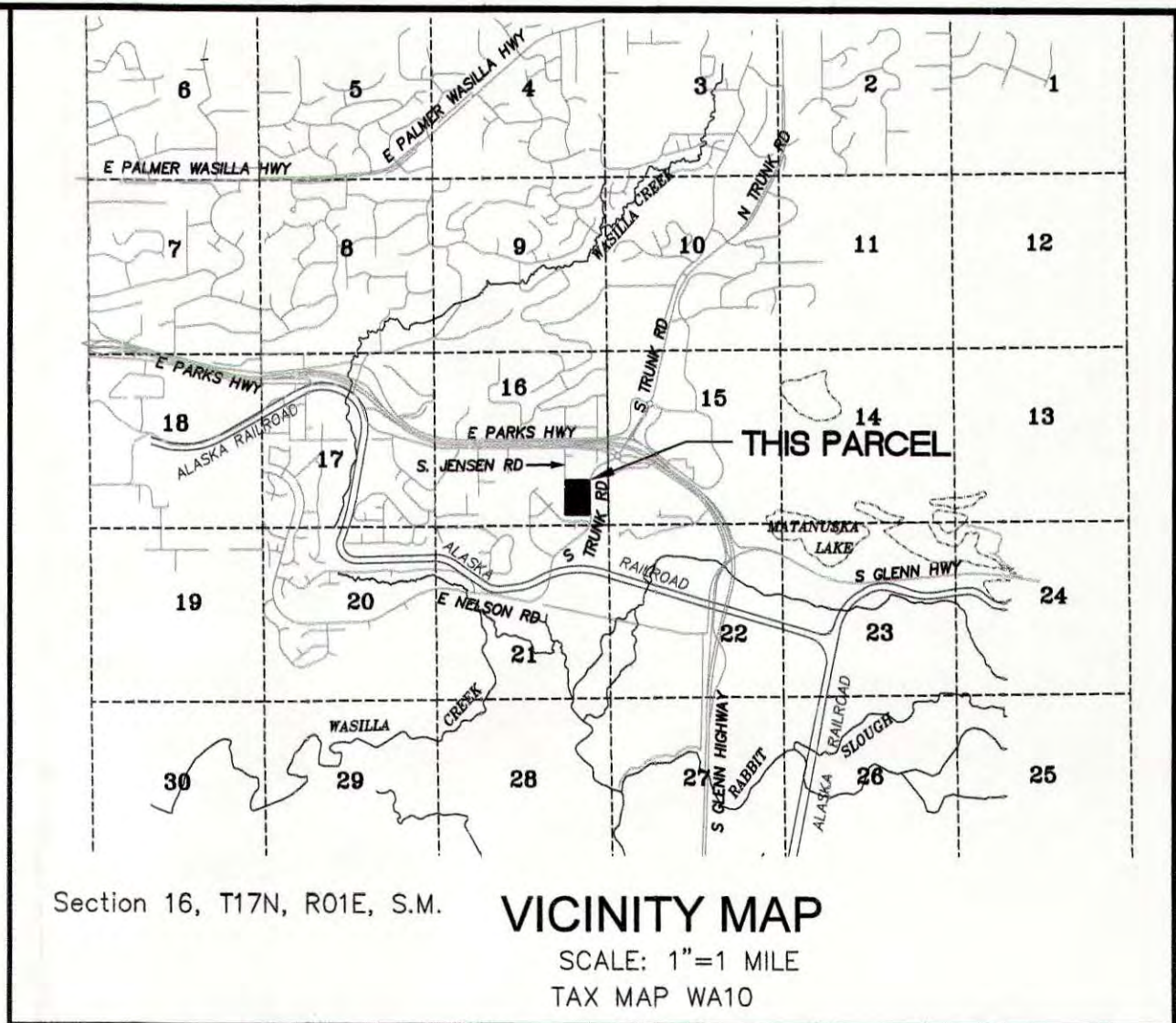
