

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 2, 2021**

ABBREVIATED PLAT: HIDDEN ROOT

LEGAL DESCRIPTION: SEC 21, T18N, R1W, SEWARD MERIDIAN, AK

PETITIONER: THOMAS & PATRICIA O'NEIL

SURVEYOR: GLOBAL POSITIONING SERVICES, INC.

ACRES: 80.18 PARCELS: 2

REVIEWED BY: CHERYL SCOTT CASE: 2021-067

REQUEST

The request is to create two lots from Tax Parcel C4 (Parcel 1, 40-acre Exemption) to be known as HIDDEN ROOT, containing 80.18 acres more or less. Located south of W. Schrock Road, northeast of Chignaki Pond and west of E. Schrock Road lying within the SW ¼ Section 21, Township 18 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps	Exhibit A
Topo & As-Built Information	Exhibit B
Soils Report	Exhibit C

COMMENTS

Department of Public Works	Exhibit D
Planning	Exhibit E
Fire Code	Exhibit F
Enstar	Exhibit G
MEA	Exhibit H
MTA	Exhibit I
GCI	Exhibit J

DISCUSSION

Access: The proposed lots have access from borough-maintained N. Infinite Road. 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*.

As-Built: The surveyor provided as-built information and topographic contours at **Exhibit B** as required by MSB 43.15.016. There are no structures shown on the as-built, therefore creating not setback violations per MSB 17.55 *Setbacks*.

Soils: Pioneer Engineering, LLC provided a soils report, which includes one test hole log and a test hole location map at **Exhibit C**. The test hole is located near the south border of proposed Lot 1 to represent the soil conditions for the parcel. The test hole excavated to 12' deep and groundwater was not encountered. The receiving soils are classified as sand & gravel with fine sand (SP/GP). No further action is required to establish sufficient useable area. Proposed Lot 2 is greater than 400,000 sf and does not require useable area verification. Based on the available soils & water table information, topography, MSB Title 43 Code definitions and observations on site, each lot will have at least 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area as require by MSB 43.20.281.

Comments:

Department of Public Works has no comment. (**Exhibit D**)

Planning noted the parcel borders area identified on the Official Streets & Highways Plan (OSHP) as future minor collector level roads on the west and south. This road class is made for mobility over access and generally has limited direct single-family access. While this subdivision is only two lots, and direct access is likely, there is potential for further subdivision in the future and the petitioner should consider this in their design for access. A shared access for the two lots aligning with W. Woodpecker Circle.is recommended. (**Exhibit E**)

Fire Code has no issue with this subdivision. (**Exhibit F**)

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

MEA requested all easements of record be shown on the plat. (**Exhibit H**) *Staff notes all easements of record are shown or listed on the final plat.*

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

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

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 Hidden Root 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 Hidden Root 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 proposed Lot 1 contains 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. N. Infinite Road 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. There were no objections from any borough departments, outside agencies or the public.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

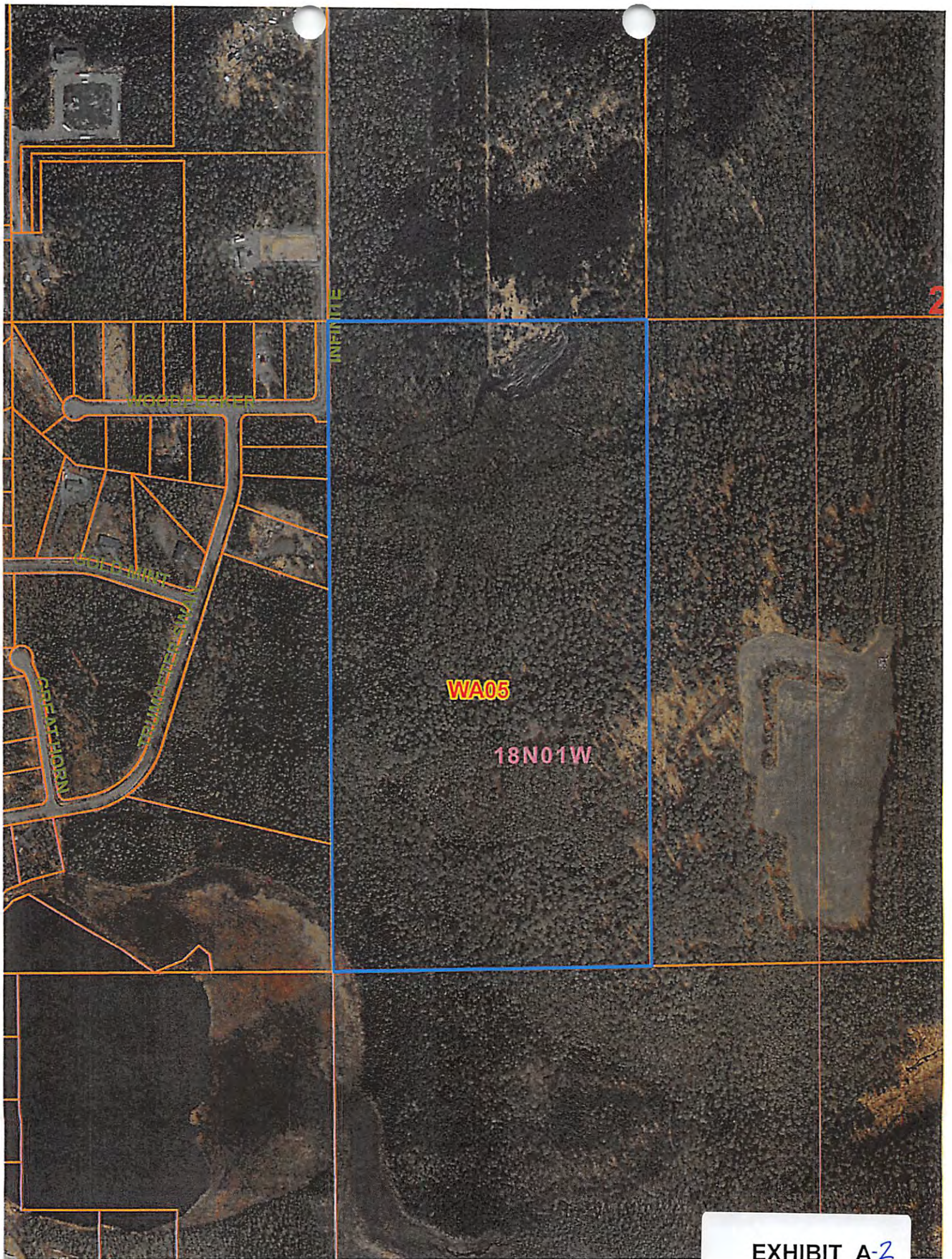
Staff recommends approval of the preliminary plat of Hidden Root, contingent upon:

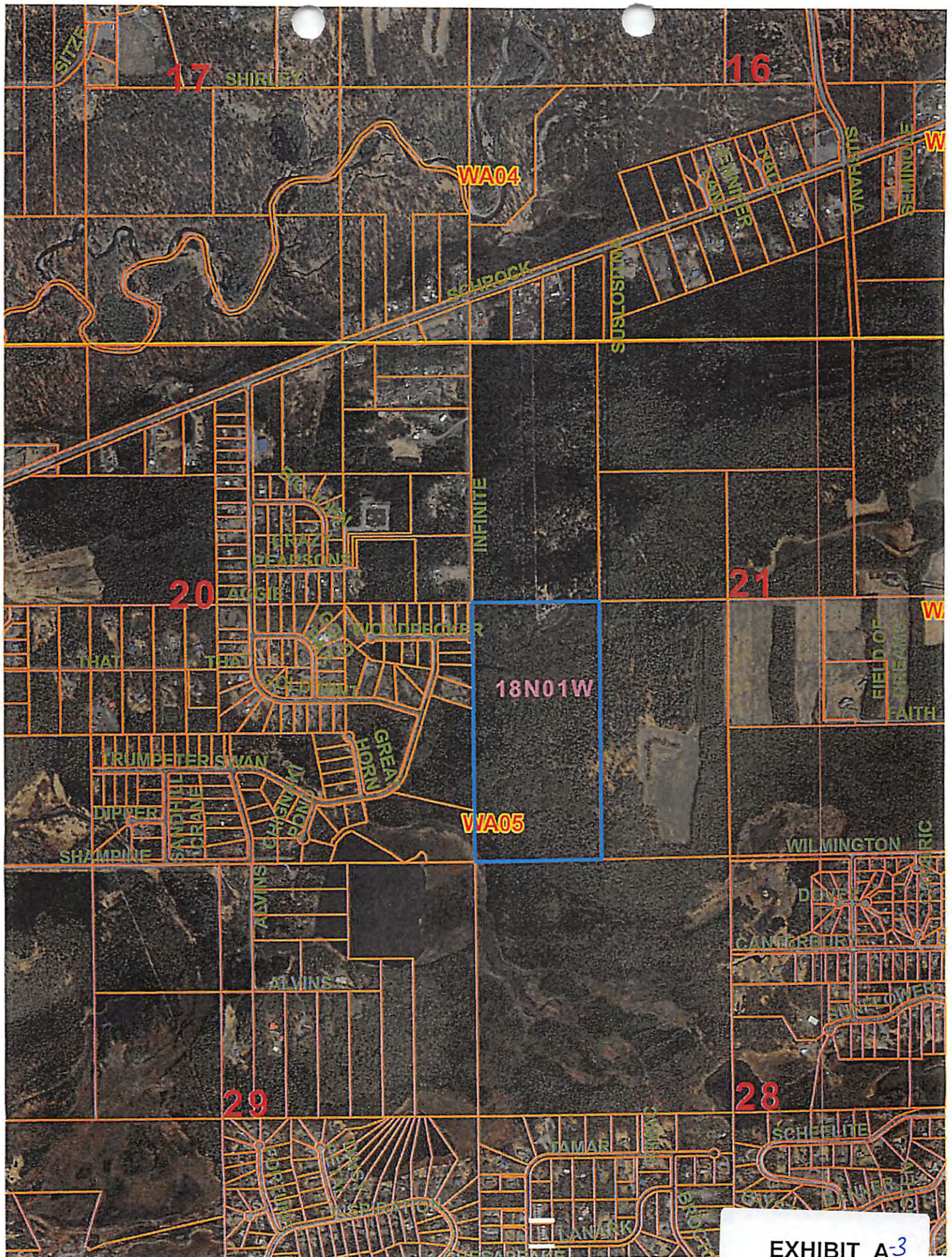
1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and 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.

