

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 30, 2021

ABBREVIATES PLAT: DAIGON ALLEY
LEGAL DESCRIPTION: SEC 34, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: TYRA C. GUARD LIVING TRUST
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING
ACRES: 5 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-088

REQUEST: The request is to create two lots from Tax Parcel B10 to be known as **DAIGON ALLEY**, containing 5 acres +/- . The plat is located south of S. Bodenburg Loop and east of S. Bodenburg Spur, (Tax ID #117N02E34B010); within the E ½ NW ¼ NE ¼ NW ¼ Section 34, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Report	EXHIBIT B – 4 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works	EXHIBIT C – 1 pg
Department of Emergency Services	EXHIBIT D – 1 pg
Utilities	EXHIBIT E – 7 pgs
ADOT&PF	EXHIBIT F – 2 pgs

DISCUSSION: The proposed subdivision is located directly south of W. Bodenburg Loop and east of S. Bodenburg Spur. Proposed Parcel 2 is a flag lot; pole portion is 40’ wide, as required by MSB 43.20.300(E). S. Bodenburg Loop is owned and maintained by ADOT&PF. The Connex that is 4’ from the east lot line will need to be moved (see *Recommendation #5*).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curt Holler, PE, Holler Engineering, notes the soils evaluation included review of existing Holler Engineering soils reports from directly adjacent projects, review and consolidation of existing soils information from the on-lot septic system, review of provided topography information, review of aerial imagery and other observations on site. Testhole location map, topography map and testhole log attached. The project site forms a rectangle shape south of the bordering on S. Bodenburg Loop between The Thornstead and Nelson Farms Phase 1 subdivisions. The majority of the parent parcel contains relatively level terrain with a very minor slope generally to the west. No slopes exceeding 25% were found; total elevation differential is 6’. Parent parcel contains an existing driveway connected to a residential building with related outbuildings. The remainder exists in native or near native state with the exception of a fenced and maintained yard area.

Native vegetation is primarily mature growth of varying trees. An existing testhole, originally dug 06/01/2014 in support of an on-lot septic was review and updated. Near surface soils included a “duff” silty topsoil layer extending to 2.5’. Receiving soils are consistently clean well graded extending to 14’. Groundwater was not encountered. Based on the available soils and water table information, topography, code definitions and observations on site, each of the proposed lots will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of buildable area. No construction of streets is required. General existing drainage patterns have been indicated on the map.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes approval for additional access to S. Bodenbug Loop must be obtained from ADOT&PF (see **Recommendation #6**). Department of Emergency Services (**Exhibit D**) has no issues.

Utilities: (**Exhibit E**) MEA requests a newly recorded easement be shown on final plat (see **Recommendation #4**). MTA has no comments. GCI has no comments or objections. Enstar has no comments or recommendations.

ADOT&PF: (**Exhibit F**) notes both lots must share access onto S. Bodenbug Loop (see **Recommendation #6**).

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Assessments, Planning, Development Services or Pre-Design Division.

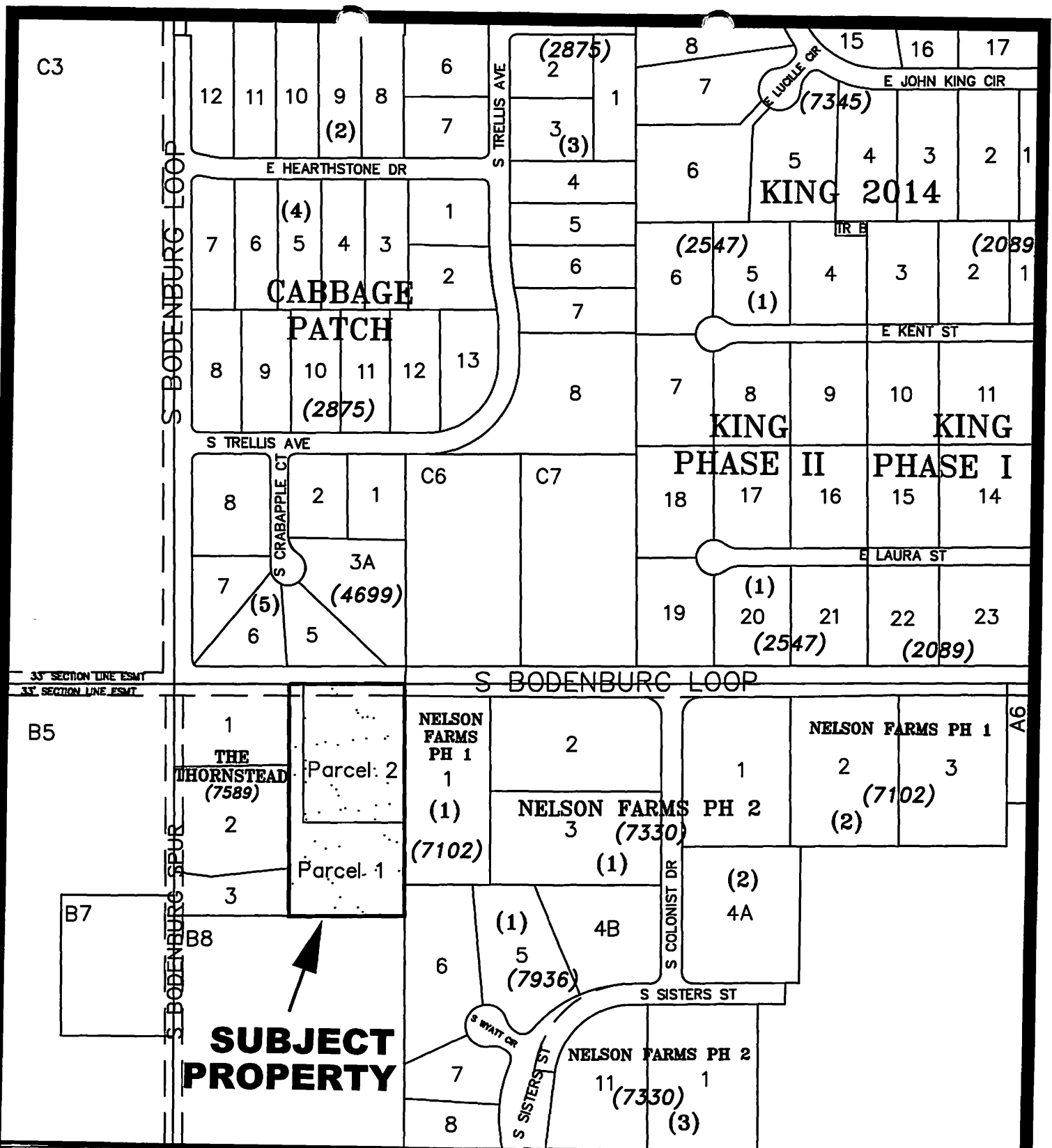
CONCLUSION: The preliminary plat of Daigon Alley is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, or Borough departments. There were no objections to the plat from the public in response to the Notice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