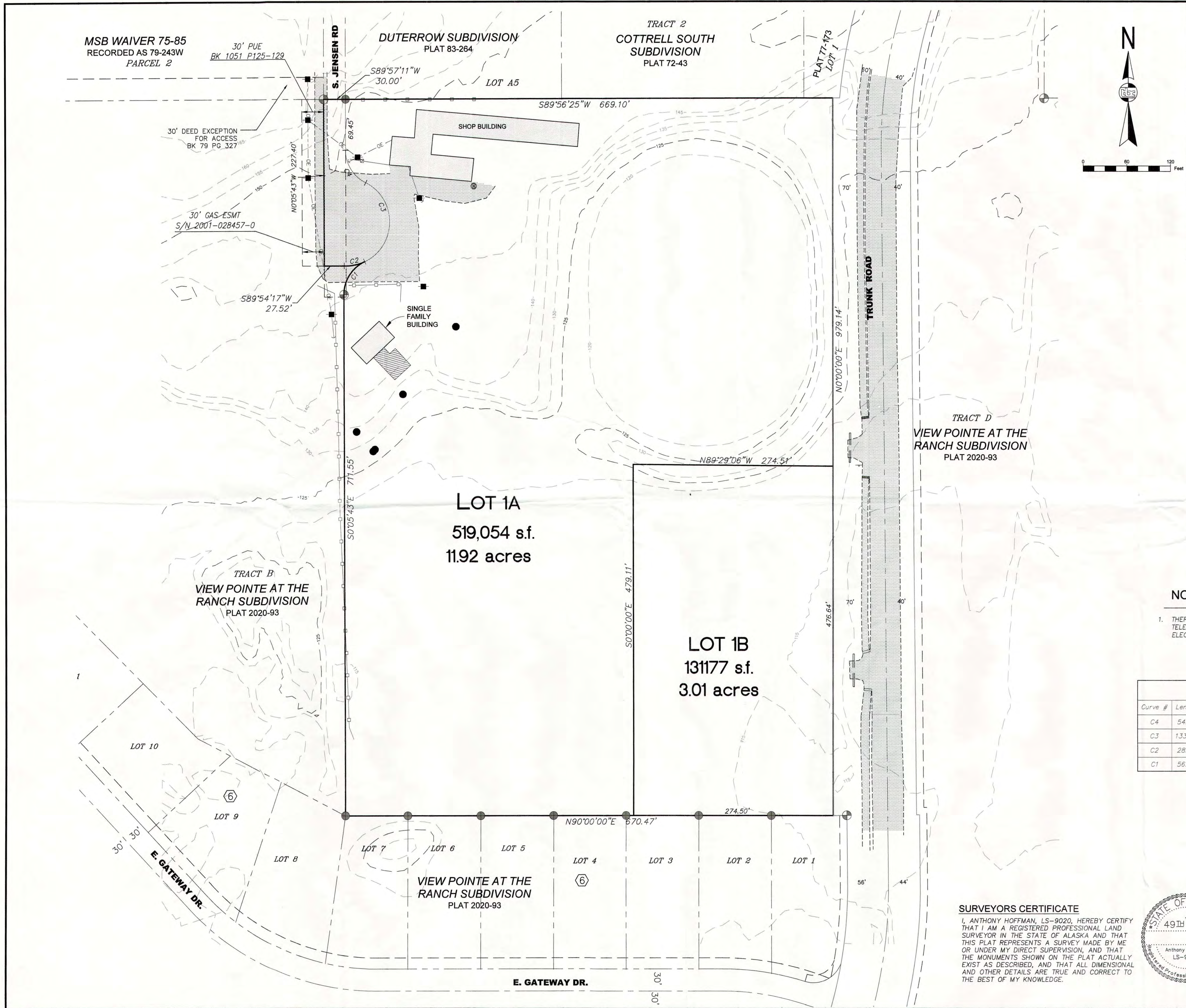