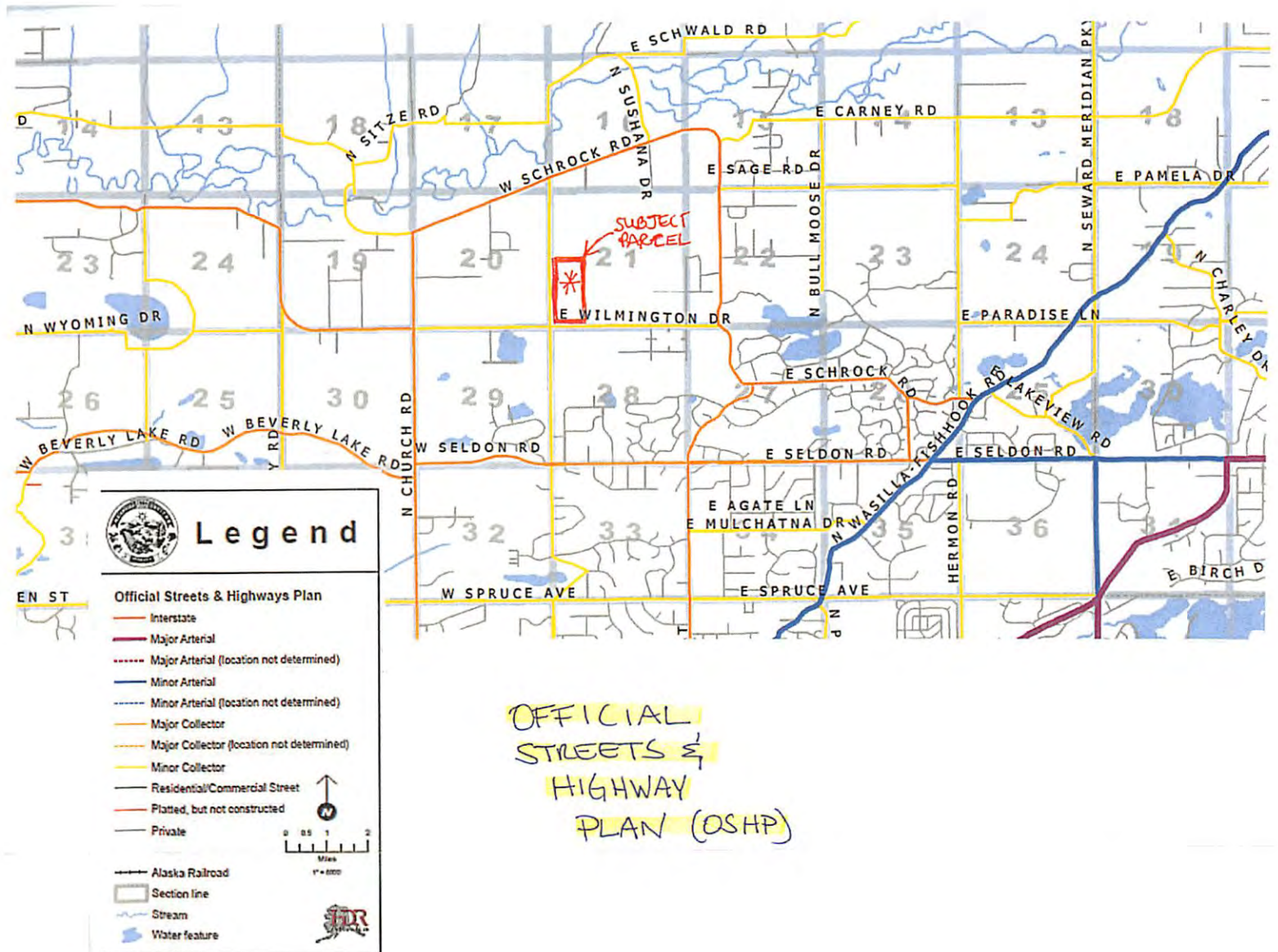


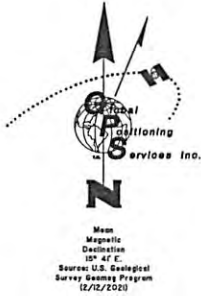
WASILLA 05 MAP

EXHIBIT A-1









NOTES

1. THE TOPOGRAPHIC CONTOURS SHOWN HEREON HAVE BEEN IMPORTED FROM THE PUBLISHED FILES OF THE MATANUSKA-SUSTINA BOROUGH 208 LIDAR/MAGERY PROJECT.
2. THE UTILITY AND IMPROVEMENT INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED IN FEBRUARY 2021.