FINDINGS OF FACT

1. The plat of Daigon Alley is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lots have required septic and building area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Assessments, Planning, Development Services or Pre-Design Division.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
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 Daigon Alley, Section 34, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Move the Connex so it is not in setback to the east lot line.
6. Apply for driveway permit(s) from ADOT&PF.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



C3

12 11 10 9 8
(2) 7 6

E HEARTHSTONE DR
7 6 5 4 3
CABBAGE PATCH
8 9 10 11 12 13
(2875)

S TRELLIS AVE
8 2 1
S CRABAPPLE CT
7 3A
(5) (4699)
6 5

(2875)
2 1
3 (3)
4
5
6
7

8 15 16 17
7
E LUCILLE CR
(7345)
6 5 4 3 2 1
KING 2014

(2547) (2089)
6 5 4 3 2 1
(1)

8 7 8 9 10 11
KING KING

PHASE II PHASE I
18 17 16 15 14
E LAURA ST
19 20 21 22 23
(1) (2547) (2089)

33' SECTION LINE ESMT
33' SECTION LINE ESMT

S BODENBURG LOOP

B5

1
THE THORNSTEAD
(7589)
2
3
Parcel: 2
Parcel: 1

NELSON FARMS PH 1
1
(1) (7102)

2
NELSON FARMS PH 2
3 (7330)
(1)

NELSON FARMS PH 1
1 2 3
(7102)
(2)
4A

A6

B7

B8

SUBJECT PROPERTY

(1) 4B
6 5 (7936)
S WHITT CR
7 8
S SISTERS ST

S SISTERS ST
NELSON FARMS PH 2
11 (7330) 1
(3)

VICINITY MAP
FOR PROPOSED DAIGON ALLEY
LOCATED WITHIN
SECTION 34, T17N, R02E, SEWARD MERIDIAN,
ALASKA
PALMER 14 MAP

COLONIAL FIELDS
PH 2
TR A-2
(8020)