Life. Technology. Together.

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Thursday, April 22, 2021 2:58 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; pamelaj.melchert@usps.gov; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; 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>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>
Subject: Happy Valley RSB Lot 1

All,

Below is a link to Happy Valley RSB Lot1, MSB Case #2021-059, Tech FW, RSA #9 Midway, FSA #130 Central Mat-Su.



CERTIFICATE OF OWNERSHIP

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

LONG INVESTMENT LLC NAME TITLE

DATE

LEGEND

- OE --- OVERHEAD UTILITY LINES
- WOOD FENCE
- UTILITY POLE
- GUY ANCHOR
- CONCRETE WARNING STRIP ON PATHWAY
- FOUND 3/4" REBAR
- FOUND ALUMINUM POST MONUMENT
- PAVED ROAD
- SEPTIC PIPE
- FOUND 3/4" REBAR WITH YELLOW PLASTIC CAP
- 325 CONTOUR ELEVATION (5' INTERVAL)
- 320 CONTOUR ELEVATION (25' INTERVAL)

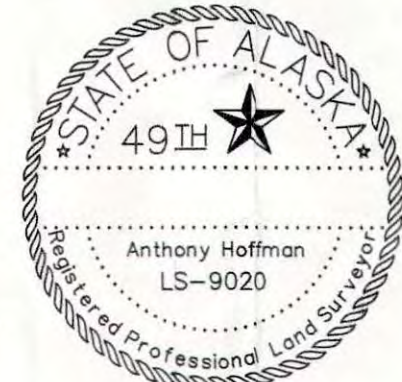
NOTES

- THERE IS A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION ON THIS PROPERTY, GRANTED TO MATANUSK A ELECTRIC ASSOCIATION, RECORDED 12/14/2002 AT 2002-000681-0.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	54.95	50.00	62°58'05"	S31°34'46"E	52.23
C3	133.70	60.00	127°40'27"	N0°46'25"E	107.71
C2	28.97	60.00	27°39'52"	N78°26'34"E	28.69
C1	56.47	50.00	64°42'35"	S32°15'21"W	53.52

SURVEYORS CERTIFICATE

I, ANTHONY HOFFMAN, LS-9020, 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.



Agenda Copy

Preliminary Plat of:
Happy Valley Subd
Lots 1A & 1B
A Subdivision of:
Lot 1 Happy Valley Subdivision, per plat 99-136, Located in SE 1/4, Section 16, Township 17 North, Range 1 East, Seward Meridian, Palmer Recording District, Alaska
Containing 14.93 acres, more or less

Agenda Copy

Tax Map: WA10	 The Boutet Company, Inc. 601 E. 57th Place, #102 Anchorage, AK 99518 Ph: 907-522-6779 License No. AECC957
Scale: 1"=60'	
Drawn: TH / Checked: JZ	
FB/Page:	
Date: 2/10/2021	
MSB Case No.: N/A	
SHEET: 1 of 1	

E

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 19, 2021**

PRELIMINARY PLAT: **MEMORY LAKE UNIT 1 RSB B/15 L/1 & 2**
LEGAL DESCRIPTION: **SEC 26, T18N, R1W S.M., AK**
PETITIONER: **THEODORE AND LOIS WALDEN**
SURVEYOR: **ACUTEK GEOMATIC, LLC**
ACRES: 1.00 PARCELS: **1**

REVIEWED BY: FRED WAGNER

CASE: 2021-060

REQUEST:

The request is to combine Lots 1 & 2, Block 15, Memory Lake Unit 1, Plat #72-58 into one lot to be known as **LOT 1A**, containing 1.00 +/- . The property is located directly north of E. Black Bear Drive and directly west of N. Grey Wolf Drive lying within the NE¼ Section 26, Township 18 North, Range 2 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps

Exhibit A

DISCUSSION: The subject parcels are located within the Tanaina Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are 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 Memory Lake unit 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*. 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 Memory Lake Unit 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*.
2. This plat combines two lots within Memory Lake Unit 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 Memory Lake Unit 1, Plat #72-58, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Memory Lake Unit 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.

MEMORY LAKE ESTATES UNIT 1

(1077)

TRACT 1-C

(5503)

3A

(15)

LOT 1A

**SUBJECT
PROPERTY**

TRACT 1-B

(10)

E CARIBOU LOOP

N WHITE HARE CIR

(9)

VICINITY MAP

FOR MEMORY LAKE ESATES UNIT 1, B15, L1A
LOCATED WITHIN
SECTION 26, T18N, R01W, SEWARD MERIDIAN
ALASKA

WA06 MAP

33' SECTION LINE ESMT

(1)
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3

2

1

B6

TR A

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(15)