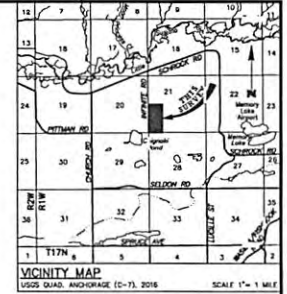
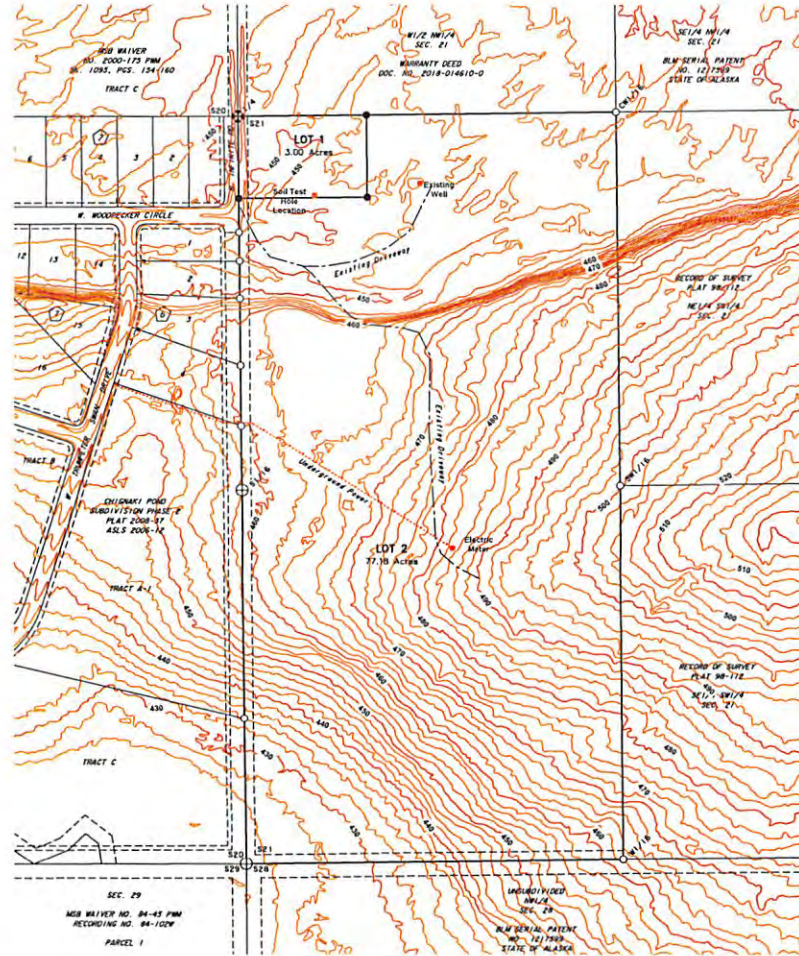


EXHIBIT B

LEGEND:

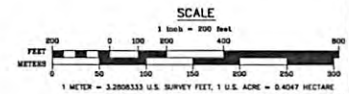
- ⊗ R.O./B.M. MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT RECOVERED
- ⊙ SECONDARY MONUMENT TO BE SET THIS SURVEY
- SECONDARY MONUMENT RECOVERED
- UNSURVEYED
- SURVEYED
- (R1) RECORD PER PLAT 2008-37 (ASLS 2008-01, P.R.D.)
- (R2) RECORD PER ROS PLAT 96-42, P.R.D.
- (M) MEASURED



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

Lindsey S. Vaughan
DATE: LINSEY S. VAUGHAN
REGISTERED LAND SURVEYOR NO. 15-1258



DATE OF SURVEY: February 12, 2021
Beginning: 2603 Blueberry Rd., Anchorage, Alaska 99503
Ending: 180, 2021

HIDDEN ROOT SUBDIVISION
A SUBDIVISION OF
THE W 1/2 SW 1/4, SECTION 21
TOWNSHIP 18 NORTH, RANGE 1 WEST,
SEWARD MERIDIAN, ALASKA
CREATING LOTS 1 & 2
CONTAINING 80.15 ACRES, MORE OR LESS
PALMER RECORDING DISTRICT

DRAWN BY: L. LAMAS	CHECKED BY: L. VAUGHAN	DATE: APRIL 22, 2021
SCALE: 1" = 200'	JOB NO.: 520507	SHEET NO.: 1 OF 1

PRELIMINARY 4/22/2021

Rec'd 4/29/2021



Pioneer Engineering LLC
Professional, Reliable, Local

February 24, 2021

RE: Usable Area Report
T18N R1W Section 21, Tax Parcel C4
Hidden Root Subdivision

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with G.P.S. Inc, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to create 2 lots from the parent parcel which is approximately 80 acres. The new lots will be 3 acres for proposed Lot 1 and 77 acres for proposed Lot 2.

Test Hole: One test hole was excavated on 12-15-20. The test hole was 12' deep and was sited near the south border of proposed Lot 1 to represent the soil conditions for that parcel. The test hole showed approximately two feet of topsoil overlaying 10' of sands & gravels. Groundwater was not encountered in the test hole. The test hole log is attached. Proposed Lot 2 is >400,000 SF and did not require a test hole.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



SOIL LOG

Job Number: 2020-SW-283

Project Location: T18N R1W Section 21, Tax Parcel C4

Logged By: Steve Wilson

Date: 12-15-20

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand & gravel (SP/GP) w/ 1' layers of fine sand
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	Bottom of test hole No groundwater
13	
14	
15	
16	
17	
18	
19	
20	
21	