EXHIBIT A

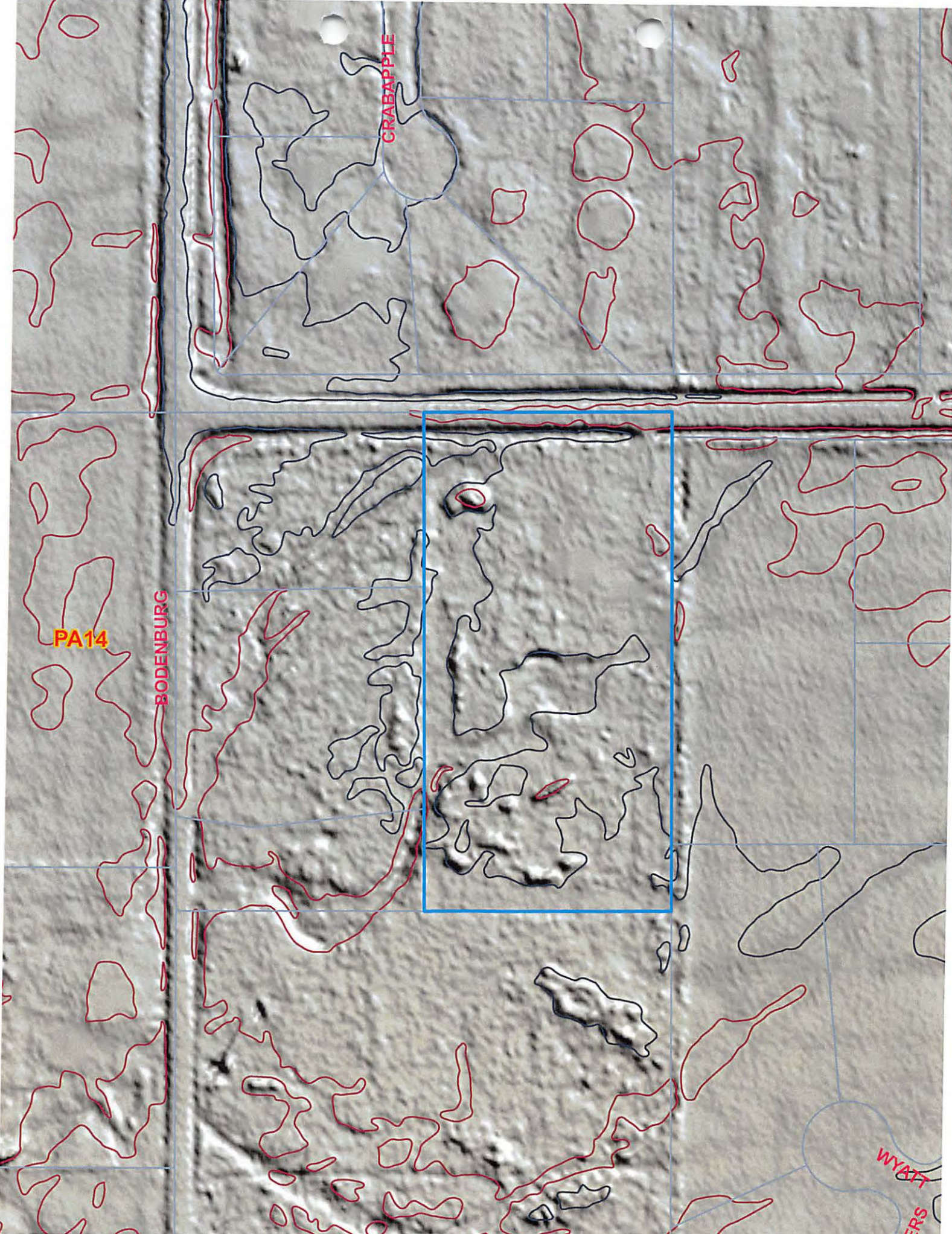


CRABAPPLE

BODENBURG

PA14

WYATT
TERS



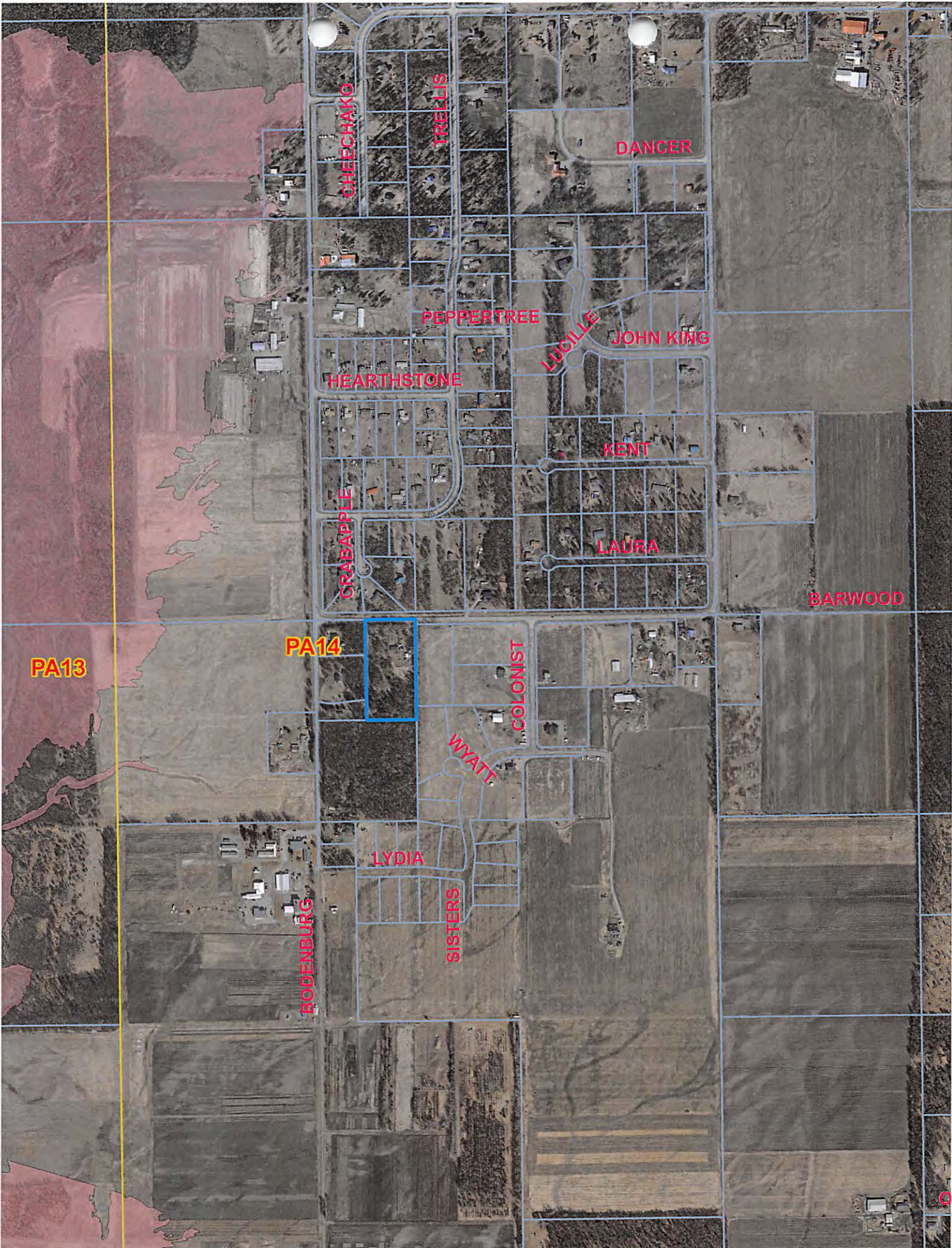
CRABAPPLE

PA14

BODENBURG

WYATT

TERS



CHEECHAKO

TRELLIS

DANCER

PEPPERTREE

LUCILLE

JOHN KING

HEARTHSTONE

KENT

CRABAPPLE

LAURA

BARWOOD

PA13

PA14

COLONIST

WYATT

LYDIA

SISTERS

BODENBURG



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

March 31, 2021

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

RECEIVED

JUN 01 2021

PLATTING

Re: *LB10 S34 T17N R2E Re-Subdivision*; Useable Areas, Roads and Drainage
HE #21009