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N GREY WOLF DR

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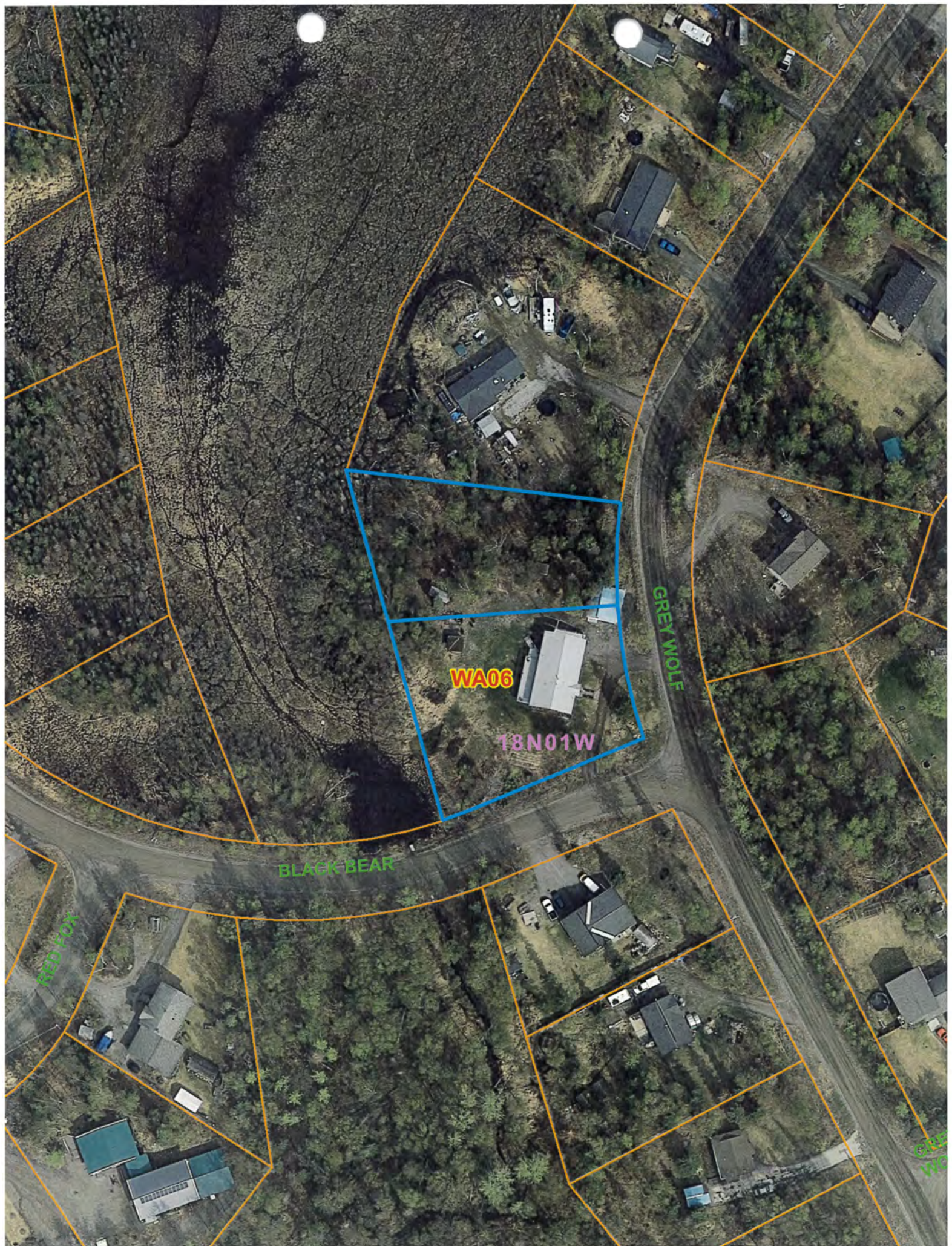
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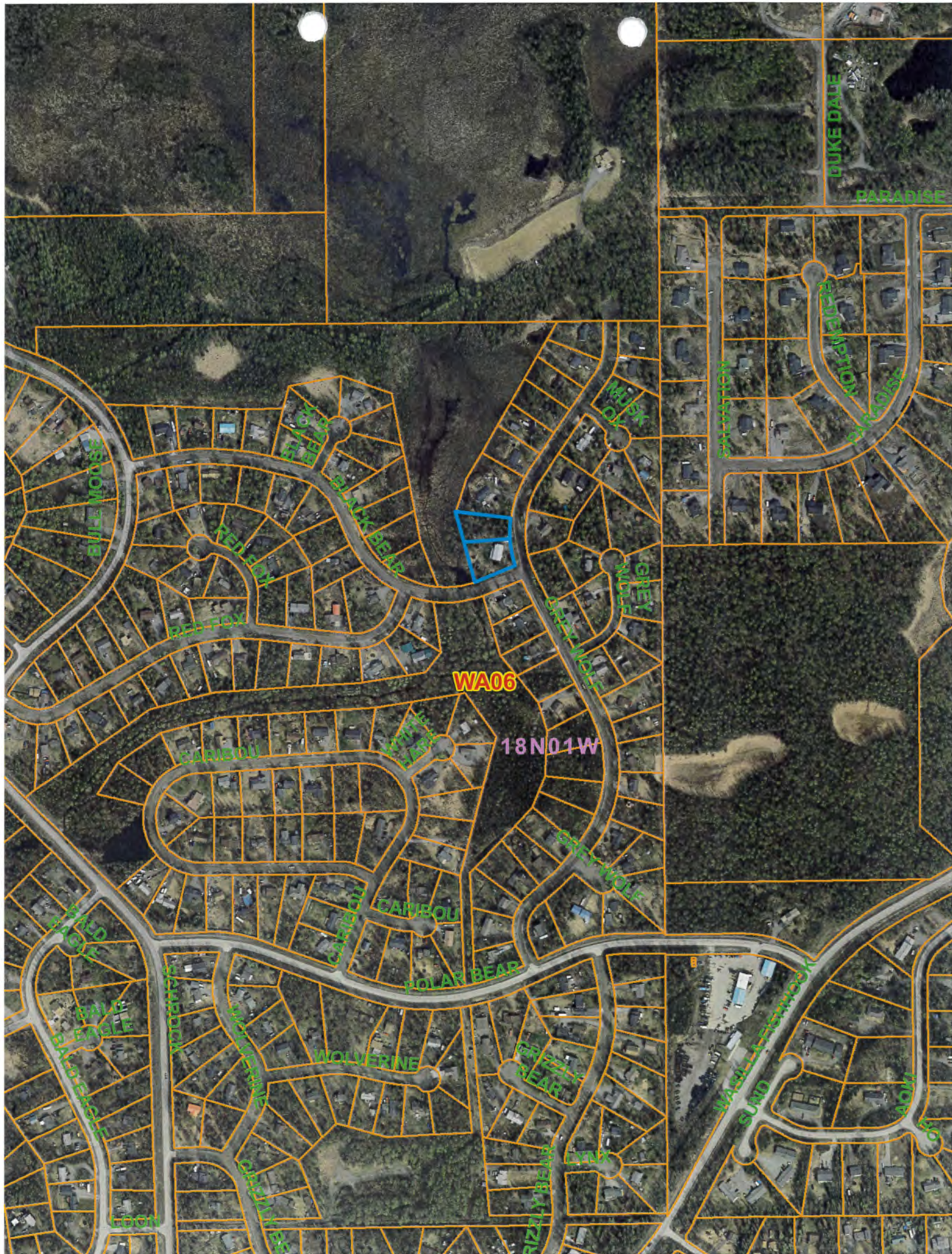
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LEGEND