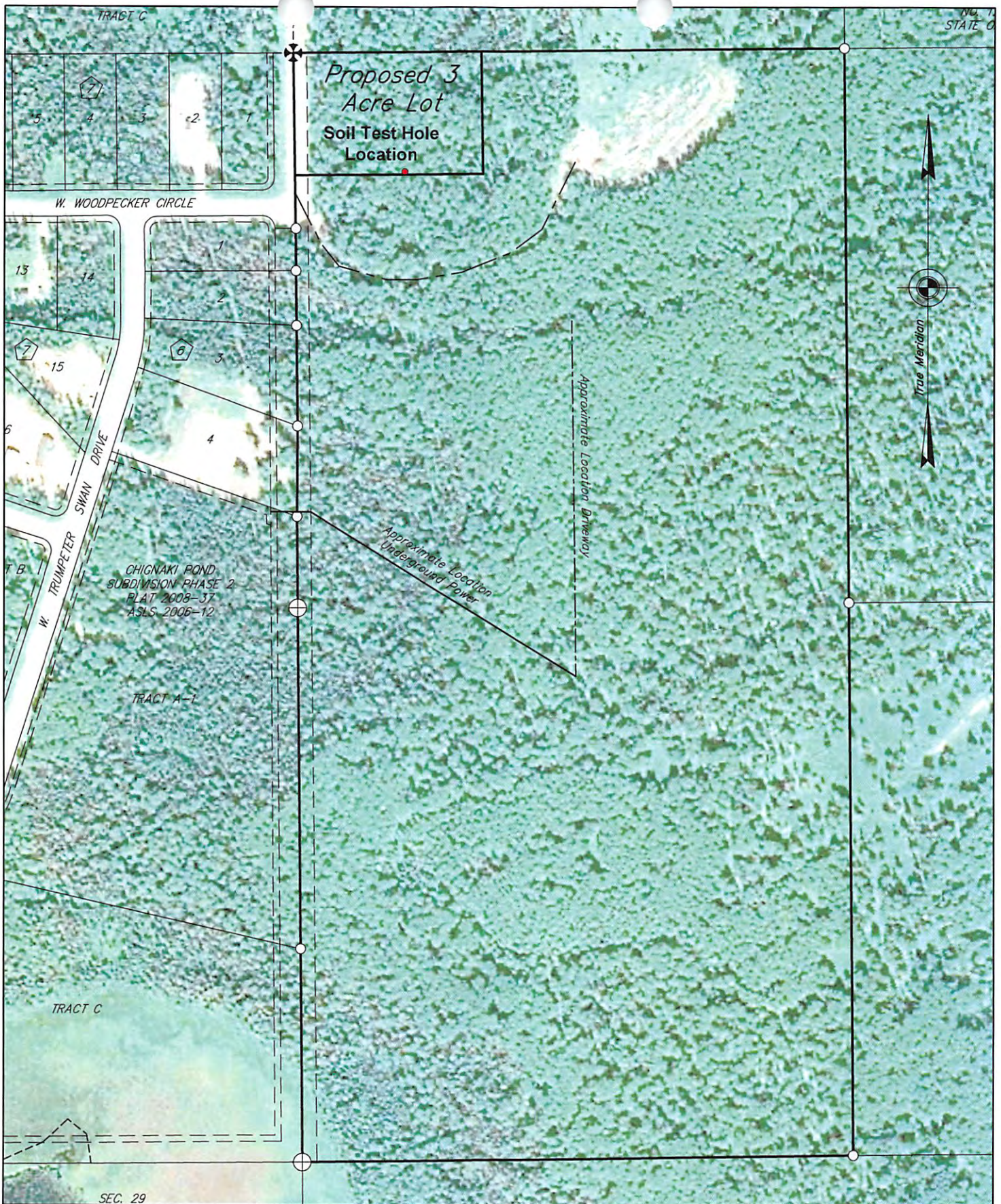
TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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.



Preliminary Sketch HIDDEN ROOT SUBDIVISION W1/2 SW 1/4, T. 18 N., R. 1 W., S.M.	
SCALE: 1"=300 Ft.	GPS Inc.
DRAWN BY: LSV	DATE: 2/24/2021

Cheryl Scott

From: Jamie Taylor
Sent: Monday, May 24, 2021 1:48 PM
To: Cheryl Scott
Subject: RE: RFC Hidden Root (CS)

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: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 4, 2021 1:31 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; hsfirewise@gmail.com; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Hidden Root (CS)

All ~

Below is a link to a Request for Comments for Hidden Root Subdivision, MSB Case #2021-067, Tech CS. RSA #28 Gold Trail.

Comments are due by May 24, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EsjDkNzRwPZHmZCzla5GR6MBSnuz7ZPU4_PwQq3qTihVvA?e=2AitAh

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: Adam Bradway
Sent: Monday, May 17, 2021 10:09 AM
To: Cheryl Scott
Subject: RE: RFC Hidden Root (CS)

Case: 2021067

Comments

Transportation:

Infinite
N Salvage Way is identified on the Matanuska-Susitna Borough Official Streets and Highways Plan as a future minor collector level road. This road class is made for mobility over access and generally has limited direct single family access.

While this subdivision is only two lots, and direct access is likely, there is potential for further subdivision in the future and the petitioner should consider this in their design for access. The Borough planning division recommends shared access for the two lots and aligning this access with W Woodpecker Cir to provide the safest and most scalable access point.

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 4, 2021 1:31 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; hsfirewise@gmail.com; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Hidden Root (CS)

All ~

Below is a link to a Request for Comments for Hidden Root Subdivision, MSB Case #2021-067, Tech CS. RSA #28 Gold Trail.

Comments are due by May 24, 2021.