Dear Mr. Wagner:

At the request of the project owner, Tyra Guard, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parent parcel totaling 5 acres. Our soils evaluation included review of existing Holler Engineering soils reports for directly adjacent projects, review & consolidation of existing soils information from the on-lot septic system, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rectangle shape south of and bordering N Bodenbug Loop between *The Thornstead* and *Nelson Farms PH 1* subdivisions. The majority of the parent parcel contains relatively level terrain with a very minor slope generally to the west. No regions containing steep slopes exceeding 25% were found on the parcel. The total elevation differential indicated from the provided topographical map is approximately 6'.

Soils & Vegetation. The parent parcel contains an existing driveway for access connected to a residential building with related outbuildings. The remainder of the project areas appear to exist in either their native or near native state with the exception of a fenced and maintained yard area. The existing native vegetation on the parent parcel primarily consists of mature growth trees of varying kinds. Most foliage consists of thick stands of apparent second growth birch trees with the occasional spruce tree and lesser shrubs and grasses. An existing testhole originally dug on 6/01/14 in support of an on-lot septic was reviewed and updated, and is shown near the proposed new common lot lines. Near surface soils found in the testhole included a "duff" silty topsoil layer extending down to 2.5'. Receiving soils below were found to be consistently clean well graded extending down to 14'. Receiving soils were consistent with Holler Engineering testholes for the parcels immediately to the east and west and directly bordering this project. Groundwater was not encountered in this testhole or in any proximate testhole dug by Holler

Engineering, and groundwater is not expected to be a limiting factor for either of the proposed new lots. A copy of the testhole log and the relevant location/topography map is attached.

Groundwater. Groundwater was not encountered on this project or in any logged testholes. Groundwater is not expected to be a limiting factor for either of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing water wells, lotlines, and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed lots labeled 1 and 2 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. The proposed new lots will be accessed by an existing shared driveway and will not require the construction of any new roads. In this circumstance a drainage plan is not required, however, general existing drainage patterns have also been indicated on the attached map.

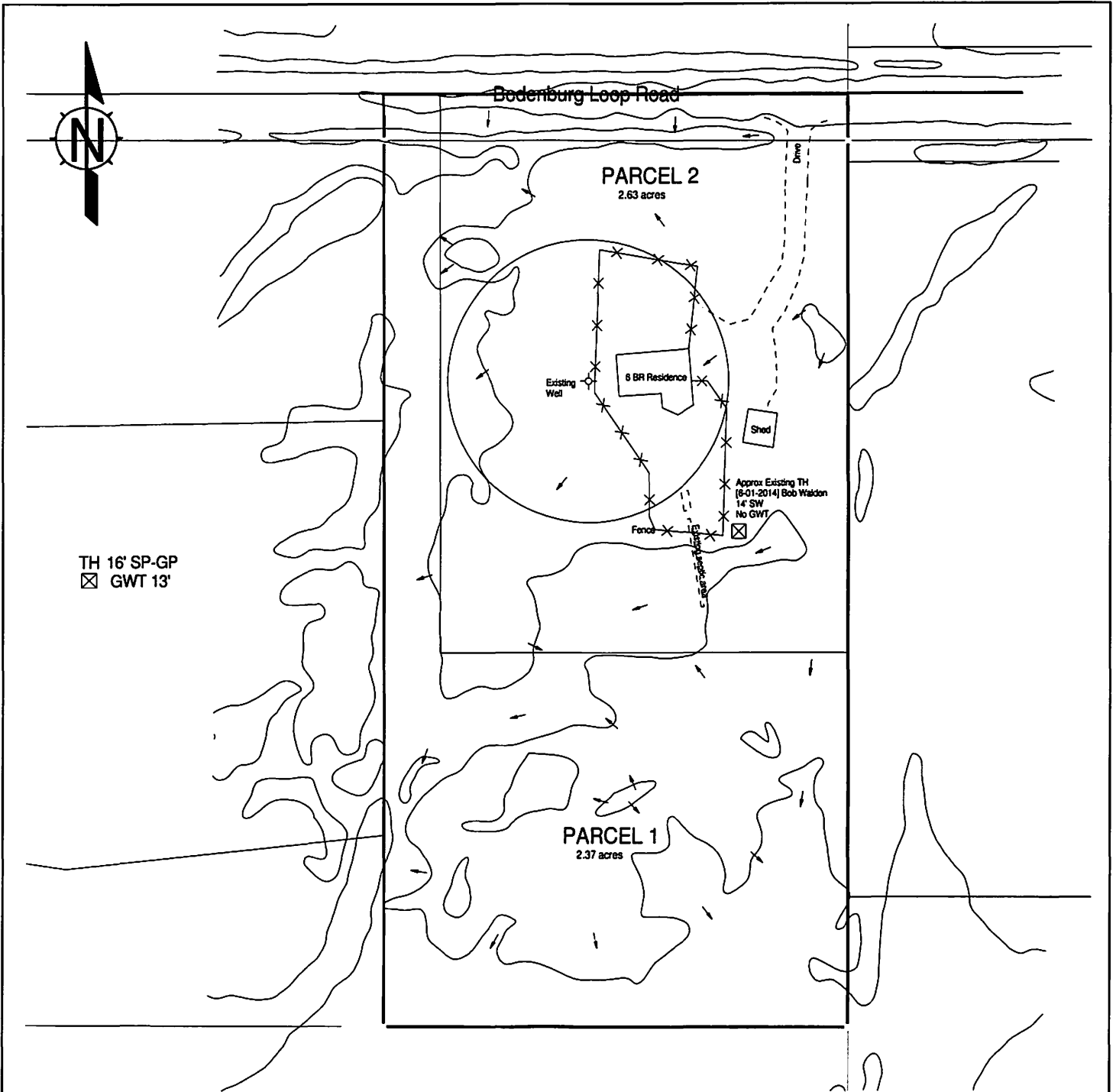
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: T. Guard, w/attachments