(N 90°00'00" E) RECORD DATA PER PLAT #72-58
SURVEY LINES OF RECORD
ADJACENT PROPERTY LINES
CENTER LINE

OWNERSHIP CERTIFICATE

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

THEODORE LEE WALDEN
6874 N. GREY WOLF DR.
WASILLA, ALASKA 99654

Date

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY

OF _____, 20__.

FOR _____.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC FOR ALASKA

OWNERSHIP CERTIFICATE

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

LOIS JEAN WALDEN
6874 N. GREY WOLF DR.
WASILLA, ALASKA 99654

Date

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY

OF _____, 20__.

FOR _____.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC FOR ALASKA

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE 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 THE PLAT RESOLUTION No. _____ 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.

_____, 20__.

Date

Planning and Land Use Director

ATTEST:

Platting Clerk

GENERAL NOTES:

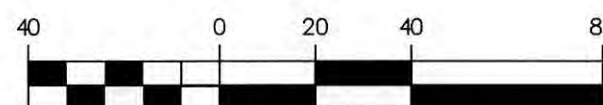
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. BLANKET EASEMENT GRANTED TO MATANUSKA-ELECTRIC ASSOCIATION INC., RECORDED AUGUST 18, 1961 IN BOOK 37 AT PAGE 398 AND ON OCTOBER 15, 1985 IN BOOK 439 AT PAGE 865.
4. COVENANTS, CONDITIONS AND RESTRICTIONS LISTED IN DECLARATIONS/INSTRUMENTS RECORDED AUGUST 24, 11972 IN BOOK 64 AT PAGE 640, ON MAY 9, 1973 IN BOOK 71 AT PAGE 788, ON DECEMBER 10, 1999 IN BOOK 1048 AT PAGE 199, ON NOVEMBER 15, 2000 IN BOOK 1100 AT PAGE 252, ON MAY 10, 1985 IN BOOK 416 AT PAGE 134 AND AMENDED SEPTEMBER 28, 1999 IN BOOK 1036 AT PAGE 944 AND THE CREATION OF MEMORY LAKE ESTATES ONE OWNERS' ASSOCIATION RECORDED APRIL 8, 2002 AS RECEPTION NO. 2002-007010-0.