Cheryl Scott

From: Fire Code
Sent: Tuesday, May 18, 2021 2:19 PM
To: Cheryl Scott
Subject: RE: RFC Hidden Root (CS)

Cheryl,
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: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 4, 2021 1:31 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; hsfirewise@gmail.com; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Hidden Root (CS)

All ~

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Comments are due by May 24, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/E5JDkNzRwPZHmZCzla5GR6MBSnuz7ZPU4_PwQq3qTjhVvA?e=2AjtAh

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



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

May 5, 2021

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

To whom it may concern:

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

- **Hidden Root Subdivision 2021**
(MSB Case # 2021-067)

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

Sincerely,

James Christopher

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

RECEIVED
MAY 10 2021
PLATTING

EXHIBIT G

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, May 5, 2021 3:16 PM
To: Cheryl Scott
Subject: RE: RFC Hidden Root (CS)
Attachments: 20210505_152800.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, May 4, 2021 1:31 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; hsfirewise@gmail.com; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Hidden Root (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 24, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/E5JDkNzRwPZHmZCzla5GR6MBSnuz7ZPU4_PwQq3qTjhVvA?e=2AjtAh

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 BY THESE PRESENTS, that the undersigned, whether one or more,

Thomas E O'Neil and Patricia O'Neil

whose address is 4563 Infinite Road Wasilla, State Alaska, Zip 99654
for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post address is 163 E Industrial Way, Palmer, Alaska 99645, and to its successors or assigns, the right to enter upon the lands of the undersigned, within the Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as:

(insert lot, block, subdivision or township, range, section, quarter(s))

TOWNSHIP 18N RANGE 1W SECTION 21 LOT 04

ADL 232459

being in Section 21, Township 18N Range 1W, SM., to construct, reconstruct, re-phase, 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 and/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.

Grantors covenant and warrant that they will indemnify, defend and save Grantee harmless from any and all claims of Grantor's heirs, remainderman, successors, beneficiaries, and devisees.

In Witness Whereof, the undersigned set their hand (s) and seal this 20th day of Dec, 20 19.

[Signature] Grantor [Signature] Grantor

STATE OF ALASKA) SS-
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 20th day of Dec, 20 19 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Thomas O'Neil, Patricia O'Neil, 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

Chantelle James
Notary Public in and of Alaska
My commission expires 11/30/2020

SEAL Here



W/O 121645 Subd 7000010 Plat No. _____
P/S _____ Misc _____ Map _____ Quad _____
Pole _____ Easement 20200293

Return to: MEA, 163 E Industrial Way, Palmer, AK 99645

Rev. 10/2019

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, May 11, 2021 2:10 PM
To: Cheryl Scott
Subject: RE: RFC Hidden Root (CS)

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

Hello,

MTA has reviewed the plat for Hidden Roots. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 4, 2021 1:31 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; hsfirewise@gmail.com; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Hidden Root (CS)

All ~

Below is a link to a Request for Comments for Hidden Root Subdivision, MSB Case #2021-067, Tech CS. RSA #28 Gold Trail.

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, May 7, 2021 12:37 PM
To: Cheryl Scott
Cc: OSP Design Group
Subject: RE: RFC Hidden Root (CS)
Attachments: RFC Preliminary Plat.pdf; RFC Hidden Root (CS).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, May 4, 2021 1:31 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; hsfirewise@gmail.com; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Hidden Root (CS)

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

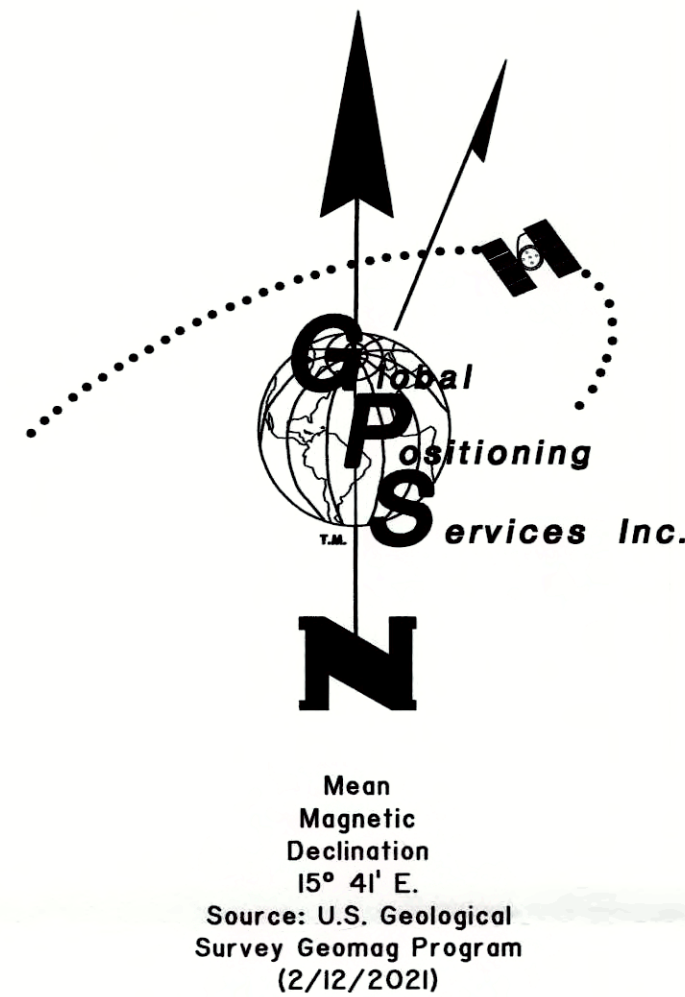
All ~

Below is a link to a Request for Comments for Hidden Root Subdivision, MSB Case #2021-067, Tech CS. RSA #28 Gold Trail.