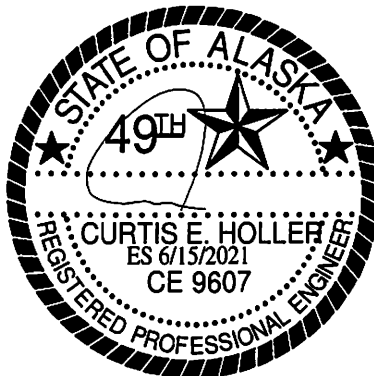




Notes:

1. Base drawing is MSB taxmap.
2. Topo is 2011 MSB LiDAR not verified.
3. Arrows denote apparent drainage patterns.
4. Locations of improvements approximate.
5. Hatched areas have slopes exceeding 25%.

LB10 S34 T17N R2E Re-Subdivision
Useable Area, Drainage and Topography Map



Job # 21010

1" = 100'

6/15/21



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1

Performed For: Tyra Guard

Legal Description: LB10 S34 T17N R2E Re-Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	"Duff"		<p>See attached testhole & topo map.</p> <p style="text-align: center;">↑ N ↓</p>
2			
3	SW		
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14	Bottom of hole		
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? - No
 IF YES, AT WHAT DEPTH? - N/A
 DEPTH AFTER MONITORING? - N/A

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Testhole data logged by, and used with permission of, Robert Walden
 - _____
 - PERFORMED BY: Robert Walden DATE: 6/01/14

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Friday, June 25, 2021 4:21 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Daigon Alley #21-088

Obtain approval for additional access to Bodenbug Loop from DOT.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 4, 2021 9:33 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Daigon Alley #21-088

The following link contains a Request for Comments for a two lot subdivision. Comments are due by June 25, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EpoKrcrf9jdCjulf6Mj8xeEBiS6W_pDhX0BMxZu6dAQtlA?e=uHZ83s

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

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

Amy Otto-Buchanan

From: Fire Code
Sent: Wednesday, June 16, 2021 2:00 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Daigon Alley #21-088

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



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 4, 2021 9:33 AM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Daigon Alley #21-088

The following link contains a Request for Comments for a two lot subdivision. Comments are due by June 25, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EpoKrcrf9jdCjulf6Mj8xeEBIS6W_pDhX0BMxZu6dAQtlA?e=uHZ83s

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

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



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

June 8, 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 preliminary plat and has no comments or recommendations.

- **Daigon Alley**
(MSB Case # 2021-088)

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

Sincerely,

James Christopher

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

EXHIBIT E

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, June 7, 2021 11:13 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Daigon Alley #21-088
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 4, 2021 9:33 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Daigon Alley #21-088

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

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https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EpoKrcrf9jdCjulf6Mj8xeEBiS6W_pDhXOBMxZu6dAQtlA?e=uHZ83s

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

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

CERTIFICATE OF OWNERSHIP

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

TYRA C. GUARD-WEILAND, TRUSTEE
TYRA C. GUARD TRUST DATED JANUARY 6, 2006
4415 S. BODENBURG LOOP
PALMER, ALASKA 99645-854R

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE _____ DATE _____

NAME/TITLE
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
P.O. BOX 7026
FLINT, MICHIGAN 48501-2026

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

NOTARY FOR THE STATE OF MICHIGAN
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