TRACT 1-C
MEMORY LAKE ESTATES - UNIT 1
PLAT NO. 72-58

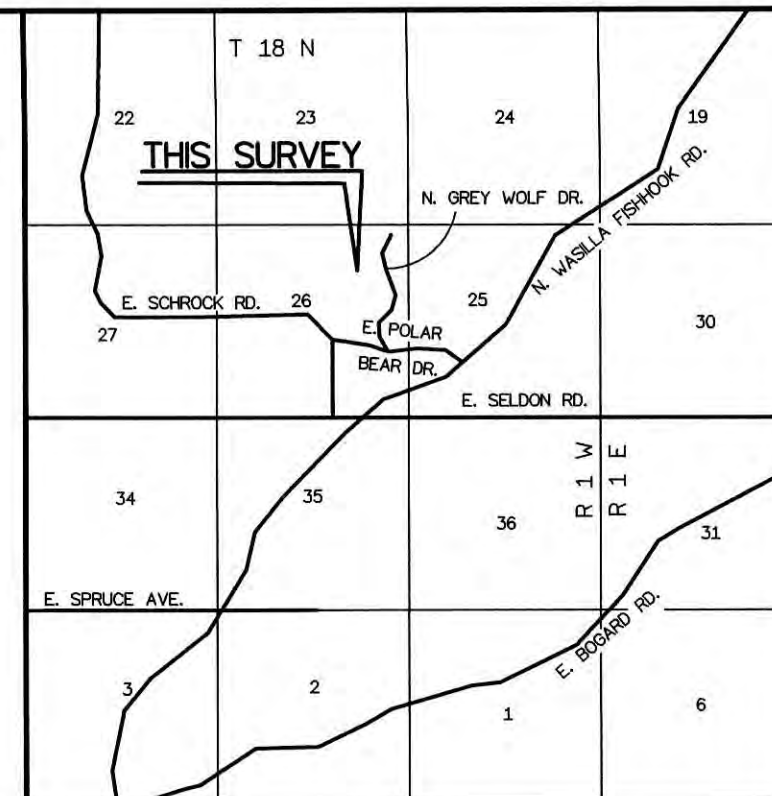
LOT 3A, BLOCK 15
MEMORY LAKE ESTATES - UNIT 1
PLAT NO. 2004-21



GRAPHIC SCALE



1 INCH = 40 FEET



VICINITY MAP

1" = 1 MILE



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.

_____, 20__.

Date

Tax Collection Official
(MAT-SU BOROUGH)

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, USING RECORD DIMENSIONS FROM PLAT NO. 72-58.

RECEIVED

APR 15 2021

PLATTING

Agenda Copy

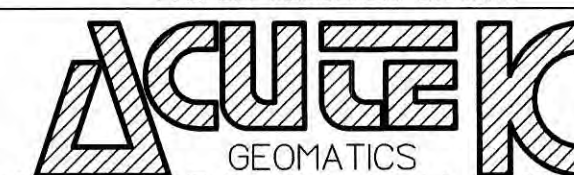
PLAT OF

MEMORY LAKE ESTATES - UNIT 1 LOT 1A, BLOCK 15

CONTAINING 1.0 ACRES
A RESUBDIVISION OF LOTS 1 AND 2
MEMORY LAKE ESTATES - UNIT 1, PLAT NO. 72-58

LOCATED WITHIN
SECTION 26 T. 18 N. R. 1 W., S1
PALMER RECORDING DISTRICT

PREPARED BY



AECL #1614

5099 E. BLUE LUPINE DR. #104, WASILLA, ALASKA 99654
(907) 376-8800 FAX (907) 376-9629 E-MAIL admin@acuteksurvey.com

DESIGNED BY:	TENDRA	SCALE:	1"= 40'	FIELD BOOK:	N/A
DRAWN BY:	TENDRA	DATE:	1/21/2021	MAP NO.:	WA 06
CHECKED:	TLN	FILE No.:	20-05.02	SHEET:	1 OF 1