Comments are due by May 24, 2021.

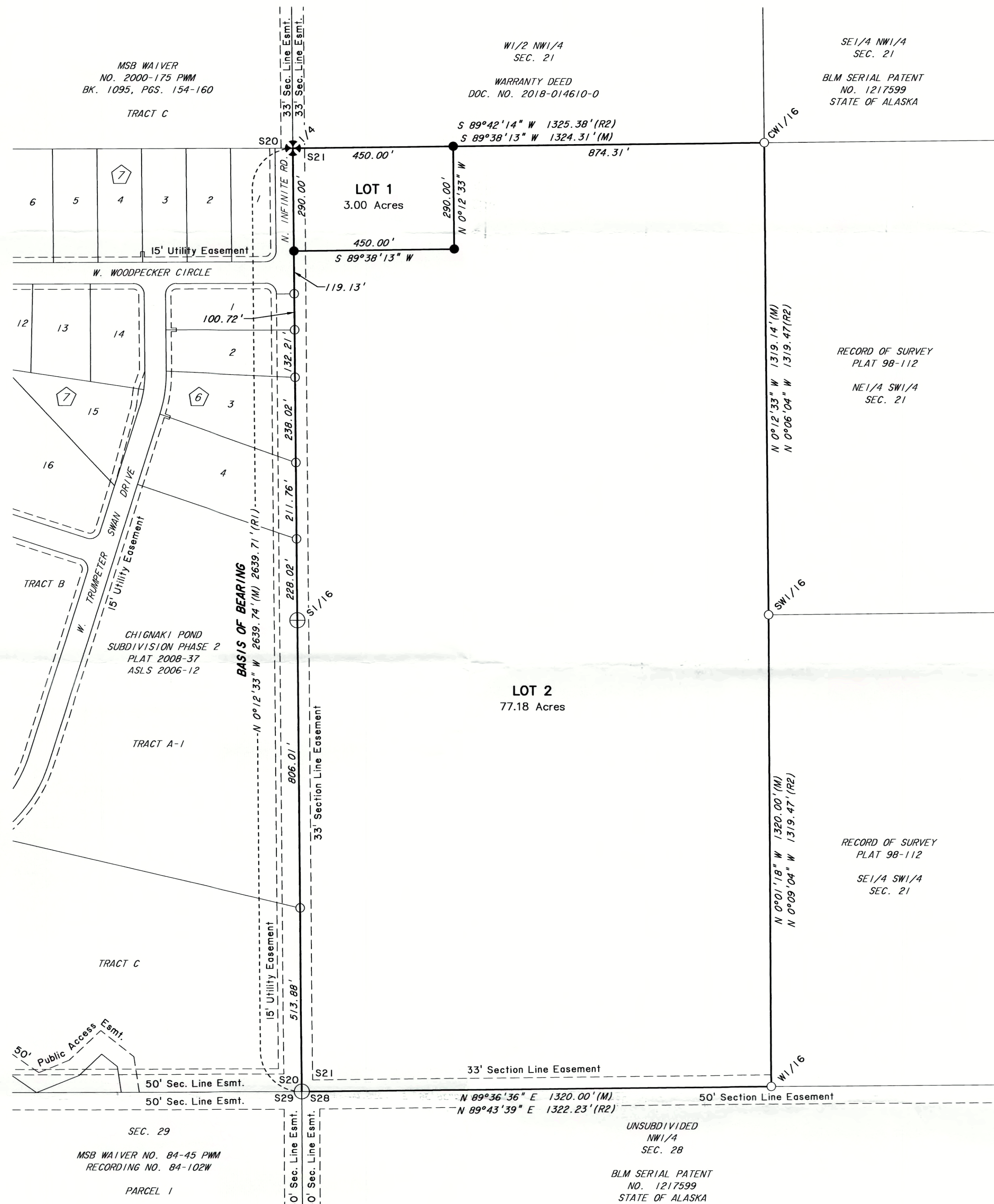
https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EsJDkNzRwPZHmZCzla5GR6MBSnuz7ZPU4_PwQq3qTjhVvA?e=2AjtAh

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



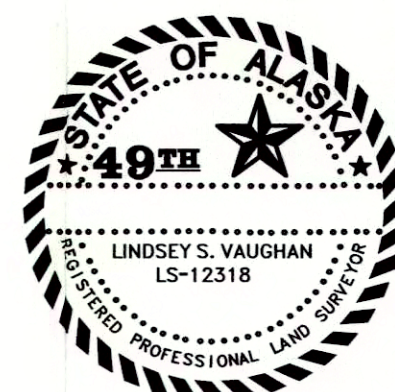
NOTES

- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



LEGEND:

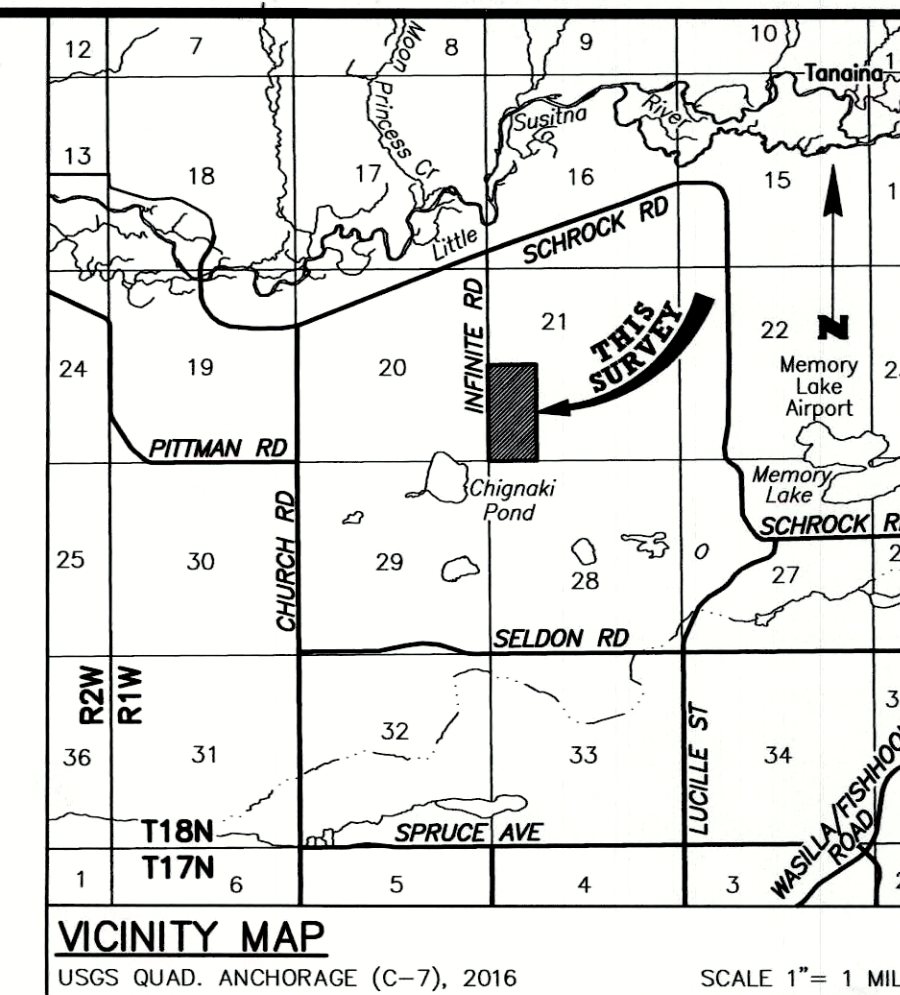
- ⊕ GLO/BLM MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT TO BE SET THIS SURVEY
- SECONDARY MONUMENT RECOVERED
- UNSURVEYED
- SURVEYED
- (R1) RECORD PER PLAT 2008-37 (ASLS 2006-12), P.R.D.
- (R2) RECORD PER ROS PLAT 98-112, P.R.D.
- (M) MEASURED



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE LINDSEY SUE VAUGHAN
REGISTERED LAND SURVEYOR NO. LS-12318



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE THOMAS & PATRICIA O'NEIL
4563 N. INFINITE RD
WASILLA, AK 99654

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____, DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

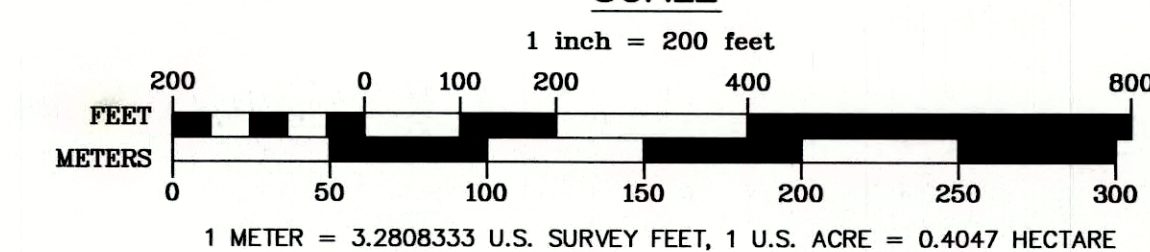
ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____

SCALE



DATE OF SURVEY Beginning: <u>February 12, 2021</u> Ending: <u>TBD, 2021</u>	Lindsey S. Vaughan, PLS Global Positioning Services, Inc. 2603 Blueberry Rd. Anchorage, Alaska 99503 907-569-2000	
<div>ma Copy</div> <div>Agenda</div> <div>HIDDEN ROOT SUBDIVISION A SUBDIVISION OF THE W 1/2 SW 1/4, SECTION 21 TOWNSHIP 18 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA CREATING LOTS 1 & 2 CONTAINING 80.18 ACRES, MORE OR LESS PALMER RECORDING DISTRICT</div>		
DRAWN BY: L. LAMAS	CHECKED BY: L. VAUGHAN	DATE: APRIL 22, 2021
SCALE: 1" = 200'	JOB NO.: S20507	SHEET NO.: 1 OF 1

PRELIMINARY 4/22/2021