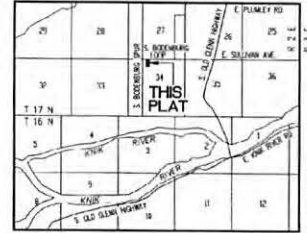
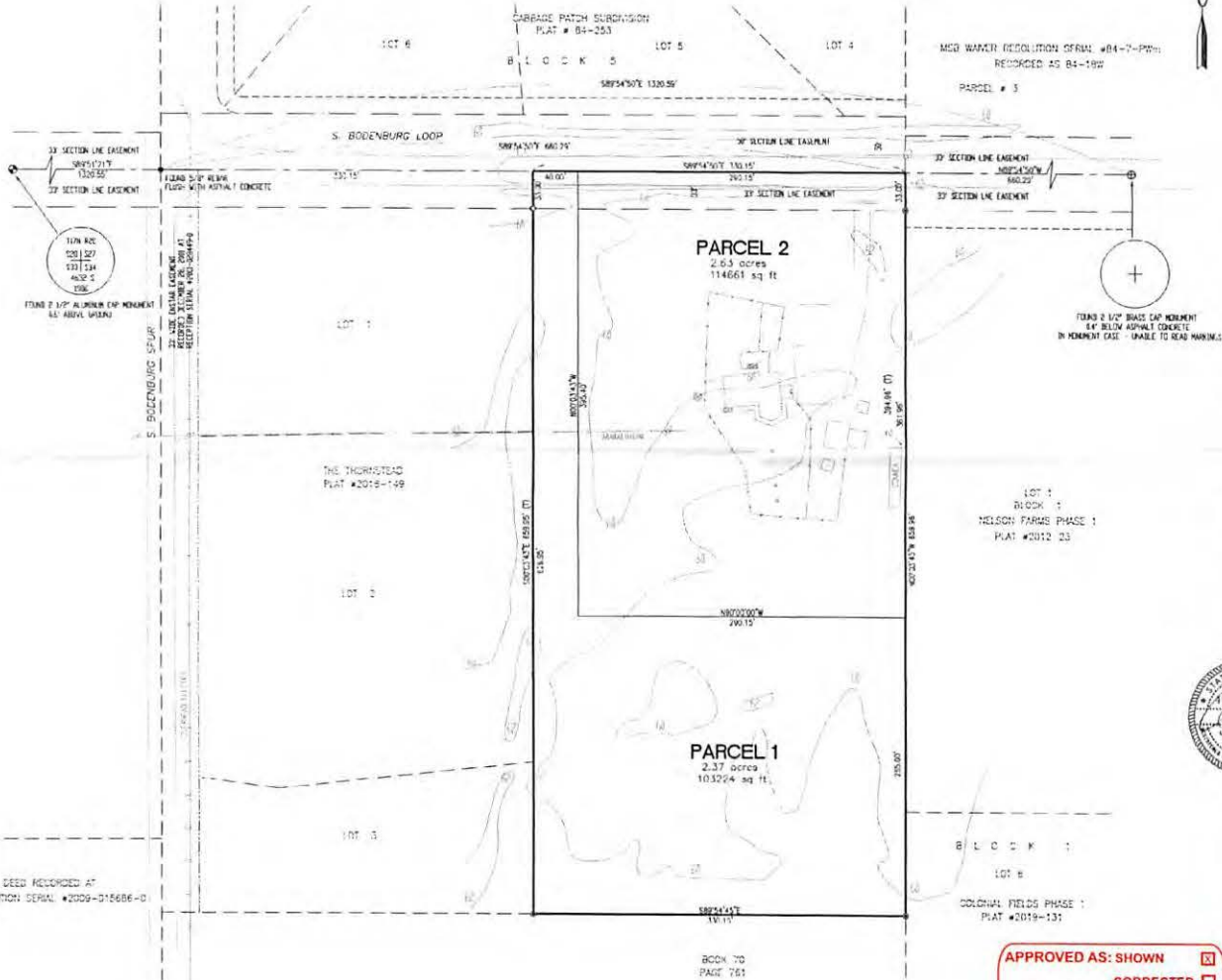
DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____ PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE S.E. CORNER LOT 1, BLOCK 3, NELSON FARMS PHASE 2, PLAT #2014-136
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.B.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON.
 - a) M.E.A. EASEMENT RECORDED OCTOBER 6, 1961 IN BOOK 39 AT PAGE 182
 - b) M.E.A. EASEMENT RECORDED DECEMBER 15, 1976 IN BOOK 124 AT PAGE 291

LEGEND

- ⊕ FOUND 2 1/2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND 2 1/2" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330
- ⊙ SET 5/8" REBAR WITH SELF-IDENTIFYING PLASTIC CAP
- (T) TOTAL DIMENSION



Agenda Copy
RECEIVED
PLATTING
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN 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.
2336-GARY LORUSSO
REGISTERED LAND SURVEYOR DATE _____

A PLAT OF
DAIGON ALLEY
A SUBDIVISION OF THE
E1/2 NW1/4 NE1/4 NW1/4
SECTION 34, T. 17 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #161645
MAILING ADDRESS: P.O. BOX 2718 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3625 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 378-7811

DRAWN BY: CAD/KLW DATE: 5/16/21 DRAWING: 2021-22/DaigonAlley
CHECKED BY: GLO SCALE: 1 INCH = 100 FEET SHEET: 1 OF 1

APPROVED AS SHOWN
CORRECTED
SIGN: Mireya Armesto, DATE: 06/07/2021
GCI ENGINEERING & DESIGN

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, June 4, 2021 11:39 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Daigon Alley #21-088

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

Hi Amy,

MTA has reviewed the plat for Daigon Alley. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 4, 2021 9:33 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Daigon Alley #21-088

The following link contains a Request for Comments for a two lot subdivision. Comments are due by June 25, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EpoKcrct9jdCjulf6Mj8xeEBiS6W_pDhX0BMxZu6dAQtlA?e=uHZ83s

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Thursday, June 10, 2021 1:13 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Daigon Alley #21-088
Attachments: 20210610_132439.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
MEA comments to include the attached easement in the plat notes.

Thank you.

Tammy Simmons, SR/WA
Right of Way Technician
907-761-9276

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 4, 2021 9:33 AM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Daigon Alley #21-088

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

The following link contains a Request for Comments for a two lot subdivision. Comments are due by June 25, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpoKcrf9jdCjulf6Mj8xeEBiS6W_pDhXOBMxZu6dAQtlA?e=uHZ83s

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

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

A
L
A
S
K
A

2021-016911-0

Recording District 311 Palmer
06/10/2021 09:13 AM Page 1 of 2

CC



Recording District:

Return to:

MEA

163 E. Industrial Way
Palmer AK 99654

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

DO NOT DETACH

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

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

Matt & Regina Wilson 2440 E. Tudor Rd
Palmer, Alaska 99757
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto: MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Recording District, State of Alaska, and more particularly described as follows:

The North One-half of the Northwest One-quarter
of the Northwest One-quarter of the North One-quarter
(E 1/2 North 1/4 1/4 NW 1/4)

being in Section 37, Township 12N, Range 2E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and Lot in upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line of 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 way of limitation, the right to increase or decrease the number of conductors, wires, cables, hand holes, manholes, connection boxes, pedestals, transformers and transformer enclosures; to cut and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 2 feet of the center line of said line of system or that may interfere with or threaten to endanger the operation and maintenance of said line of system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions and to cause, perform, otherwise cause to be done or to be done by any other person, association or corporation for electric or telecommunication purposes.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 29th day of July, 1987.

Matthew Wilson Grantor
Regina Wilson Grantor

STATE OF ALASKA, SS: THIS IS TO CERTIFY that on this 29th day of July, 1987, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Matt & Regina Wilson

Matt & Regina Wilson
known to me to be the individual(s) named in and who executed the foregoing instrument, and acknowledged to me that they executed the same as a voluntary act and deed for the purposes and uses therein mentioned.

My commission expires: 01-1-1991
Matthew Wilson
Notary Public in and for Alaska

RETURN TO: MEA
Box 2929
Palmer, AK 99757

FOR DISTRICT RECORDERS USE

W.D.	270281	WAS.	
RE.	270281	WAS.	17.8
SUBD.	Added	ACRT.	35
PLAT.		EASE.	9000130



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

June 16, 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:

- **Philbin Estates (Philbin)**
- **Tax Map PA 14, Sec 35, T17N, R02E (Nilsson, Smilodon Acres)**

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

- **Tax Map PA 05, Sec 29, T18N, R02E (Estelle)**
 - No direct access will be granted to the Glenn Highway from Parcel #2. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes. The existing driveway must be removed.
 - We recommend Parcel D6 establish an official access agreement across Parcel #2 to maintain their future access to Marsh Road. While there is a natural gas easement that they're using at present, they should establish one that guarantees them that they can continue using a driveway across Parcel #2 for future access.
 - No change of access will be granted to Parcel #1.
- **Daigon Alley (Tyra R Guard Living Trust)**
 - Both lots must share access onto Bodenbug Loop.
- **Spring Hill (Spring Hill Development & Sorensen)**
 - As per our comments on 3/11/2021:
 - All lots must use internal access. No direct access will be granted to Palmer-Fishhook for individual lots.
 - We recommend the petitioner dedicate access for the lots to Olivewood Drive. This could provide secondary access to the lots in the future.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT F

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. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner 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

CERTIFICATE OF OWNERSHIP

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

TYRA C. GUARD-WEILAND, TRUSTEE
 TYRA C. GUARD LIVING TRUST DATED JANUARY 6, 2006
 4418 S. BODENBURG LOOP
 PALMER, ALASKA 99645-8548

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE _____ DATE _____

NAME/TITLE
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
 P.O. BOX 2026
 FLINT, MICHIGAN 48501-2026

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF MICHIGAN
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

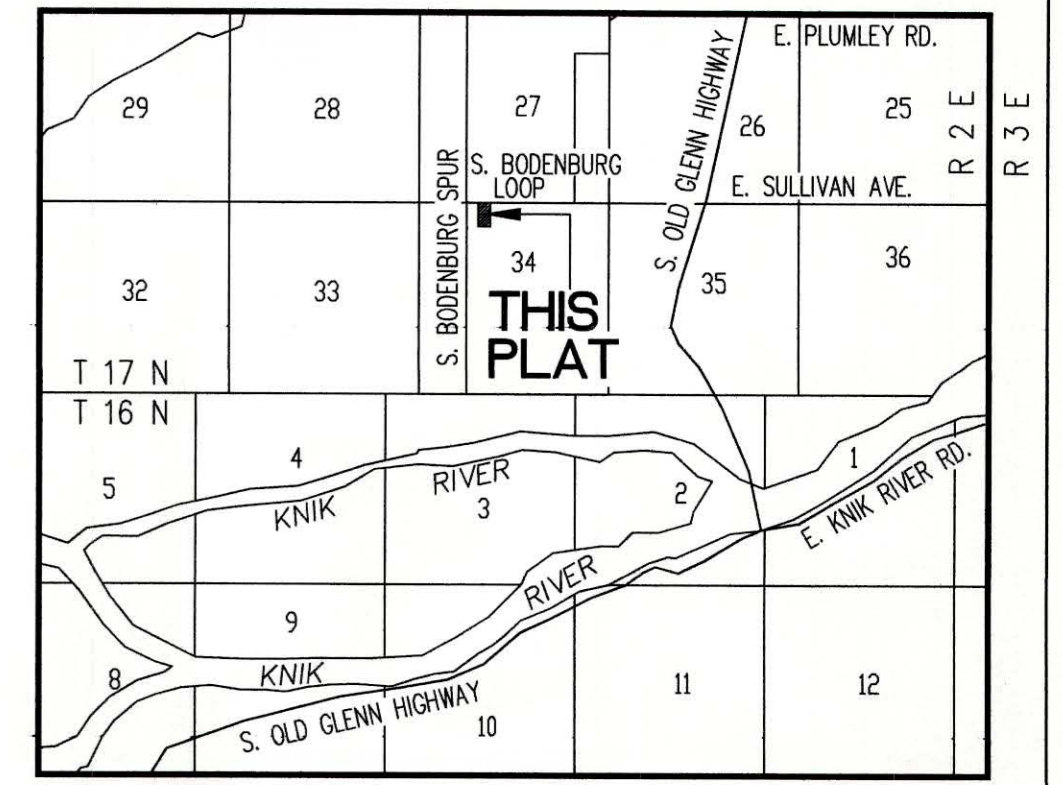
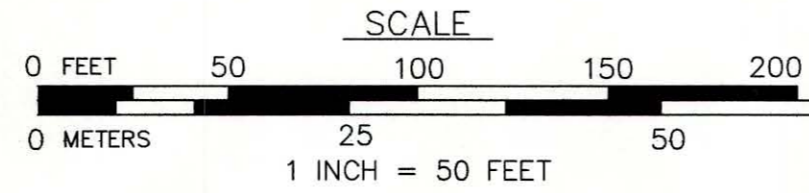
DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____ PLATTING CLERK _____

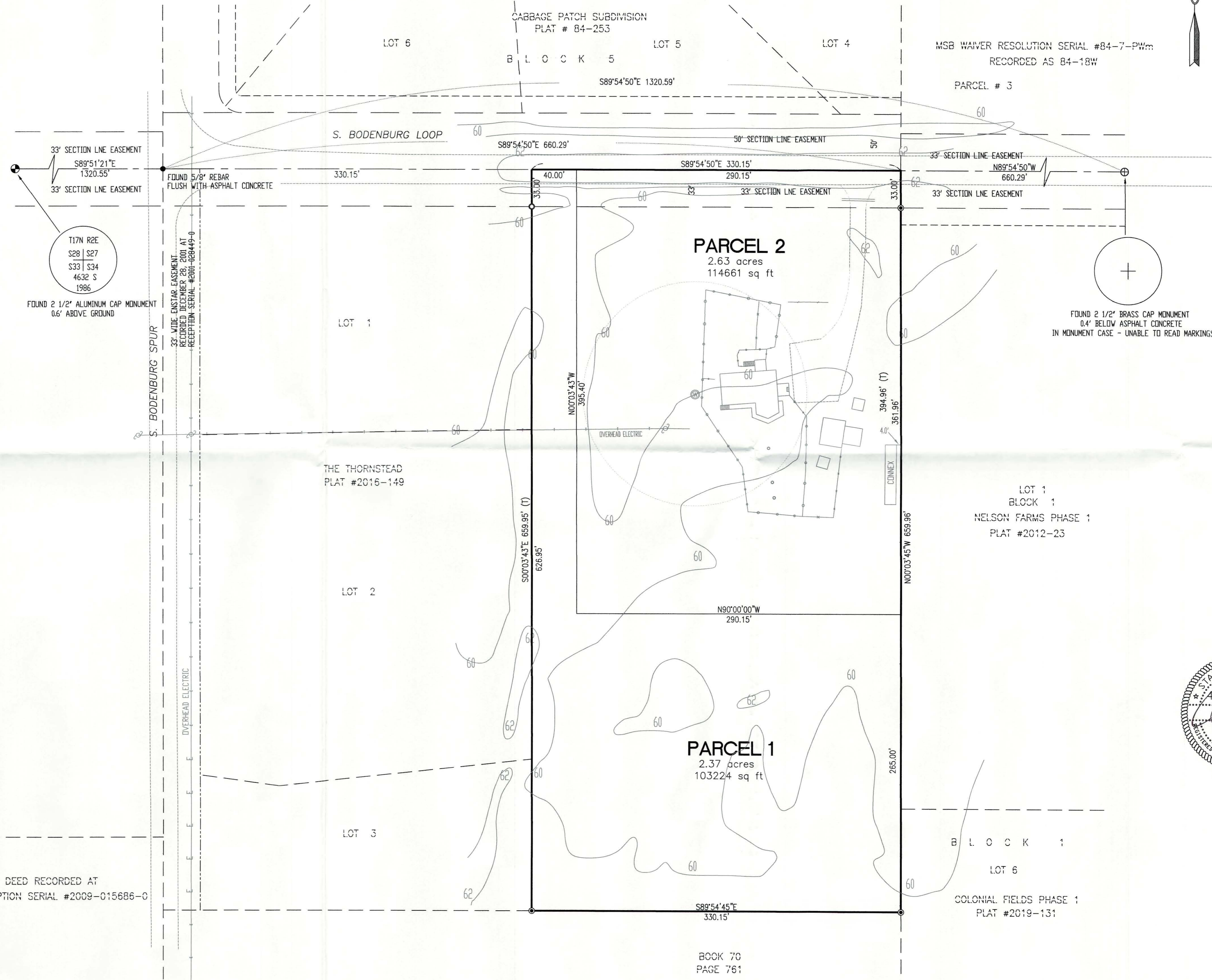
CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____



VICINITY MAP
 SCALE 1" = 1 MILE



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE S.E. CORNER LOT 1, BLOCK 3, NELSON FARMS PHASE 2, PLAT #2014-136
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
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5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
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 - b) M.E.A. EASEMENT RECORDED DECEMBER 15, 1976 IN BOOK 129 AT PAGE 591

LEGEND

- ⊕ FOUND 2 1/2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND 2 1/2" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
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- (T) TOTAL DIMENSION

RECEIVED
 JUN 0-1 2021
 Agenda Copy
 PLATTING



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 7330-S GARY LoRUSSO
 REGISTERED LAND SURVEYOR DATE _____

A PLAT OF
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 E1/2 NW1/4 NE1/4 NW1/4,
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 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 5 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #134615
 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
 PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
 PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 5/16/21	DRAWING: 2021-22/DaigonAlley
CHECKED BY Glo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1